

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

March 26th, 2026 at 6:00 P.M.

[Planning Commission \(youtube.com\)](https://www.youtube.com)

MEMBERS PRESENT

Andy Nef
Dean Stokes
John Morris
Brian Gray
Manya Speelman
David Gossner (Via Zoom)

Excused

Chad Kotter
Jeff Bolingbroke

STAFF PRESENT

Andrea Steiniger, City Administrator
Tammy Eveson, Planner I
Janitza Osuna, Planner Tech

VISITORS

Josh Cook
Scott Nicholson
Nate Messerly
Jared Hadley

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 Dean Stokes)
- b. Declaration of Conflicts of Interest. *NONE DECLARED*

2) APPROVAL OF MINUTES

- a. Review and consideration of the Planning Commission meeting minutes prepared for October 2nd, 2025

MOTION

A motion to **Accept** was made by commissioner STOKES
The motion was **seconded** by Commissioner MORRIS
Vote was **Unanimous**

3) ADMINISTRATIVE ITEMS

- a. Site Plan Amendment: Consideration to amend an approved Site Plan for the addition of a fueling station at an existing business located at 2780 N US 89. – (Presenter: Tammy Eveson)

Tammy presented a proposal on behalf of Admiral Beverage in the CP3 zone to install a fueling station on the west side of the existing building, including a 1,500 tank and a fuel island with 10-foot concrete barrier walls on each end and concrete safety bollards. The plan requires removal of nine parking stalls to the south and proposes the addition of 39 new stalls along the west side of the building.

Commissioner Dave Gossner referenced a previously submitted concern regarding the proximity of the project to a proposed cemetery and church,

noting potential impacts related to nearby residential areas and increased traffic.

Staff recommended approval and clarified that the project is not directly adjacent to residential properties and is not expected to affect them.

The Public Works Director provided comments regarding storm drain protection that require further clarification from engineering and will be forwarded to the applicant.

Commissioner Gossner also questioned why a masonry fence or buffer was not included between the plant and the cemetery, expressing dissatisfaction with the lack of screening.

PETITIONER COMMENTS

Jim Calvert/Contractor - addressed concerns about fuel spillage reaching drainage systems and stated that a self-containment system would be in place.

A commissioner raised questions about how the containment system would function if filled with snow and water and how it would be emptied, which the applicant was unable to answer at the time and will need to clarify, and also expressed concern about potential water disposal into gravel near the city's underground water pump location. Commissioners requested that engineering review the catch basin design. A question was raised regarding whether the project would generate tax revenue for the city, which the contractor could not confirm.

*Motion to OPEN public hearing by Commissioner Speelman
SECOND by Commissioner Gray*

Sara Urry - Explained that a fence cannot be required unless specified in current code and that previously approved conditions cannot be retroactively modified.

*Motion to CLOSE public hearing by Commissioner Stokes
SECONDED by Commissioner Morris*

MOTION

A motion for **Approval** was made by commissioner MORRIS
The motion was seconded by Commissioner GRAY
Vote: 5 Yay / 1 Nay (Gossner)

Conditions: review storm drain concerns with the engineer and Public Works Director.

- b. Site plan: Consideration of a Site Plan for a commercial flex use development located at 2747 N Parkland Blvd. – (Presenter: Tammy Eveson)

Petitioners pulled this application from tonight's meeting.

- c. **Conditional Use Permit: Consideration of a Conditional Use Permit for a fast food restaurant located in an existing building located at 1142 W 2700 N (Presenter: Tammy Eveson)**

No public comments or emails have been received, and it was noted that signage will be reviewed separately under a sign permit.

Staff is recommending approval.

A question was raised regarding whether parking would be shared with surrounding businesses, and staff confirmed that it is joint parking.

PETITIONER COMMENTS

Josh Cook - Commissioner Morris asked whether the drive-through would be utilized and whether the location would offer private delivery services, and it was clarified that third-party delivery services such as DoorDash and Uber will be used but they do not have personal fleet. Additional clarification was requested regarding whether the drive-through had been included in the approved plan, and staff confirmed that it had been approved previously.

*Motion to OPEN public hearing by Commissioner Stokes
SECOND by Commissioner Speelman*

No Public Comments

*Motion to CLOSE public hearing by Commissioner Stokes
SECONDED by Commissioner Gray*

MOTION

A motion for **Approval** was made by commissioner STOKES
The motion was seconded by Commissioner SPEELMAN
Vote: Unanimous

Conditions: Staff recommendations.

- a. **Vacate Public Utility Easement: Consideration to vacate a public utility easement for the property located at approximately 1025 W 3000 N. (Presenter: Tammy Eveson)**

It was noted that three utility companies, Connex, Opticloop, and CenturyLink, have not responded regarding the vacation of easements.

There are no current utilities in the easement.

Commissioner Speelman asked what the repercussions would be if approval is granted and those companies later deny, and it was stated that this is not currently clear. The City Administrator explained that this situation is unique because, although not all approvals have been received, a road is being constructed nearby that will include an easement, and the city is essentially relocating the easement as part of that project. Utilities can be run through that future road.

*Motion to OPEN public hearing by Commissioner Morris
SECOND by Commissioner Gray*

No Public Comments

*Motion to CLOSE public hearing by Commissioner Stokes
SECONDED by Commissioner Speelman*

MOTION

A motion for **Approval** was made by commissioner STOKES
The motion was seconded by Commissioner SPEELMAN
Vote: Unanimous

Conditions: Approved as presented.

4) ADJOURNMENT

Staff reminded the Commission that the next meetings are scheduled for April 16th and May 7th.

The City Administrator encouraged Commissioners to review their packets in advance and submit any questions ahead of time to allow staff sufficient time to research and provide thorough responses.

The meeting was adjourned with no further items discussed.