

December 6, 2024

Overview:

Pleasant View City administration and a property owner (developer) are recommending a plan to rezone 30.6 acres between 4300 N. and 4575 N., immediately to the west of Wadman Nature Park, from A-5 to A-2. The advantages for the developer/property owner is a greater return on their speculative property investment. The only stated advantage for the city in facilitating a rezone is that it would allow for a legal exaction of a full road between 4300 N and 4575 N. The benefits or disadvantages/losses to all surrounding property owners of a rezone has not yet been understood or quantified.

Steve Waldrip, the Governor's Senior Advisor for Housing Strategy, has also been working to influence city leaders and commissions to make adjustments to the Master Plan to provide for more and higher density housing.

Petition:

We would like to petition the city council, our representatives, to deny/table this rezone request, at the December 10, 2024 city council meeting, until such time that all costs and benefits of a rezone, on all invested parties, are fully understood and it is clearly demonstrated to be a benefit to the citizens of Pleasant View and not just to the interests of a few (specifically a single developer wishing to maximize their profits, someone in the city that wants a road, and/or a representative of the Governor's office charged with increasing housing in Utah). And, when it can be 100% concluded that no liability to the city and its citizens would be incurred by a hasty/ill-informed decision to rezone. There are many unanswered questions that would make a good decision impossible at this point, including:

- Should the city "reward" speculative property investors that buy land under one zoning (and tax rates) and then work to find accommodating administrations to change the zoning to a much more profitable venture?
- What is/was the developer's plan to develop within the A-5 zoning they purchased under and why is development under A-5 not being undertaken here as it has in other A-5 zones within the city?
- If A-5 is wrong here, why isn't it wrong everywhere and rezoned everywhere?
- If approving this, will you also approve a rezone request for my R-20 property to R-5 so I can maximize the revenue I can generate with my property—in spite of the cost/disadvantage to my neighbors? Would there be liability to the city for approving one and not the other?
- Is the developer and/or city willing to compensate adjacent property owners for the loss a rezone will create for them?
- In changing zoning for this development, what "takings" would be created for surrounding properties and what liabilities could that create for the city?
- Is the State getting more preference in influencing the short and long-term direction of the city and its plans than local citizens?

- Are outside property owners/developers getting more preference in influencing the city's future than the actual residents those changes would impact most?
- Even if well intentioned, are there potential conflicts of interests, acts of negligence, or omissions by the proponents of this rezone recommendation that could create liability for individuals and/or the city if approved?
- Has there been any effort to facilitate communication between the city, property owner, and impacted neighbors so everyone is fully informed and all important questions raised before consequential decisions are made?
- With A-5 zoning to the North and West, is a road really needed now? Ever? How about an easement now, for a future road later?
- Has anyone actually modeled the maximum traffic that could hypothetically exist under the current A-5 zoning and calculated how many roads would actually be needed to feed down to 4300 N? How about if 100% of it was changed to R-20? One road? Two roads? Does the math truly show five separate roads are actually needed (1100 W. (planned), 900 W. (existing), 500 W. (planned), 350 W. (existing), and Cottonwood Dr.(existing)) when only three roads have been successfully handling ALL traffic coming down the hill to Elberta Dr. (500 W. (existing), 900 W. (existing), 1100 W. (existing)).

We'd further petition our elected council members to work, in good faith, to achieve a win-win between the city's general interests, the property owner's interests, the neighbors' interests, and the State's interest by giving preference where preference is due. For example:

- An owner of A-5 property should get more preference than neighbors in decisions relating to how they develop their property according to the A-5 zoning rules.
- Surrounding properties should get more preference than others in rezone requests that fundamentally change the landscape in which they originally made their own property investments and when those changes would negatively impact them.
- The broader citizenship should get more preference in shaping the long term vision and roadmap of the city than outside interests—including the State.

Respectfully, the undersigned citizens of Pleasant View City, and your neighbors:

Timestamp	Name	Address	Phone/Email
12/6/2024 21:58:51	Ryan and Jaclyn Wintle	4443 N 350 W	ryan.wintle@gmail.com
12/6/2024 22:46:59	Emily and Christian Hall	377 W 4400 N	801-721-1566
12/6/2024 22:58:11	Scott Steiner	4527 N 350 W	801 589-7703
12/6/2024 22:59:59	Keith Titus	411 4400 North	k_titus@yahoo.com

12/7/2024 8:20:32	SHARLI ABBOTT	4430 N 400 W	sharliabbott05@gmail.com
12/7/2024 8:20:55	Jake Abbott	4430 N 400 W	sharliabbott05@gmail.com
12/7/2024 10:40:29	Charlotte Christopher	4244 N 500 West	801-540-6133
12/7/2024 12:03:06	Julie Sheanshang	138 W 4300 N	8015895249
12/7/2024 12:12:21	Ann G Gavin	4057 N 500 W	801-690-3518/annggavin@comcast.net
12/7/2024 12:13:56	kerry J Gavin	4057 N 500 W	8013899974/kerry.gavin@comcast.net
12/7/2024 12:46:16	Kelli Jensen	405 W 4400 N	kjensen25@protonmail.com
12/7/2024 13:08:11	Michele and Steve Thorpe	4080 N 900 W	michelet3ut@gmail.com
12/7/2024 14:18:22	Glen Ames	692 W 4200 N, Pleasant View	GLENOAMES@GMAIL.COM
12/7/2024 14:19:15	Nicole Ames	692 West 4200 North	802 698 6547. nicolefames@gmail.com
12/7/2024 16:13:12	Scott Nicholson We concur with this petition, and urge a no vote on any and all general plan, master plan, and zoning changes!	4415 n 400 w, Pleasant View, UT 84414	2532793712, snicholson@nventure.com
12/7/2024 16:28:56	Larry Wadman	112.Cottonwood Dr	larrywadman@gmail.com
12/7/2024 16:55:51	Roxanne Andreasen	4265 n 250 w	706-201-5445
12/7/2024 18:30:59	Douglas Sheridan	374 w 3350 n Pleasant View.	801-540-5881
12/7/2024 18:32:06	Erik Kidman	380 W 4400 N Pleasant View, Ut. 84414	812013551
12/7/2024 18:37:40	Danielle Hawley	162 W 4050 N	Danielle.hawley13@gmail.com
12/7/2024 19:06:22	Jill Child	1053 west 3550 north	8018663161/goofy4me83@yahoo.com

12/7/2024 21:02:15	Pamela Smith	325 W 3450 N. Pleasant View UT 84414	pam.smith@msn.com
12/7/2024 21:26:09	Jackie Coss	1740 Pleasant View Dr	jackiecut@hotmail.com
12/7/2024 22:01:40	Brevin Thon	4274 N 500 W Pleasant View UT	8017455355
12/7/2024 22:03:50	Nicole Atkinson	4210 N 350 W	specialneckle@hotmail.com
12/7/2024 22:06:03	Jaime Hawkins	Fallow Way Pleasant View	Jhawkins915@hotmail.com
12/7/2024 22:21:01	David Barker	4152 alder creek dr, Pleasant View, UT, 84414	Db99dsm@gmail.com
12/7/2024 22:26:06	Lacey Barker	4152 Alder Creek Drive, Pleasant View	LaceyH2Q@gmail.com
12/7/2024 22:26:48	Jan Blackburn	4653 North 350 West	801-391-8546
12/7/2024 22:50:34	Danen Lynn	610 W 3850 N	801-793-5521
12/7/2024 22:51:03	Kimberly Lynn	610 W 3850 N	801-793-5521
12/8/2024 6:39:33	Stephanie Steiner	4527 N 350 W, Pleasant View, UT 84414	Docsteiner@aol.com
12/8/2024 8:52:46	Jill Nicholson	4415 N 400 W	253-677-3769
12/8/2024 9:14:41	Sonja McCauley	3748 Evergreen Drive, PV 84414	3474668456
12/8/2024 9:16:14	Edward McCauley	3748 Evergreen Drive	3474668381
12/8/2024 9:44:35	Amanda Hurst Poll	4444 north 400 west pleasant view	Amandahurstpoll@yahoo.com
12/8/2024 11:28:26	Betty Kusnierz	951 W 4100 N	bkusnierz@weber.edu
12/8/2024 11:29:44	Paul Kusnierz	951 W 4100 N	801-657-7726
12/8/2024 13:03:42	Greg and Kristi Wilkey	3953 N 1050w	8017370180
12/8/2024 13:04:42	Stephanie Swenson	449 W 4050 N	pinkmotox@comcast.net
12/8/2024	Tasha Dodso	2920 N 1000 W pleasant	Zoomadness@hotmail.com

13:24:47		View 84414	
12/8/2024 17:28:51	Stephanie Hansen	4296 N 500 W	krystaldragun@gmail.com
12/8/2024 19:44:08	Larry Hansen	4296 North 500 West	801-941-6613 larry@ojavanproducts.com
12/8/2024 19:55:11	Christina Brown	560 W 4050 N Pleasant View UT 84414	Ecbrown6@msn.com
12/8/2024 20:07:33	Russell J. George	535 W 3950 N, Pleasant View, UT 84414	801-721-3759 / rgeorge535@gmail.com
12/8/2024 20:12:00	Carol A. George	535 W 3950 N, Pleasant View, UT 84414	801-589-4833 / rgeorge535@comcast.net
12/8/2024 22:20:09	R VanBeekum	233 Rose Anne Cir. Pleasant View	rvanbeekum@hotmail.com
12/8/2024 23:10:51	Heather Woodland	1014 West 4000 North Pleasant View Utah	8017915754 hwoodland@msn.com
12/9/2024 11:08:19	Leslie youngberg	3357 n 1075 w	Lyoungberg111@gmail.com
12/9/2024 11:18:32	Kory Woodland	1014 W 4000 N Pleasant View Utah 84414	8017915754
12/9/2024 15:08:49	Glenn Mower	4036 N 900 W	801-643-5079 mowergl@gmail.com
12/9/2024 15:10:02	Marianne Mower	4036 N 900 W PV	801-643-5078 siftinsand@gmail.com
12/9/2024 15:48:39	James Harris	4117 N 900 W	415-793-3102