MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
JULY 11, 2024
Planning Commission Meeting (youtube.com)

MEMBERS PRESENT	**VISITORS**
Andy Nef - Zoom	Val Larsen
Chad Kotter	Gary Larsen
Jeff Bolingbroke	Dillon Merchant
Julie Farr	Tony Pitman
Manya Stolrow	
David Gossner	**MINUTES PREPARED BY:**
Sean Wilkinson	Tammy Eveson, Planner
	September 25, 2024
STAFF PRESENT	
Amy Mabey, City Administrator	**MINUTES APPROVED:**
Tammy Eveson, Planner I	October 5, 2024

Commission Vice Chair, Julie Farr, 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 David Gossner)**
   Commissioner Vice Chair Farr 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 Gossner.

   b. **Declaration of Conflicts of Interest.**
   No declarations of conflicts or interest were made during the meeting.

2. **MEETING MINUTES APPROVAL**
   None

3. **ADMINISTRATIVE ITEMS**

Site Plan and Conditional Use Permit for Fast Food Establishment at 2700 N and Rulon White Blvd. Presented by Amy Mabey (City Administrator)

- The proposed site is at the corner of Rulon White Blvd. and 2700 N, requiring a conditional use permit for a fast-food establishment in the C-2 zone.
- The site plan meets commercial zone requirements for setbacks, with no adjacent residential zones requiring screening.
- Recommendations include:

- Providing screening for mechanical equipment.
- Obtaining a will-serve letter for secondary water.
- Ensuring landscaping plans comply with requirements.
- A traffic study was completed per UDOT's request.

- Parking requirements for the 4,600 sq ft building: 53 stalls needed (10 per 1,000 sq ft plus additional for employees). The site includes 65 traditional stalls and 3 ADA stalls.
- Lighting and landscaping plans were discussed, noting a minimum landscaping requirement due to Bona Vista water.

Dillon Merchant (4G Development) discussed storm water management and provided details on the drive-thru stacking area, confirming that underground storm water detention will be part of the landscaping.

Commission Discussion:

- Clarifications about the buffer, with confirmation that a hedge would serve in place of a dirt berm.
- Discussion on canopies in the stacking area for weather protection.

Action Taken:

- **Commissioner Wilkinson moved to approve** the site plan and conditional use permit for the fast-food establishment with Staff recommendations.
- **Commissioner Bolingbroke seconded the motion**
- Proposal was approved unanimously with stated conditions in staff report.

Sabrina Wright expressed gratitude on behalf of Chick-fil-A for the consideration and excitement to join the community.

Western States Rebar (WSR) - Site Plan for Secure Parking Structure at 1525 West Stone Field Way

Tammy Eveson (Planner I) / Amy Mabey (City Administrator)

- Presented details for this item.
- No impact on existing landscaping
- Staff recommendations discussed and approved as outlined in Staff Memo.

Motion to Approve Application

- Motion to approve with Staff recommendations by Commissioner Chad Kotter.
- Motion seconded by Manya Stolrow.
- Proposal was approved unanimously with stated conditions in staff report.

4. LEGISLATIVE ITEMS

A. General Plan Amendment Proposal to change land use designation from General Commercial to Mixed Use discussed.

- Questions raised regarding sewer capacity and school district collaboration.
- Emphasis on requirement for commercial development to precede residential.

B. General Plan Amendment Proposal to change approximately 9 acres from low-density residential to high-density residential.

- Discussion included concerns about zoning consistency and residential access to schools.

    - Motion to open public hearing by Sean Wilkinson
    - Motion seconded by Jeff Bolingbroke
    - Vote: Unanimous

Public Comments:

- Gary Larson
- Tony Pitman

Commission Discussion:

- Mixed feelings expressed about high-density housing and state mandates.
- Comments on the need for a balanced approach to residential and commercial development.
- Questions raised about landscaping requirements and pedestrian access.

C. Motion to recommend approval of Item A: General Plan Amendment Proposal to change land use designation from General Commercial to Mixed Use discussed.

- Motion to recommend approval by Sean Wilkinson
- Motion seconded by Jeff Bolingbroke
- Vote: Unanimous vote to pass

D. Item B: General Plan Amendment Proposal to change approximately 9 acres from low-density residential to high-density residential.

- This item was recommended by staff to be pulled from the agenda as noticing was not sufficient with the current zoning map designation referenced in the notice rather than the designations in the future land use map.

Future Steps

- Suggestions for site visits and pedestrian walkways noted for future developments.
- Discussion of drafting an ordinance for future planning considerations.

5. REMARKS FROM COMMISSIONERS AND/OR STAFF

6. Announcement of an open house for public input on the Skyline Drive master plan.

At the end of the meeting, Commissioners offered their remarks which included public announcements of upcoming city events such as Founder's Day and an open house for the senior center.

The discussion highlighted the new additions to public amenities, such as pickleball courts and the ongoing progress with various city projects.

7. ADJOURNMENT

The meeting was adjourned with no further items discussed.