

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
April 16th, 2026 at 6:00 P.M.
[Planning Commission \(youtube.com\)](https://www.youtube.com/watch?v=...)**

<p>MEMBERS PRESENT Andy Nef John Morris Chad Kotter Dean Stokes David Gossner Jeff Bolingbroke Brian Gray</p> <p>EXCUSED Manya Speelman</p> <p>STAFF PRESENT Tammy Eveson, Planner I Janitza Osuna, Planner Tech</p>	<p>VISITORS Ryan Perkins Scott & Jill Nicholson Brandon Blanchard Cecil Satterthwaite Nate Messerly Jordan Watson</p> <p>MINUTES PREPARED BY: Janitza Osuna(with AI Assistance)</p> <p>MINUTES APPROVED: June 4th 2026</p>
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1) CALL TO ORDER

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

2) MINUTES

- a. Review and consideration of the Planning Commission meeting minutes prepared for November 6, 2025, and March 26, 2026.

MOTION

MOTION TO APPROVE BY COMMISSIONER STOKES
MOTION SECONDED BY COMMISSIONER BOLINGBROKE
VOTE: UNANIMOUS
CONDITIONS: N/A

3) DEVELOPER DISCUSSION

- a. **Discussion of the West Village Development (Presenters: Cecil Satterthwaite and Brett Satterthwaite)**
 - The petitioner stated the project has been in long-term planning and has previously included an open house. A concept plan has been provided, including storm drain infrastructure, ponds, grading, and the extension of Skyline Drive through the area. The item was previously brought before the City Council.
 - The petitioner described an opportunity related to a project proposal they have been approached with, which would allow grading work for Skyline Drive to be completed. They noted that completing the grading independently would take several years, whereas this opportunity could allow the work to be completed

sooner. They acknowledged that multiple steps are involved and stated they were advised to submit a conditional use application. They emphasized that this opportunity could allow rough grading to be completed more efficiently.

- A commissioner asked whether it would be feasible to accommodate large truck traffic in the area. It was noted that there are still items that would need to be coordinated with an engineer.
- The petitioner stated that the site currently includes a gravel pit that they would like to annex into Pleasant View, expressing that there are multiple benefits associated with the proposal.

4) ADMINISTRATIVE ITEMS

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

Review comments from the Developer were received the morning of the meeting and, as such, have not yet been reviewed in detail. Any approval of the project will be contingent upon subsequent DRC review and approval.

The proposed development includes seven garage-type spaces, each accompanied by office space. A small yard area is located behind the building for each unit, providing tenant access. In addition, an outdoor storage area is proposed to the north of one unit, which will be screened in accordance with City Code. The purpose and use of the building were stated to be consistent with the requirements of the zone.

PETITIONER COMMENTS – Jordan Watson

Petitioner presented the project and explained that it consists of two flex buildings intended to accommodate small trades businesses seeking to expand or establish operations in Pleasant View. The petitioner noted that the proposed use is similar in nature to other developments in the surrounding area.

During the discussion, a commissioner inquired about the width of the garage doors. The petitioner responded that the units are designed with pull-through garages to provide access to the rear yard areas, and that each garage door measures 14 feet by 14 feet. It was clarified that there is no side access to the yard areas; access is only available through the individual unit's pull-through garage.

A commissioner asked whether the Fire Marshal had reviewed the project, and staff confirmed that such a review has been completed. It was also noted that any proposed signage will require a separate signage permit, and no signage application has been submitted at this time. Approval of signage will be subject to the standards and allowances of the applicable zone.

The petitioner explained that a Commercial Planned Unit Development (PUD) application was previously denied due to a minimum acreage requirement of three acres. As a result, the project is now being proposed as

condominiumized, which would allow individual units to be sold rather than leased.

PUBLIC HEARING

MOTION TO OPEN PUBLIC HEARING BY COMMISSIONER MORRIS
SECONDED BY COMMISSIONER KOTTER

NO COMMENTS

MOTION TO CLOSE PUBLIC HEARING BY COMMISSIONER BOLINGBROKE
SECONDED BY COMMISSIONER STOKES

MOTION

MOTION TO **APPROVE** BY COMMISSIONER **KOTTER**
MOTION **SECONDED** BY COMMISSIONER **GOSSNER**

VOTE: **UNANIMOUS**

CONDITIONS: *That staff recommendations, corrections, and comments be addressed prior to final approval by the Development Review Committee (DRC).*

5) ADJOURNMENT

It was noted that the July meeting has been rescheduled to July 7th, and all other meetings will remain as previously scheduled.

Further discussion was held regarding upcoming state-mandated changes and their impacts on the City. It was noted that the allowance of detached accessory dwelling units (ADUs) will significantly affect existing regulations. Detached ADUs may be placed in rear yards and are not required to be occupied by family members. The City's current code does not allow flag lots, which will need to be revisited in light of these requirements. Additionally, the City's Capital Facilities Plan is based on a density of one dwelling unit per specified acreage. The introduction of additional units on existing parcels will require updates to this plan, as increased density will impact infrastructure and service planning.

It was emphasized that these mandated changes will result in additional expenses for the City, and at present, funding sources have not been identified. Despite financial constraints, the City will be required to comply with these mandates. It was reported that an informal committee has been discussed at the City Council level to begin evaluating how detached ADUs could be implemented and regulated. No official committee has been established.

Additional discussion referenced a recent City Council meeting where a resident expressed interest in allowing residential properties to be rented in a manner similar to short-term or hotel-style accommodations. While the mayor was receptive to the discussion, no decisions have been made, and the concept remains exploratory.

Updates were also provided regarding secondary water requirements. Secondary water systems are now being metered, and municipalities are being directed to structure fee schedules in a way that discourages the use of culinary water for irrigation. This may

involve increasing culinary water rates to ensure secondary water remains the more economical option. It was noted that excessive use of secondary water may result in service restrictions. The Public Works Department is currently reviewing water rates and fee structures to align with these requirements.

Budget concerns were discussed, with staff noting that the City operates on a lean budget and faces increasing financial demands due to upcoming projects and regulatory requirements. Budget season is approaching, and departments are preparing for discussions with the City Council. It was stated that the Council will need to make difficult decisions regarding funding priorities. Water infrastructure was identified as a significant concern, particularly the cost associated with the water tower project. The City has relied on water from the Weber Basin since 2016 under extensions, but those extensions are no longer available. Bonding was identified as a potential option to fund necessary infrastructure improvements, though no final decisions have been made.

Commissioners acknowledged the scope of upcoming work, including the potential General Plan update and ADU-related changes, noting that these efforts will require substantial time, work sessions, and committee involvement.

Additional announcements included information about the Pleasant View 175 and America 250 commemorations. A commemorative coin is being produced and will be available for purchase at a cost of \$5. There will be a T-shirt design contest as part of the celebrations.

In closing, it was mentioned that the General Plan had previously been amended to allow for increased density in certain areas, though specific zoning to implement those changes has not yet been established.

The meeting was adjourned with no further items discussed.