

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

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

<b>MEMBERS PRESENT</b>	<b>VISITORS</b>
Dean Stokes Jeff Bolingbroke Julie Farr Manya Stolrow David Gossner Sean Wilkinson Chad Kotter John Morris	John Call – Petitioner Colin Buddecke
	<b>MINUTES PREPARED BY:</b>
	Nitza Osuna (with the help of AI)
	<b>MINUTES APPROVED:</b>
	January 8 <sup>th</sup> 2026
<b>MEMBERS EXCUSED</b>	
<b>STAFF PRESENT</b>	
Andrea Steineger, City Administrator Tammy Eveson, Planner I Nitza Osuna, Planner Tech	
Commission Chair, Andy Nef, called the meeting to order at 6 pm	
<b>1. CALL TO ORDER</b>	
<ul style="list-style-type: none"><li data-bbox="300 994 816 1064">a. <b>Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought. (Commissioner Stokes)</b></li><li data-bbox="300 1064 816 1100">b. <b>Declaration of Conflicts of Interest. (None declared)</b></li></ul>	
<b>2. ADMINISTRATIVE ITEMS</b>	
<ul style="list-style-type: none"><li data-bbox="300 1132 816 1248">a. <u>Conditional Use Permit: Public Hearing</u> – Consideration of a Conditional Use Permit for a proposed business in the MP-1 zone under the category of “Community Uses”.</li></ul>	
<p>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.</p>	
<p>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.</p>	
<p>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.</p>	

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.