



Pleasant View Planning Commission

Meeting Agenda

Thursday, January 8, 2026

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 David Gossner)
- b. Declaration of Conflicts of Interest.

6:05 P.M. 2. **Minutes.**

- a. Review and consideration of the Planning Commission meeting minutes prepared for May 5, 2025; July 10, 2025; August 7, 2025.

6:20 P.M. 3. **Administrative Items**

- a. Vacation of Possible Future Right of Way: Consideration to vacate a proposed future right of way located at approximately 2847 N Parkland Blvd., within the Simon Goe Subdivision. – Public Hearing (Presenter: Tammy Eveson)
- b. Appointment of Leadership: Planning Commission nominations and consideration of the Chair and Vice Chair leadership appointments for the 2026 calendar year.
- c. Annual Meeting Schedule: Consideration of the annual Planning Commission meeting schedule for 2026.

6:45 P.M. 4. **Planning Commission Business**

- a. Conflict of Interest Form: Discussion regarding form for completion in accordance with State requirements. (Presenter: Tammy Eveson)
- b. Annual Ethical Behavior Pledge Form: Discussion and completion of Ethics Pledge form. (Presenter: Tammy Eveson)
- c. Annual Open and Public Meetings Training: Completion to be done independently by commission members using State Auditor link.
<https://training.auditor.utah.gov/courses/open-and-public-meetings-act-training-2026>

7:30 P.M. 5. **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, January 8, 2026, at 6:00 PM.***

Notice posted on December 29, 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.

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
May 5th , 2025, at 6:00 P.M.**

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

MEMBERS PRESENT

Julie Farr
Jeff Bolingbroke
David Gossner
Chad Kotter
Dean Stokes
John Morris

EXCUSED

Andy Nef
Manya Stolrow
Sean Wilkinson

STAFF PRESENT

Tammy Eveson, Planner I
Janitza Osuna, Planner Tech

VISITORS

Brad Brown – Stuart Land Company
Clark Conway
Landon Hall

MINUTES PREPARED BY:

Janitza Osuna (with AI Assistance)

MINUTES APPROVED:

1) CALL TO ORDER

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought. (Commissioner John Morris)
- b. Declaration of Conflicts of Interest. *NONE DECLARED*

2) ADMINISTRATIVE ITEMS

- a. ***Vacate Public Utility Easement*** – *Consideration to vacate a public utility easement on a residential property located at 3060 N 825 W*

An application was received to vacate a public utility easement. The applicant completed the required checklist by contacting all entities with access to the easement and obtained letters of release from each. The City has no intention of using the utility easement for municipal purposes. The property is located in the RE-15 zone, and the easement is situated at the rear of the lot. Based on the letters of release and staff findings, staff recommended approval of the easement vacation.

It was noted that some of the releases provided were allowances for encroachment rather than actual abandonment of the easement. Staff clarified that there is also an easement along one side of the property, but only the rear easement is proposed to be vacated.

Council discussed whether similar issues might arise on other lots, such as Lots 22 and 21, since utilities are now located in the park. Staff explained that at this time only one residence has requested the easement vacation, although the easement does continue further north and additional requests may be possible in the future.

Landon Hall (Applicant) – No comments

MOTION TO APPROVE

MOTION: Commissioner Kotter

SECOND: Commissioner Stokes

VOTE: Unanimous

- a. **Conditional Use Permit** - Consideration of a Conditional Use Permit for a pole sign for a fast-food restaurant to be located at 1496 W 2700 N. (Presenter: Tammy Eveson)

An application was presented for a conditional use permit for the Chick-fil-A that will be located on the corner of 2700 North and Rulon White. The sign package is currently in the building permit process, pending approval of the conditional use for the pole sign. Staff reviewed the commercial zoning requirements and confirmed that the proposed sign meets all requirements set forth in the C2 zone. A conditional use permit is required to be approved through the Planning Commission, after which the remainder of the process will proceed through the building permit process. Staff noted that the height, setbacks, and square footage meet the requirements of the zone and recommended approval of the conditional use permit.

A commissioner asked whether the sign would be electronic, and another commissioner inquired if it met all illumination requirements.

Staff confirmed that they do meet all requirements.

There was no representative from Chic fil A in attendance.

MOTION TO APPROVE

MOTION: Commissioner Bolingbroke

SECOND: Commissioner Gossner

VOTE: Unanimous

- b. **Site Plan Amendment** – Consideration of a Site Plan Amendment to an existing business on approximately 1.14 acres, located at 1464 W Stonefield Way. (Presenter: Tammy Eveson)

An application was presented for a site plan amendment for an existing business on Stonefield Way. The applicant is proposing to add a second building on the site, which requires a site plan amendment. Plans have been submitted and reviewed. The proposal meets zoning requirements with the exception of the front yard setback. The zone requires a 20-foot front yard setback, plus an additional foot of setback for every foot of building height above 20 feet. The proposed building height is 24 feet, requiring a 24-foot setback. The applicant will provide an updated site plan reflecting this correction.

A few additional red-line comments from the City Engineer and Public Works Director are also being addressed, and final approval will be conditional upon those corrections. Parking requirements for the proposed warehouse use are met. Staff recommended approval of the site plan amendment subject to the noted conditions.

A commissioner noted uncertainty regarding the parking requirements in the ordinance, stating that the code specifies requirements for up to 20,000 square feet and for over 40,000 square feet, but does not appear to address buildings between 20,000 and 40,000 square feet. The commissioner indicated they would need to verify this, but noted that the information was taken directly from the code.

Applicant was not present.

MOTION TO APPROVE WITH CONDITIONS – Approve site plan amendment with conditions as noted by staff on the staff report and that public works redlines on the site plan are addressed. Also confirm the building setbacks are adjusted based on the height of the building as noted.

MOTION: Commissioner Bollingbroke

SECOND: Commissioner Stokes

VOTE: Unanimous

3) LEGISLATIVE ITEMS AND RECOMMENDATIONS FOR CITY COUNCIL

- a. Public Hearing Tabled February 6, 2025: Rezone from RE-20 to RE5- Consideration of a rezone for approximately 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. (Presenter: Tammy Eveson)

This item previously came before the Commission on February 6 along with a zone text amendment, which included a draft ordinance for potential townhome development. The zone text amendment had been reviewed by staff and revised through several iterations with the developers. At that meeting, the rezone request was tabled, while the zone text amendment moved forward to City Council.

City Council reviewed the proposal on April 8 and approved it with modifications, including adoption of several red-line revisions. Changes included adjusting the setback requirement from highways and active railroad rights-of-way from 50 feet to 20 feet, and increasing the parking requirement from 2.25 stalls per unit to 3.25 stalls per unit. The petitioner is now returning to the Commission with the rezone request, applying the new RE-5 zone to the area.

A commissioner asked what the maximum number of residential units could be under the proposed ordinance. Staff responded that the ordinance allows a maximum of eight units per acre, which would result in approximately 64 units on the site. It was noted that while this represents the maximum, the actual number could be lower depending on the site plan. Commissioners also commented that the updated parking requirement is an improvement over the previous version.

One commissioner reiterated concerns about the location of residential development in this area, noting that it is adjacent to the rail line and that the city's master plan

designates different areas for specific uses. The commissioner stated that, while the City Council has already approved the ordinance, they still felt the proposal was out of place and inconsistent with the city's overall planning. They expressed concern that the property had originally been rezoned to accommodate a charter school, and that further residential use represented a "slippery slope."

The commissioner further stated the property might be better suited for commercial use along Highway 89, observing that most surrounding properties in that corridor are commercial or industrial. They acknowledged the need for housing but felt this development would stand out in the future as inconsistent with the city's planning vision.

A commissioner expressed concern that many of the issues with this proposal had not been addressed previously and that changes to the general plan should take into account the entire city and involve citizen input. The commissioner stated that, despite this, the matter is now at its current stage for consideration.

The commissioner noted they had visited the property, walking along the public areas to view the site. They observed that the property presents potential challenges due to its proximity to the railway tracks and surrounding development. They questioned how likely future commercial growth in that area would be and asked if the city is continuing to see new commercial applicants or if growth has begun to stabilize.

APPLICANT COMMENTS

Brad Brown – Applicant/Stewart Land Company

The applicant expressed appreciation for the Commission's consideration and noted that they view the city as a great place to build. They stated that the proposed project would be a positive addition and a benefit to the community, and they are pleased to be moving forward here.

A commissioner asked about safety considerations related to Highway 89, noting the road's high traffic volumes and the potential impact of 64 new residential units. The commissioner inquired whether the applicant had worked with UDOT and what issues had been resolved.

The applicant responded that no new information had been provided by UDOT. They stated that UDOT requested outreach regarding buffer zones but offered no additional recommendations. City Council members had reviewed comparable sites and consulted with planners. The applicant added that UDOT typically relies on established standards for access points, distances, and traffic slowdowns, and compliance with those standards is expected.

A commissioner asked whether the project would have ingress/egress directly onto Highway 89 or if access would be through Capstone.

The applicant responded that both options are being considered. They explained that access through Capstone is planned, but a future roadway is also expected near the site that could provide additional access. At present, UDOT has not granted direct

access to Highway 89. The applicant noted that while a direct connection to 89 may be possible, no site plan has been submitted to that level of detail. The expectation is that any interim access would eventually be replaced by the new roadway once it is constructed, subject to staff approval.

The applicant stated that the target market for the development is first-time homebuyers, such as single professionals, couples, or small families. Many potential residents are local individuals who have grown up in the area, attended college, and wish to return to Pleasant View but cannot yet afford a full-priced home. The applicant emphasized efforts to keep the homes as affordable as possible, noting alignment with broader housing goals set by the governor.

A commissioner revisited the question of ingress and egress, noting that under RE-5 zoning, high-density developments require access to an arterial street system. The commissioner expressed concern that the proposed access may not meet this requirement, suggesting that direct access to an arterial road should be a stipulation before recommending approval.

Staff and the city administrator responded that access requirements are part of both the site plan review and the zoning ordinance, as well as the Fire Marshal's requirements. The intent has been for access to come off Highway 89 via the new road, with Skyline Drive connecting and crossing the railroad tracks. Staff noted that the current access at this location is on property owned by another party and that further verification regarding compliance with arterial access requirements would be conducted.

MOTION TO OPEN PUBLIC HEARING: Commissioner Stokes
SECOND: Commission Morris

NO PUBLIC COMMENTS

MOTION TO CLOSE PUBLIC HEARING: Commissioner Stokes
SECOND: Commissioner Kotter

MOTION TO RECOMMEND APPROVAL WITH CONDITIONS – *Motion to recommend approval as presented by staff with verification of ingress/egress requirements from Highway 89 (arterial road) based on the number of units with additional consideration of number of units being over 50.*

MOTION: Commissioner Stokes
SECOND: Commissioner Gossner
VOTE: Unanimous

4) ADJOURNMENT

The meeting was adjourned with no further items discussed.

- c. Rezone: Public Hearing – Consideration of a rezone for approximately .17 acres of land located at 475 West Pleasant View Drive, from A-2 (Agricultural) to LSFR – Limited Single Family Residential (Residential). (*Presenter: Tammy Eveson*)

PUBLIC HEARING

*Motion to OPEN public hearing by Commissioner Stokes
Seconded by Commissioner Stolrow*

NO COMMENTS

*Motion to CLOSE public hearing by Commissioner Stokes
Seconded by Commissioner Stolrow*

MOTION

- *Motion to recommend APPROVAL by Commissioner Gossner*
- *Seconded by Commissioner Stokes*
- *Unanimous*

Additional Items

A question was raised by Commission Chair Nef about reviewing the LSFR standards to confirm whether maximum and minimum home sizes are specified. It was noted that while maximum size limits may exist, a minimum home size requirement is unclear. One participant stated that a minimum square footage requirement applies to accessory dwelling units, but not to primary residences.

There was discussion about whether the city should require a minimum size for primary homes, with concern expressed about allowing tiny homes throughout the city. It was noted that accessory dwelling units are permitted due to state mandates, but that the city is not required to allow tiny primary homes. It was suggested that restrictions on minimum home size could be addressed through a development's CC&Rs rather than city regulations.

Others expressed concern that imposing a minimum size requirement could infringe on property owners' rights to establish their own CC&Rs. The discussion concluded with a question about whether the city can or should stipulate a minimum size requirement for primary residences.

5. ADJOURNMENT

The meeting was adjourned with no further items discussed.

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
JULY 10TH, 2025**

[Planning Commission Meeting \(youtube.com\)](#)

MEMBERS PRESENT

Andy Nef
Jeff Bolingbroke
Manyia Stolrow
David Gossner
Dean Stokes
Chad Kotter

Excused

Julie Farr
Sean Wilkinson
John Morris

STAFF PRESENT

Tammy Eveson, Planner I
Andrea Steineger, City Administrator
Nitza Osuna, Planner Tech

VISITORS

Paul Pitcher – Fox Meadows HOA
Mary Williams
Elaine Pitcher
Richard Saunders
Jason Thompson
Matt McBride
Tami McBride
Allen Dye

MINUTES PREPARED BY:

Nitza Osuna (with the help of AI)

MINUTES APPROVED:

1. CALL TO ORDER

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought.
(*Commissioner Nef*)
Declaration of Conflicts of Interest. (*NONE*)

2. MINUTES

- a. Review and consideration to approve the Planning Commission meeting minutes prepared for November 7, 2024, November 21, 2024, and April 17, 2025.

MOTIONS

- *Motion to APPROVE minutes by Commissioner*
- *Seconded by Commissioner Kotter*

3. ADMINISTRATIVE ITEMS

- a. *Simple Boundary Adjustment: Public Meeting* - Consideration of a Simple Boundary Adjustment located at approximately 1594 W Park Circle.
(*Presenter: Tammy Eveson*)

It was clarified that there were two parts to this item. Item 3a and 3b are two parts for the same lot.

It was explained that the petitioner was purchasing a portion of the adjacent property to expand their business and the parking lot. There were no comments from engineering or public works, and it did not involve any changes to an easement. The recommendation for that item was to approve.

MOTION

- *Motion to APPROVE by Commissioner Stokes*
- *Seconded by Commissioner Bolingbroke*

- *Unanimous*

- b. Site Plan Amendment: Public Hearing** – Consideration of a Site Plan Amendment for an addition to an existing business on approximately 2.07 acres, located at 1594 W Park Circle. (*Presenter: Tammy Eveson*)

The second part of the item was a site plan amendment associated with the business. It was explained that ARW Engineering was proposing an expansion to their facility, adding a new section to the building and an additional parking area. Staff stated that the DRC group had reviewed the proposal to verify that parking requirements for office space were met. Setbacks were also confirmed to be compliant based on surrounding properties, the zone, and building height. The site included proper screening around the dumpsters. Staff noted that it was a clean application with no significant comments or questions. A memo had been sent to the petitioner regarding a few engineering items needing additional information as requested by the city engineer, but nothing major. Everything else appeared to be in order.

Commissioner Neff asked if this item needed a public hearing to which staff member Tammy confirmed that a public hearing was not needed.

The petitioner was asked to come forward.

Petitioner Questions/comments:

The petitioner stated that the proposal was straightforward. A portion of the property was underused due to the shape of the land. With the addition to the existing building and the need for more parking, it made sense to utilize the portion of the property and add the additional parking stalls needed to support the building expansion.

MOTION

- *Motion to APPROVE by Commissioner Kotter *with recommended conditions from engineering and staff.*
- *Seconded by Commissioner Stokes*
- *Unanimous*

4. LEGISLATIVE ITEMS AND RECOMMENDATIONS FOR CITY COUNCIL

- a. Rezone: Public Hearing** - Consideration of a rezone for approximately .29 acres of land located at 624 W Fox Meadows Drive, from CP-1 (Planned Commercial) to LSFR – Limited Single Family Residential (Residential) (*Presenter: Tammy Eveson*)

Staff explained that this item originally came before the commission at the April 17th meeting, along with a general plan amendment to change the zoning designation for the lot in question. The planning commission had recommended denial of the general plan amendment but it was subsequently approved by the city council on May 27th. Staff noted that when the two proposals were first presented to the planning commission,

there had been no discussion regarding the rezone application. The rezone application was now being brought back for consideration, using all the information from the original staff report. With the general plan amendment now approved by the city council, the rezone would comply with the updated general plan.

Petitioner Comments/Questions

Paul Pitcher, a resident of Fox Meadows, stated that Lot 21 is located on the very east end of their retirement community, near the mailbox side. He reported that the residents of the community, as well as residents on the north side of Lot 21, had been surveyed, resulting in over 40 signatures in favor of rezoning to allow a residence to be built on the lot. Mr. Pitcher expressed that the community believed adding a home would enhance the neighborhood rather than allowing other uses. He stated confidence that the rezoning would benefit both the community and the city, including providing a consistent source of utility income from the new residence.

PUBLIC HEARING

*Motion to OPEN public hearing by Commissioner Stokes
Seconded to Commissioner Kotter*

Richard Saunders – Homeowner/business owner in Pleasant View

The resident stated that the lot is currently zoned for business, but it is too small to function as a business, with no room for parking and a difficult road turn that would make parking hazardous. The resident noted that if a home is not built or the lot sold for residential use, it would likely become an unsightly weed patch. They emphasized that developing the lot with a home would clean it up, make it presentable, and benefit both the city and the homeowners, describing it as a matter of common sense.

*Motions to CLOSE public hearing by Commissioner Stokes
Seconded by Commissioner Bolingbroke*

A commissioner asked staff whether, given the setbacks and the size and shape of the property, the lot would meet the required setback requirements, noting it was a concern. Staff responded that they believed it would, explaining that the lot is about a third of an acre. She noted that the front property line is aligned with the rest of the homes, with a slight angle, and from her review, it appeared that the setbacks could be met. The commissioner confirmed that meeting those setback requirements would be a condition if the lot were approved.

Commission Chair Nef explained that when the entire area was originally developed, there had been extensive discussion and strong community involvement. Many residents had wanted the corridor to remain commercial, but it was ultimately approved for RE5 residential zoning. Part of the negotiations for that RE5 designation involved leaving some areas for commercial use. Staff noted that the bend in the road had not been part of the negotiated plan, which created some conflicts. He added that small commercial uses like a coffee shop have been placed on similar sized lots and would like to observe how a developer ultimately develops the entire area before making further decisions.

Regarding the bend in the road, a commissioner asked whether the height requirement was due to a UDOT regulation. Staff confirmed that the bend in the road was necessary to maintain the required setback of a certain number of feet from the corner.

A commissioner commented that the lot would make an awkward residential lot, not only because of its shape but also due to a driveway potentially intersecting with nearby commercial space. The commissioner asked if there could be any liability for the city, given that it is a public or private road, in the event of an accident resulting from the mix of residential and commercial use

Staff did not have an answer to the question regarding potential city liability. However, input from another commissioner indicated that the city would likely not be liable and that any accidents would probably be handled by the HOA or other responsible parties. The commissioner also confirmed that the road in question is private.

A commissioner asked a further question about the property south of the lot in question, inquiring where the entrance would be if it were commercially developed, given its proximity to 2700 South. It was clarified that any access to the property would come from Fox Meadow, not 600 West.

MOTION

- *Motion to recommend APPROVAL by Commissioner Kotter *with condition that staff review lot lines and setbacks to make sure they meet LSFR requirements.*
- *Seconded by Commissioner Stokes*
- *5 yay / 1 Nay*

Additional Comments

A commissioner stated that the constraints of the specific lot under discussion need to be considered. They emphasized that these constraints cannot be ignored, acknowledged the original intent of that piece staying commercial, but noted that the limitations are clear and that the city council had voted accordingly with a plan in mind.

A commissioner expressed concern that the original approval had caused considerable controversy, and people had been told that certain concessions were agreed upon. They stated that changing those concessions could affect the community's trust in the city. The commissioner clarified that their concern was not about whether a house would be a good fit, but rather about the implications of altering a concession that had been made originally.

Commission Chair Nef acknowledged that the general plan had been changed and agreed that votes should be based on the general plan. They noted, however, that the decision might not reflect what citizens would have recommended based on past hearings when the plan was first approved. Another Commissioner added that, regarding citizen input, the petitioner had presented signatures from members of the community indicating support for the proposed change.

The petitioner questioned how Lot 22, now under contract, could claim access to Fox Drive, noting that it is a private street. Staff responded that it depends on how the property was recorded and explained that when Fox Meadow was developed, it was established as a private drive. Any access would need to be negotiated with the HOA, and the city does not get involved in HOA matters. Staff clarified that unless access is specifically recorded in the deed, Lot 22 would not automatically have rights to use the private street. When asked about ingress and egress from 600 West, staff indicated they were not certain but noted that UDOT had specified there was no access from that road, though they did not want to state this definitively for the record.

- b. General Plan Amendment: Public Hearing – Consideration of an application to amend the General Plan to modify the density for a .17 acre portion of 6.31 acres of land located at approximately 475 West Pleasant View Drive, with this modification changing from the current designation of Agricultural (A-2, 1 dwelling unit per 2 acres) to Medium to Low Density Residential (4-8 dwelling units per acre). (*Presenter: Tammy Eveson*)

Staff explained that this a clean-up item. It was originally brought to the commission in September of the previous year. When the general plan amendment and rezone were ultimately approved, there had been discrepancies in the legal description of the boundary lines separating the two zoning designations. This current application was submitted to correct those discrepancies and to include the further north parcel as a potential lot for the LSFR designation.

No comments from the petitioner Jeff Lee

PUBLIC HEARING

*Motion to OPEN public hearing by Commissioner Stokes
Seconded by Commissioner Stolrow*

NO COMMENTS

*Motion to CLOSE public hearing by Commissioner Stokes
Seconded by Commissioner Kotter*

MOTION

- *Motion to recommend APPROVAL by Commissioner Kotter*
- *Seconded by Commissioner Stokes*
- *Unanimous*

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
August 7th 2025**

[Planning Commission Meeting \(youtube.com\)](https://www.youtube.com/watch?v=8UW3333333)

MEMBERS PRESENT

Dean Stokes
Jeff Bolingbroke
Julie Farr
Manya Stolrow
David Gossner
Sean Wilkinson
Chad Kotter
John Morris

MEMBERS EXCUSED

STAFF PRESENT

Andrea Steineger, City Administrator
Tammy Eveson, Planner I
Nitza Osuna, Planner Tech

VISITORS

John Call – Petitioner
Colin Buddecke

MINUTES PREPARED BY:

Nitza Osuna(with the help of AI)

MINUTES APPROVED:

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 Stokes)**
- b. **Declaration of Conflicts of Interest. (None declared)**

2. ADMINISTRATIVE ITEMS

- a. Conditional Use Permit: Public Hearing – Consideration of a Conditional Use Permit for a proposed business in the MP-1 zone under the category of “Community Uses”.

The applicant is requesting approval of the proposed use under the Community Use category within the MP1 zone. While the MP1 zone does not specifically list this type of use, the zoning code provides that uses permitted or conditionally permitted in the C2 zone may be considered as conditional uses within the MP1 zone.

Prior to submission of the application, staff met with the applicant to review potential zoning options. Although the proposed use is not a perfect fit within the listed categories, staff determined it could reasonably be considered under the Community Use classification.

As included in the meeting packet, Community Uses are defined as uses having the primary purpose of serving the religious, recreational, educational, or governmental needs of the community. Examples include, but are not limited to, churches, private and public educational institutions, private nonprofit recreational facilities, parks, public buildings and facilities, cemeteries, and similar uses.

Staff focused primarily on the educational component of the proposed use, as the facility would provide golf lessons. Although the use is not a nonprofit operation, staff evaluated the application to identify categories under which the use may be permitted.

The proposed use would not require any changes to the existing site plan. All improvements would occur within the interior of the building. No changes to parking would be required. Any signage associated with the use would be reviewed through the building permit process if the application is approved.

Petitioner – John Call

The applicant explained that the submitted packet included a floor plan showing three to four golf simulators to be installed within the space. Soundproofing measures would be added to ensure that noise does not disturb other tenants in the building.

The proposed facility would offer golf lessons as well as hourly rentals for individuals wishing to use the simulators to practice and improve their golf skills. The equipment to be installed includes built-in instructional technology capable of providing detailed data such as club face alignment, elevation, swing speed, and other performance metrics. The applicant stated that this technology would help users better understand and improve their game.

The applicant noted that the Community Use classification was selected in part because a similar facility, the Burton Basketball Academy, located approximately two buildings north of the proposed site, operates under the same category within the MP1 zone. That facility includes an educational component while also allowing hourly rentals for activities such as basketball, volleyball, and indoor soccer.

The applicant stated that the location is suitable due to its freeway access and central location within the northern part of Weber County. The business model is considered low impact, as it does not require staff to be on site at all times.

The applicant also confirmed that the building owner supports the proposed use and does not view it as a conflicting use. With the planned soundproofing, the applicant does not anticipate any impact on the landlord's existing office operations.

The applicant concluded that the proposed use aligns with the Community Use definition, which states that listed examples are not exhaustive, and that the Planning Commission has the discretion to determine whether the use qualifies as a Community Use and may be approved as a conditional use within the MP1 zone.

A commissioner inquired whether the facility would include a pro shop or retail sales component. The applicant explained that the business operates under a franchise model known as Back Nine Golf, which has recently begun offering limited club fitting services. While the facility would not operate as a full-scale retail pro shop, club fittings and limited equipment distribution could potentially occur. The applicant noted that any sales conducted on-site would generate sales tax revenue for the City of Pleasant View.

PUBLIC HEARING

Motion to OPEN public hearing by Commissioner Stokes

Seconded by Vice Chair Farr

Sara Urry –

- Questioned if there will be some kind of restraint or if food would be sold there.*
- It was confirmed that there will not be any food served or sold but the option to bring your own food will be available.*

Motion to CLOSE public hearing by Commissioner Wilkinson

Seconded by Commissioner Bolingbroke

MOTION

Motion to APPROVE by Commissioner Stokes

Seconded by Commissioner Stolrow

Unanimous

- b. Site Plan Amendment: Public Hearing – Consideration of a Site Plan
Amendment for an addition to an existing business at approximately 1400 W
2700 N. (Presenter: Tammy Eveson)

The applicant is proposing to nearly double the size of the existing facility. Plans were submitted for the building expansion and associated parking improvements. The proposed amendment includes an approximately 116,000 square foot addition to the existing 136,000 square foot building.

The proposed use remains a permitted use within the MP1 zone as a bakery and bakery goods manufacturing facility. Staff reviewed the proposed building size, site development, and lot coverage and found the project to be in compliance with applicable zoning requirements. The Development Review Committee (DRC) completed its review and provided a list of required corrections. The applicant has received redline comments from the project engineer and Public Works and is currently addressing those items.

Staff noted that a meeting was recently held with UDOT, and the applicant is in the process of completing a traffic study related to ingress and egress at the two access points along 2700. At this time, no changes to the access configuration are anticipated, pending the results of the traffic study. The project does include the addition of a new entrance on Rulon, which is intended to improve traffic flow and delivery truck circulation.

The expansion will result in an increase in staff parking, approximately doubling the number of available spaces, with the addition of 96 new parking stalls.

A landscaping plan was submitted as part of the application. While minimal changes are proposed along 2700, landscaping improvements are planned within the parking areas and are included in the submitted plans.

Based on staff's review of the submitted materials and subject to the completion of DRC-requested corrections, staff recommended approval of the site plan amendment.

PETITIONER – Colin Buddecke – Rise Baking Company

The applicant stated that Rise Baking has operated its Pleasant View facility since 1994 and is proposing an expansion to increase production capacity. The facility currently produces buttercream icing, cookie dough, and frozen cookies for grocery stores and food service providers. The proposed expansion would add baked and unbaked pie production and additional frozen cookie dough lines.

The expansion is expected to add approximately 130 new employees, resulting in a projected total workforce of 250–275 employees across three shifts. To accommodate this growth, 96 additional parking spaces are proposed.

The applicant reported that meetings have been held with UDOT and that a traffic trip generation study is underway. Existing access points along 2700 meet UDOT spacing requirements. A new access point on Rulon White is proposed to improve circulation and reduce traffic impacts on 2700, with truck traffic primarily using the new entrance.

The proposed building expansion will include approximately 100,000 square feet of ambient production and warehouse space and 16,000 square feet of cold and cool storage. The existing freezer and refrigeration systems will be expanded as needed, and plans have been reviewed with and approved by the Fire Marshal.

The applicant stated that stormwater permits are active and that a long-term stormwater agreement and maintenance plan are being coordinated with the City. The total investment is estimated at approximately \$40 million, including building improvements and processing equipment. Landscaping will be water-efficient, and utilities will primarily be served from Rulon, with sewer connections remaining on 2700.

The applicant confirmed coordination with PacifiCorp regarding electrical capacity and noted a commitment to hiring local employees and contractors when possible. Applications for state and city incentives have been submitted.

Commissioners asked questions regarding traffic, access, construction phasing, employment levels, and wastewater impacts. The applicant confirmed that wastewater system upgrades are planned, with an estimated investment of \$500,000 to \$1 million, and that required impact fees will be paid.

PUBLIC HEARING

Motion to OPEN public hearing by Commissioner Stokes

Seconded by Commissioner Gossner

John Call - A neighboring business owner expressed support for the proposed project and recommended approval. The commenter raised concerns regarding traffic and safety, particularly with increased activity anticipated from the nearby Chick-fil-A development. The commenter suggested consideration of “No Truck Parking” signage along the curb from Chick-fil-A to the site entrance to improve visibility and safety, especially during nighttime hours, as traffic volumes increase along the corridor.

Motion to CLOSE public hearing by Vice Chair Farr

Seconded by Commissioner Wilkinson

MOTION

Motion to APPROVE by Commissioner Stokes Following staff and City Engineer recommendations.

Seconded by Commissioner Gossner

Unanimous

Additional Items

The Chair welcomed Rise Baking's continued growth in the City and expressed appreciation for manufacturing businesses in the community. A reminder was provided regarding compliance with the City's sign ordinance, specifically noting that temporary flag signage is not permitted. Commission and Staff Business

The Commission briefly discussed upcoming meeting logistics. The next regular meeting was confirmed for the first Thursday of the month. Commissioner Stokes noted his anticipated absence at the next meeting.

3. ADJOURNMENT

The meeting was adjourned with no further items discussed.



Planning Commission Staff Report

Vacation/Release of Possible Future Right of Way

January 8, 2026

BASIC INFORMATION

Applicant(s): City Initiated Proposal

Location: 2847 N Parkland Blvd. | Weber County Parcel(s): 19-443-0003

Current Zone: Manufacturing (MP-1)

BACKGROUND

The City is proposing the vacation or release of a proposed future right of way on the south property boundary of Lot 103-R in the Simon Goe Subdivision at approximately 2847 N Parkland Blvd.

Background:

During the approval of the Simon Goe Subdivision in December 2021, the City Future Road Map indicated that there was to be a future road and railroad crossing in the approximate location between Lots 101/102 and Lot 103-R of the subdivision. The recorded subdivision plat shows an "80' APPROXIMATE PROPOSED FUTURE RIGHT OF WAY" running east to west along the lot line. The road is not a dedicated right of way.

This road location was deemed unnecessary due to the fact that there would not be a future rail crossing in that location and is no longer indicated on the Future Road Map. The temporary turn around will remain until such time as the extension of Parkland Blvd. is developed, at which time the turn around will be vacated.

If approved, this modification will go into effect upon recordation at the Weber County Recorder's office.

STAFF RECOMMENDATION

Staff recommends approval of the proposed vacation or release of this right of way with the City Engineer's determination that it is not necessary for development in that area of the City.

The Planning Commission will discuss and consider the vacation/release of the Possible Future Right of Way and will make a recommendation to the City Council.

Public Comment

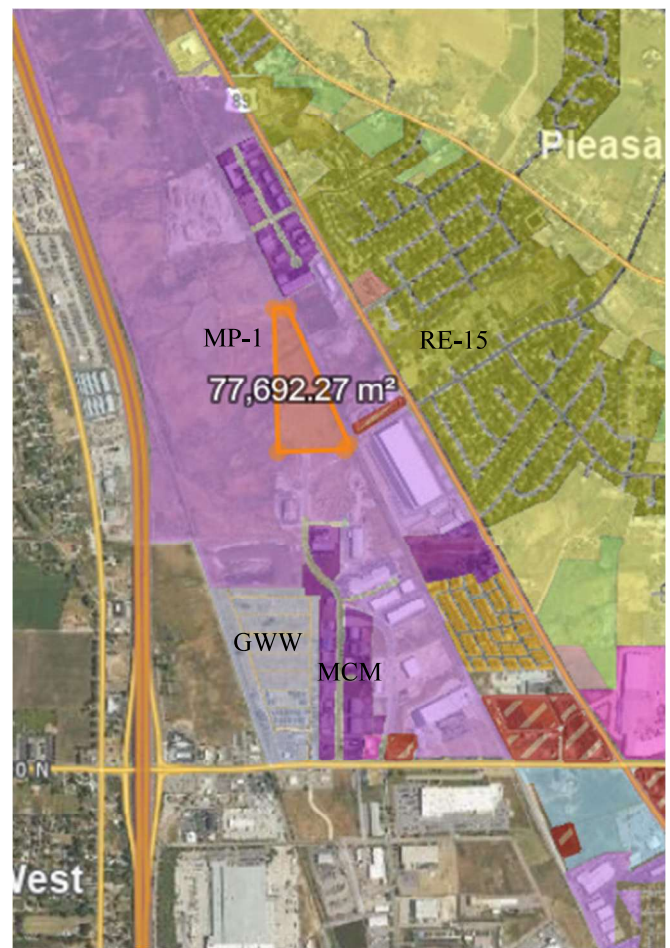
There have been no comments.

STAFF CONTACT

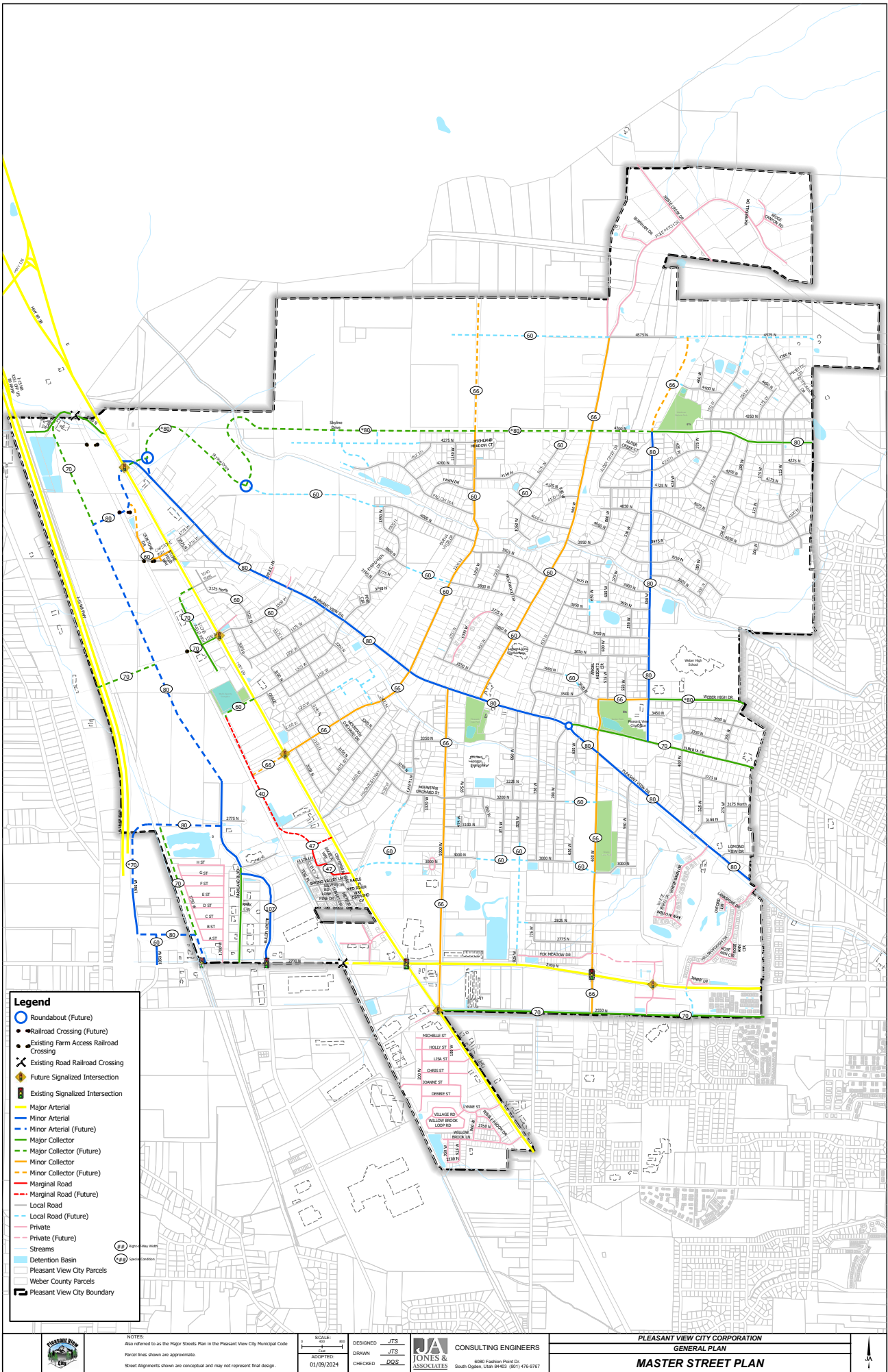
Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENT(S)

- 1) Vicinity & Zoning Maps
- 2) Plat Map
- 3) Future Road Map



ATTACHMENT 3) Future Road Map



‘YEAR 2026’

**The Pleasant View City Planning
Commission meets the 1st Thursday of
each month at 6:00 P.M.**

**In the
Pleasant View City Office
at 520 West Elberta Drive
(as noted below):**

- January 8th
- February 5th
- March 5th
- April 2nd
- May 7st
- June 4th
- July 9th
- August 6th
- September 3rd
- October 1st
- November 5th
- December 3rd