

**MINUTES OF A REGULAR PLEASANT VIEW CITY  
PLANNING COMMISSION MEETING HELD  
January 8<sup>th</sup>, 2026 at 6:00 P.M.  
[Planning Commission \(youtube.com\)](https://www.youtube.com/watch?v=...)**

**MEMBERS PRESENT**

Andy Nef  
Julie Farr  
Jeff Bolingbroke  
David Gossner  
John Morris  
Dean Stokes  
Chad Kotter  
Sean Wilkinson

**EXCUSED**

Manya Speelman

**STAFF PRESENT**

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

**VISITORS**

Steve Gibson  
Weston Shupe

**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 David Gossner )
- b. Declaration of Conflicts of Interest. *NONE DECLARED*

**2) APPROVAL OF MINUTES**

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

**MOTION**

***MOTION TO APPROVE BY COMMISSIONER STOKES***

***MOTION SECONDED BY COMMISSIONER KOTTER***

***VOTE: UNANIMOUS***

***CONDITIONS: Review for accuracy of Motions***

**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*)**

The item discussed was a dedicated future proposed right-of-way that has been determined to be unnecessary. It was originally included on the plat for a future rail crossing; however, that rail crossing will not be constructed and is no longer anticipated for use.

As a result, the right-of-way is being vacated. This action is part of an agreement with the property owner, in which the owner made concessions involving property located to the south of the subject site.

Staff explained that the right-of-way in question is located near the south end of the subject lot and was originally shown on the future road map. With updated planning, that alignment has been revised and is no longer necessary. The planned roadway has since been shifted, and the east-west road remains necessary in its current alignment, while the previously identified segment is no longer required.

A question was raised regarding the purpose of vacating or relinquishing the right-of-way. Staff responded that it is not needed for the proposed development, as the rail crossing that originally justified the dedication will not be constructed at that location. Further discussion addressed whether Union Pacific might allow additional rail crossings in the area, particularly given anticipated traffic increases associated with nearby freeway development. Staff indicated this is unlikely based on prior coordination with Union Pacific and the Development Review Committee (DRC). It was explained that, to secure a crossing further north above the charter school area, the railroad would likely require closure of several other crossings. The existing crossings in the area were characterized primarily as agricultural (“farmer”) crossings, and it was noted that these are expected to be phased out over time as Union Pacific limits such access.

It was also noted that trains often occupy the corridor for extended stretches, further limiting the practicality of additional crossings. As a result, the current configuration is considered sufficient, and the removal of the unused right-of-way benefits the developer by eliminating unnecessary encumbrances.

*Motion to OPEN Public Hearing by Commissioner Farr  
Motion Seconded by Commissioner Bolingbroke*

**NO COMMENTS**

*Motion to CLOSE Public Hearing by Commissioner Stokes  
Motion Seconded by Commissioner Kotter*

**MOTION**

**MOTION TO APPROVE BY COMMISSIONER FARR**

**MOTION SECONDED BY COMMISSIONER STOKES**

**VOTE: UNANIMOUS**

**CONDITIONS: N/A**

- b. Appointment of Leadership: Planning Commission nominations and consideration of the Chair and Vice Chair leadership appointments for the 2026 calendar year.**

The discussion opened on the appointment of leadership for the Planning Commission, specifically nominations and consideration for Chair and Vice Chair positions for the 2026 calendar year. It was noted that calendar-related items would be addressed further later in the meeting.

The item was presented as an open discussion, with no formal restrictions on the nomination process, consistent with updated procedural requirements. Members were invited to provide thoughts, discussion, and nominations.

A light exchange occurred regarding maintaining the current structure, followed by clarification that one member (Vice Chair Julie Farr) has requested not to be nominated as Vice Chair, requiring adjustments to leadership consideration.

Discussion proceeded regarding whether to first address the Chair or Vice Chair position. It was suggested to begin with nominations for Chair.

A motion of support was expressed to retain the current Chair, with additional comments noting willingness to continue serving if supported by the group. It was also mentioned that some scheduling constraints may provide an opportunity for succession planning and allowing another member to gain experience for future leadership roles.

Further comments included mutual nominations among members and expressions of appreciation for prior leadership and continuity.

- ❖ **NOMINATION FOR ANDY NEF AS RETURN CHAIRMAN**
- ❖ **VOTE: YES, UNANIMOUS**

- ❖ **NOMINATION FOR JEFF BOLINGBROKE AS VICE CHAIRMAN**
- ❖ **VOTE: YES, UNANIMOUS**

**c. Annual Meeting Schedule: Consideration of the annual Planning Commission meeting schedule for 2026.**

A comment was made regarding the April meeting date, noting that April 2nd falls during spring break. It was also noted that Tammy, City Planner, will be away attending APA training the following week. Tammy reminded the Commissioners that the conference is open to all Commissioners who wish to attend.

Discussion followed regarding potential scheduling conflicts and the importance of maintaining quorum, particularly given anticipated absences. Members noted the Commission's strong attendance record and flexibility in scheduling to avoid delays to projects.

Alternative meeting dates were discussed, including April 9th or potentially the last week of March if needed. It was emphasized that adjustments could be made if necessary to ensure adequate participation and timely consideration of agenda items.

Members reviewed the remainder of the proposed annual schedule and noted no conflicts with other known events, including October, November (including Founders Day considerations), December, and July meetings.

It was further noted that while the Commission currently meets once per month, there is flexibility to hold additional meetings if urgent matters arise, though this has rarely been necessary in recent years.

**MOTION**

**MOTION TO APPROVE BY COMMISSIONER STOKES**

**MOTION SECONDED BY COMMISSIONER GOSSNER**

**VOTE: UNANIMOUS**

**CONDITIONS: N/A**

**4) PLANNING COMMISSION BUSINESS**

- a. **Conflict of Interest Form:** Discussion regarding form for completion in accordance with State requirements. (Presenter: Tammy Eveson)

The item discussed was the annual Conflict of Interest disclosure forms. It was noted that there are two forms that require signatures, and the updated Conflict of Interest form has been revised from previous versions, now including a separate page for each category. Staff requested that the forms be signed, notarized, and returned by the 31st.

A question was raised regarding whether all pages must be signed if an individual has no conflicts of interest. Staff clarified that if a Commissioner does not hold an officer position or have any ownership or business interest involving entities conducting or intending to conduct business with the City, they may not need to complete the form. based on state code and review by staff, the form is intended to be signed annually. However, confusion was noted due to recent changes in the form's structure and wording, particularly regarding the "officer" designation and signature requirements.

- b. **Annual Ethical Behavior Pledge Form:** Discussion and completion of Ethics Pledge form. (Presenter: Tammy Eveson)

*No items discussed*

- 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>

A reminder was provided regarding annual training hour requirements for Commissioners, noting that this documentation supports maintaining required certification and continuing education compliance.

**5) ADJOURNMENT**

Expressions of appreciation were shared for staff and Commission members. Thanks were extended to Commissioner Sean Wilkinson for his service and contributions,

noting his upcoming transition out of the Planning Commission role while remaining available for future collaboration as a City Council Member.

Recognition was given to Vice Chair Julie Farr, noting that the upcoming meeting will be her final Planning Commission meeting after approximately five years of service.

A visitor from the Youth Council was welcomed to the meeting.

**The meeting was adjourned with no further items discussed.**