



# Pleasant View Planning Commission

## Meeting Agenda

Thursday, February 5, 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 John Morris)
- b. Declaration of Conflicts of Interest.

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

- a. Conditional Use Permit: Consideration of a Conditional Use Permit for a commercial sign under the "Special Exception" designation for the addition of a sign for a multi-tenant building including an electronic message center, located at approximately 1738 W 2700 N in the Gateway West zone.

6:20 P.M. 4. **Legislative Items:**

- a. Rezone: Consideration of a Rezone and recommendation to the City Council for approximately .50 acres of land located at 3347 N 1000 W, from A-2 Agricultural and RE-15 (Residential) to RE-20 (Residential)
- b. General Plan Amendment & Rezone: Consideration of a General Plan Amendment and Rezone of approximately 4.93 acres of land located at approximately 3100 N 1030 W, from Low Density Residential (RE-20) to Medium Density Residential (RE-15)
- c. Development Agreement: – Consideration for recommendation to the City Council of a Development Agreement for a residential subdivision to be conducted in two phases, consisting of a total of 63 single family residential building lots, located in the RE-20 zone at approximately 3950 N 200 W.
- d. Development Agreement: Consideration for recommendation to the City Council of a Development Agreement for a mixed use (commercial/residential) development to be conducted in 3 phases, including 137 townhouse units, located in the Mixed Use West zone at approximately 2700 N Highway 89.

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, February 5, 2026, at 6:00 PM.***

*Notice posted on January 26, 2026 – Tammy Eveson, Planner*

*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.*