



Pleasant View Planning Commission

Meeting Agenda

Thursday, February 6, 2025
6:00 p.m.

6:00 P.M. 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.

6:05 P.M. 2. **Administrative Items.**

- a. Site Plan for Utilities. Consideration of a site plan for the installation of city utilities and other necessary improvements for a residential development at 325 West Pleasant View Drive. (*Presenter: Tammy Eveson*)

6:20 P.M. 3. **Legislative Items and Recommendations for City Council.**

- a. Public Hearing: Accessory Building Setback Requirements in Residential and Agricultural Zones. Consideration of city-initiated zone text amendments to §18.09 Zone RE-15, §18.10 RE-20, §18.16 (Agricultural Zone A-2), §18.18 (Agricultural Zone A-5) of the Municipal Code, to modify placement and setback requirements for Accessory Buildings in residential zones. (*Presenter: Tammy Eveson*)
- b. Public Hearing: General Plan Amendment. Consideration of a proposed amendment to the Community Character table of the General Plan to provide detailed descriptions and clarification of each density designation along with further specifications and possible designations in the Future Land Use Map. (*Presenter: Amy Mabey*)
- c. Public Hearing: Zone Text Amendment for New RE-5 Zone Proposal. Consideration of an ordinance establishing a Residential Zone RE-5 zone classification to provide regulated areas for multifamily residential use under qualifying high-density designation as set forth in the General Plan. (*Presenter: Amy Mabey*)
- d. Public Hearing: Rezone from RE-20 to RE-5. Consideration of a rezone for 8.127 acres of land located at approximately 3885 N Highway 89 from RE-20 Very Low Density Residential to RE-5 High Density Residential (New RE-5 Zone). (*Presenter: Amy Mabey*)
- e. Public Hearing: Rezone from A-5 to A-2. Consideration for 30.6 acres of land located at approximately 540 West 4300 North, from Agricultural Zone A-5 to Agricultural Zone A-2. (*Presenter: Tammy Eveson*)

8:00 P.M. 4. **Adjournment.**

*Notice is hereby given that the Planning Commission of Pleasant View City will hold a meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, February 6, 2025, at 6:00 PM**.*

Notice posted on January 31, 2025 – Tammy Eveson, Planner I

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for this meeting should call the Pleasant View City Offices at 801-782-8529, at least 24 hours prior to the meeting.