

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
June 8, 2024, 2024 at 6:00 P.M.**

[Planning Commission \(youtube.com\)](https://www.youtube.com/watch?v=...)

MEMBERS PRESENT

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

VISITORS

Christine Stokes

MINUTES PREPARED BY:

Brooke Smith, MMC
June 9, 2024

STAFF PRESENT

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

MINUTES APPROVED:

October 5, 2024

1. CALL TO ORDER

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

Call to Order

Commissioner Nef called the meeting to order at 6:00 pm

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

Commissioner Nef led the attendees in reciting the Pledge of Allegiance, followed by prayer.

Declaration of Conflicts of Interest

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

2. MEETING MINUTES APPROVAL

- a. Consideration for approval of meeting minutes for the April 18, 2024, and May 2, 2024 meetings.**

The commission considered the approval of the meeting minutes from April 18, 2024, and May 2, 2024. Andy Neff asked if there were any changes or updates needed for the minutes. Hearing none, a motion to approve the minutes, was made and seconded. The motion was approved unanimously.

1. ADMINISTRATIVE ITEMS

- a. Consideration and action on 4150 North Subdivision 1st Amendment (Lot Line Adjustment)**

During the Pleasant View Planning Commission meeting, the commission discussed the 4150 North Subdivision 1st Amendment, specifically a lot line adjustment. Brandon Bell, the Pleasant View Planner, introduced the item, explaining that the adjustment is straightforward and involves minor changes to the existing subdivision plat. He noted that under both city and state codes, the adjustment qualifies as a lot line adjustment.

Bell highlighted two main considerations: the proposed adjustment aligns with the city's ordinance that side lot lines should be approximately at right angles from the radial to the street line, and the adjustment maintains or improves compliance with the ordinance. He confirmed that both affected lots remain above the 20,000 square feet minimum requirement for the RD-20 zone. Bell recommended approval of the subdivision amendment, subject to necessary adjustments per city ordinances, coordination with the Weber County Surveyor's Office, inclusion of a description noting differences between the amended and original plans, and the removal of public utility easements along non-street-facing side and rear property lines if they are not in use or anticipated to be used.

PETITIONER COMMENT

Christine Stokes, the petitioner, explained that the lot line adjustment was to straighten their driveway and enhance landscaping. She clarified that the adjustment involved purchasing a corner portion from the development and the lot was acquired a couple of years ago. She also addressed prior concerns about ensuring 100 feet of frontage and confirmed that there were no buildings on the lot at this time.

COMMISSIONER DISCUSSION

A commissioner recalled previous discussions ensuring sufficient frontage and addressing any potential easement issues. Both Amy Mabey and Brandon Bell reiterated that unused easements not shown on the new plat are automatically vacated. They emphasized the convenience of removing non-street-facing side and rear property line easements during the plat amendment process.

MOTION

The commission then moved to approve the 4150 North Subdivision 1st Amendment (Lot Line Adjustment) as recommended by staff. The motion was seconded and approved unanimously by the Planning Commission.

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission approve the subdivision amendment plat, subject to the following recommended conditions:

- *Any other adjustments necessary to record the plat, in accordance with City ordinances.*
- *Additionally, the applicant needs to work with the Weber County Surveyor's office, regarding any adjustments to the plat that are needed, until the plat is recorded. Approval of the plat be subject to any changes required by the Weber County Surveyor's office.*
- *The applicant should include a description noting the differences between the amended plat and the original plat if this information is not included already. This is a requirement of state law.*
- *Conditions of the Engineer's review memo or comments.*
- *Public utility easements along the side and rear property lines be removed from the plat, if not being used.*

4. REMARKS FROM COMMISSIONERS AND/OR STAFF

At the conclusion of the meeting, Commissioner Nef asked if there was anything else the commissioners needed to discuss before adjourning.

A city council member raised a concern regarding the specificity of language in certain ordinances, suggesting that ambiguous language could lead to complications. Amy Mabey agreed, highlighting the importance of clear language in ordinances and the value of the planner's recommendations.

The conversation then shifted to the impact of property adjustments on mortgage valuations. One commissioner noted that changes in lot lines could affect property values and potentially complicate mortgage terms. This led to a discussion on the procedural aspects of notifying mortgage companies about subdivision changes. It was mentioned that mortgage companies might have requirements regarding property valuation and emphasized the importance of handling these issues during the plat amendment process.

Amy Mabey reminded everyone about an upcoming community event (Founder's Day) on the fourth Saturday of June, encouraging participation from commissioners and their families. She mentioned the need for volunteers for the event and discussed logistical details, including a salmon bake and parade. She also noted that shirt sizes for participants had been collected.

Brandon Bell mentioned a few administrative tasks, including collecting ethics pledges from the commissioners.

5. ADJOURNMENT

A motion to adjourn was made, which was seconded and approved unanimously.