

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
FEBRUARY 1, 2024**

[Planning Commission Meeting - YouTube](#)

MEMBERS PRESENT

Andy Nef
Dean Stokes
Jeff Bolingbroke
Julie Farr
Manya Stolrow
Chad Kotter
David Gossner
Sean Wilkinson
David Park

EXCUSED

STAFF PRESENT

Amy Mabey, City Administrator
Brandon Bell, Planning and Zoning Administrator

VISITORS

Mayor, Leonard Call

MINUTES PREPARED BY:

Brooke Smith, MMC
2/13/2024

MINUTES APPROVED:

Pending

Commission Chair, Andy Nef, called the meeting to order at 6 pm

1. CALL TO ORDER

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought. (Commissioner Sean Wilkinson)**
- b. Declaration of Conflicts of Interest.**

Call to Order

Commissioner Nef called the meeting to order.

Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought

The meeting commenced with the Pledge of Allegiance, followed by an opening prayer by Commissioner Wilkinson. The participants expressed gratitude for the opportunity to gather and discuss the needs of the city, sought inspiration for making sound decisions, and acknowledged the beauty and benefits of living in the area.

Declaration of Conflicts of Interest

No declarations of conflicts of interest were made during the meeting.

2. Legislative Items

- a. Discussion and possible action of a recommendation to the City Council for an ordinance amendment to modify the setbacks for agricultural buildings in the RE-20 Residential Zone. (Planning & Zoning Administrator, Brandon Bell)**
 - i. Staff Presentation**
 - ii. Public Hearing**

The discussion on this agenda item focused on the possibility of altering setback requirements for accessory buildings, particularly in the RE-20 zone. There was detailed talk about considering modifying the current 25 feet requirement from a side property line to potentially reducing it to 15 feet under certain conditions.

Debate ensued on whether the modifications should be applicable exclusively to agricultural buildings or to accessory buildings in general. Some concerns were raised about the impacts on properties, including potential issues related to the smell from animals due to agricultural activities and additional constraints on neighbors. A need for further clarification within the ordinance was identified, and a call for tabling the action was suggested for better refinement.

Citizen Comments

A motion was made to open the public comment period. No comments were made. A motion to close the public comment period was approved.

Motion to Table

The motion to table the recommendation for modifying setbacks for agricultural accessories was put forward, and seconded, and all were in favor. The issue was set aside for further review and discussion.

- a. Discussion and possible action of a recommendation to the City Council for subdivision zoning ordinance amendments to modify the term Concept Plans to Pre-application Plans. (City Administrator, Amy Mabey)**
 - i. Staff Presentation**
 - ii. Public Hearing**

The meeting progressed to the discussion on changing "Concept Plans" terminology to "Pre-application Plans" within the subdivision ordinance in order to align with the state code terminology. The change clarified that the submission of a "Concept Plan" should not start the application review timer mandated by the state. This alteration was presented as a straightforward ordinance amendment with little discussion required. The report submission process was described as critical to remaining compliant with state requirements.

Citizen Comments

The commission member moved, and another seconded the motion to open the public hearing. No comments were made. A motion to close the public hearing and proceed with the change was made.

Motion to Recommend

The motion to recommend the change to the City Council was made, seconded, and unanimously approved with no opposition.

3. Introductory Discussion for Moderate-Income Housing Requirements.

- a. A presentation discussing City efforts to address moderate-income housing needs in Pleasant View, in accordance with the standards outlined in Utah Code, and preliminary discussion regarding the allowance of detached accessory apartments.**

Amy Maybe shared a substantive presentation and discussion on the topic of moderate-income housing and the city's initiatives to address it in accordance with the Utah state code (Moderate-Income Housing Reports Requirements, 10-9A-408). It covered the state-mandated -requirement for the city to adopt various strategies within a five-year period, or risk losing funds for transportation infrastructure. Key strategies presented included rezoning for higher densities, investing in infrastructure, and creating or revising regulations relating to accessory dwelling units (ADUs), focusing on both internal and detached types.

The deliberation touched on the challenges and potential impacts on current zoning, permit process, cost, building codes (design and size), infrastructure, and the nature of residential neighborhoods. Ideas such as targeting specific areas for ADUs, considering homeowner occupancy requirements, and implementing incentives for the registration of units were floated. A commissioner expressed that he liked the three key strategies the city presented. The conversation continued with concerns over rushing into regulations without a full understanding of future state mandates and ensuring enforceability while balancing community character and growth.

While legislative items have not yet been introduced, this preliminary discussion helped set the stage for the eventual presentation of updated ordinances that reflect both state mandates and community values.

4. REMARKS FROM COMMISSIONER AND/OR STAFF

City staff thanked the commissioners for their engagement in the moderate-income housing discussion and noted the importance of compliance with state requirements. Plans to schedule an annual get-together with the council and the Planning Commission were mentioned for better interaction between the two bodies.

City officials expressed appreciation for proactive measures by the city and concerns about the state's heavy involvement in local zoning matters. The importance of independent operation of the Planning Commission from the City Council was highlighted, with the assurance that the Planning Commission should make recommendations without undue influence from the City Council.

There was a request for potential recommendations for a new Planning Commission member. Additionally, acknowledgment was given that any City Council member may attend Planning Commission meetings, as there was no designated liaison for the current period.

No additional communications or relevant items for the minutes were presented.

5. ADJOURNMENT

The meeting was adjourned with no further items discussed.