

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
March 5th, 2026 at 6:00 P.M.**

[Planning Commission \(youtube.com\)](https://www.youtube.com/watch?v=8333333333)

MEMBERS PRESENT

Jeff Bolingbroke
Manya Speelman
John Morris
Dean Stokes
Chad Kotter
David Gossner
Brian Gray

EXCUSED

Andy Nef

STAFF PRESENT

Andrea Steiniger, City Administrator (Zoom)
Tammy Eveson, Planner I

VISITORS

Dustin R.
Hayden R.
Scott N.
Jason B.
Matt W.
Cody M.
Vicky J.
Carson J.

MINUTES PREPARED BY:

Janitza Osuna(with AI Assistance)

MINUTES APPROVED:

August 6th, 2026

1) CALL TO ORDER

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought. (Commissioner Chad Kotter)
- b. Declaration of Conflicts of Interest.

Commissioner Bolingbroke declared two potential conflicts of interest. He disclosed that he is employed by E.K. Bailey Construction and that the company has been contracted by Woodsonia to perform work related to the Farr West Landing project. Due to this conflict, the Commissioner stated that he would recuse himself from discussion and voting on the Farr West Landing agenda item.

Commissioner Bolingbroke also declared a conflict of interest regarding the JD Machines agenda item and stated that he would recuse himself from voting on that matter as well.

He noted that he may provide comments or information related to the items but would not participate in the vote.

2) ADMINISTRATIVE ITEMS

Subdivision Plat Amendment: Consideration of a tabled item from November 6, 2025 for an amendment to an approved subdivision plat located at 1373 W 4050 N, in the Deer Crest Phase 4 1st Amendment subdivision. – (Presenter: Tammy Eveson)

Staff presented the item, noting that it had previously been tabled in November. The amendment was brought forward to address an issue involving a storm drain line that had been constructed outside of the designated easement on the property owned by the Tyner family in the Deer Crest area. To correct the issue, changes were required to the easement, including a boundary line adjustment and other related plat modifications.

Staff noted that a public hearing had previously been held for this item in November, and no public comments were received at that time. Therefore, additional public notice was not required for the current meeting.

The developer, Carson Jones, attended the November meeting and requested that the item be tabled to allow time for additional adjustments to be made to the plat amendment. Staff reported that the requested adjustments have since been completed.

Staff further explained that only minor corrections remain, such as updating the year on a signature line and other administrative edits. These corrections can be completed prior to final printing, signing, and approval of the plat through the Development Review Committee (DRC).

Staff confirmed that all previously recommended changes have been addressed and that the developer has worked closely with City staff and the City Engineer to ensure the plat documents are accurate and complete.

Staff recommended approval of the Deer Crest Phase 4 subdivision plat amendment.

MOTION

MOTION TO APPROVE BY COMMISSIONER STOKES

SECONDED BY COMMISSIONER MORRIS

CONDITIONS: As presented by staff with recommendations by staff

VOTE: UNANIMOUS

Site Plan Amendment: Consideration of a tabled item from December 4, 2025, for a Site Plan Amendment for an existing business for the addition of a storage facility on the property located at 2847 N Parkland Blvd. – (Presenter: Tammy Eveson)

Staff presented the item, noting that it had previously been tabled from the December Planning Commission meeting. A public hearing was held during that meeting, and because no additional public hearing was required, no further public notice was provided for the current meeting.

Staff explained that the item was tabled in December to allow the applicant additional time to submit required plans, drawings, and supporting documentation needed for staff to complete its review. The applicant has since provided the requested materials, and the project has gone through review with the Development Review Committee (DRC).

Staff reported that the proposed plans appear to meet the requirements and intent of the applicable zoning regulations. The applicant is requesting approval to construct a 12,000-square-foot storage building located north of the existing restaurant.

The applicant provided site plans demonstrating compliance with parking requirements. Because the proposed building will primarily be used for storage purposes, minimal additional parking is required; however, the proposed plan includes adequate parking. The site plan provides for 24 parking stalls, including two Americans with Disabilities Act (ADA) accessible stalls.

Staff noted that one item reviewed was the loading dock located on the north side of the proposed building, which required screening. The applicant has addressed this requirement and included screening on the submitted plans.

Staff also discussed a proposed third driveway access to the storage building area. City code allows two driveway accesses for properties with frontage between 250 feet and 500 feet. Additional driveway access for properties with frontage exceeding 500 feet may be considered and negotiated with the City. Staff and the DRC determined that, due to the size of the frontage, a third driveway access appears reasonable; however, the decision remains at the discretion of the Planning Commission.

Staff reported that no public comments or concerns had been received regarding the application.

Staff recommended approval of the site plan.

MOTION

MOTION TO APPROVE BY COMMISSIONER KOTTER

SECONDED BY COMMISSIONER SPEELMAN

CONDITIONS: subject to outstanding conditions identified in the City Engineer's memorandum and staff/Public Works comments. The motion included acceptance of the DRC recommendation regarding the additional driveway access.

VOTE:UNANIMOUS

Site Plan Amendment: Consideration of a Site Plan Amendment for an existing business for the expansion of an existing business located at 2744 N 1600 W (Parkland Blvd.) – Public Hearing (Presenter: Tammy Eveson)

Staff presented a site plan amendment request for a proposed 24,000-square-foot expansion on the east side of the existing building. The expansion will modify parking and traffic circulation but will not change the permitted use of the property.

The applicant is proposing 210 parking stalls, including six ADA stalls. Staff reviewed parking requirements and determined the proposed parking is sufficient based on the number of employees during the highest shift.

Staff noted that the applicant received a setback variance from the Board of Adjustments allowing the building addition to encroach approximately two feet into the south setback area near the cul-de-sac.

No signage changes are proposed. Landscaping and open space requirements have been addressed through the submitted site plan. Staff requested an upgrade to the existing fence along the railroad right-of-way to comply with code requirements for a solid, non-climbable fence at least six feet in height.

Staff recommended approval, subject to corrections identified in the City Engineer's memorandum and revisions to the submitted plans.

Matt Wardle – The applicant indicated no concerns with staff's recommendation to upgrade the fence along the railroad right-of-way to meet code requirements. The applicant explained that the current building layout was affected by the later construction and adjustment of the cul-de-sac, which resulted in the setback issue requiring a variance. Commissioners asked the applicant about the possibility of future access from the rear parking area into the cul-de-sac for ingress, egress, or emergency access purposes. The applicant confirmed that access is available from the rear parking area, although it was not shown on the submitted drawing, and that the area provides adequate vehicle access.

MOTION TO OPEN PUBLIC HEARING BY COMMISSIONER STOKES
SECONDED BY COMMISSIONER SPEELMAN

NO PUBLIC COMMENTS

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

MOTION

MOTION TO APPROVE BY COMMISSIONER GOSSNER

SECONDED BY COMMISSIONER STOKES

CONDITIONS:subject to any outstanding conditions identified in the City Engineer's memorandum and staff and Public Works comments regarding the application plans.

VOTE: UNANIMOUS

Preliminary and Final Subdivision: Consideration for recommendation to the City Council of a preliminary subdivision and contingent final subdivision approval for the subdivision of two vacant parcels of land – Weber County Parcels: 19-017-0146 & 19-017-0147. (Presenter: Andrea Steiniger)

Staff explained that the application was initially submitted as a minor subdivision consisting of a single lot. The proposal has since been revised to include one buildable lot and a separate parcel for a detention basin.

At the recommendation of the City Engineer, the application was brought before the Planning Commission and City Council as a precautionary measure because it involves the adjacent public street.

Staff requested approval of the preliminary subdivision plat and approval of the final subdivision plat contingent upon City Council approval of the preliminary plat. Staff explained that the standard approval process would require preliminary approval by the Planning Commission, preliminary approval by the City Council, and then final approval by the Planning Commission at a subsequent meeting. However, because the project is in the final stages of development and all outstanding issues have been resolved through coordination with the developer and City Engineer, staff recommended considering both the preliminary and final subdivision plats concurrently to avoid delaying the project.

Staff provided an overview of the Farr West/Pleasant View development, noting that the project spans both municipalities and is located behind the Maverik on 2700 North. The portion under consideration consists only of the triangular parcel located within Pleasant View City.

Staff noted that Farr West City has completed approval of the subdivision plans within its jurisdiction. Development plans for the Pleasant View parcel have not yet been finalized. Staff also explained that the future connection to 1740 West will be addressed through a separate subdivision plat, which will provide access adjacent to Jimmy John's.

Staff confirmed that the Pleasant View portion of the development includes one buildable lot, which is currently zoned MCM. The applicant has indicated that a future rezoning request to MP-1 may be considered. Staff noted that the overall triangular parcel contains approximately 8.01 acres.

A commissioner inquired about the location of the proposed lot and future roadway. Staff explained that the lot will be located north of 2775 North and that the roadway will ultimately be named Woodsonia Avenue.

Commissioners discussed Pleasant View City's role in administering funding for the project and questioned why the City serves as the project manager for infrastructure improvements associated with the development. Staff explained that, under an agreement approved in 2024, Pleasant View was designated to administer the funding and reimburse the developer as part of the project.

A commissioner also asked about the need for an additional detention basin. Staff explained that the existing Weber County Horseshoe Pond could not be used because Weber County would not permit the development to discharge stormwater into that facility.

Additional discussion addressed utility service responsibilities. Staff explained that Farr West City's sewer and stormwater systems could not adequately serve the development area, resulting in an interlocal agreement approved by the City Council assigning those services to Pleasant View. Staff noted that Pleasant View will receive applicable impact fees and 50 percent of the ongoing sewer service fees associated with the development.

Hayden Peterson of Landmark Consultants – Woodsonia representative
Planning commission asked about the proposed roadway alignment, noting that the eastern roadway connection does not align with the intersecting road. The applicant explained that an existing building prevents the roads from being aligned to create a four-way intersection. Planning commission expressed concerns about potential traffic patterns and the use of the roadway as an alternate route to avoid congestion near Maverik. The applicant clarified that while Woodsonia Avenue is expected to carry traffic, the eastern stub road will terminate in a cul-de-sac serving only adjacent businesses and is not expected to generate significant traffic.

**MOTION TO RECOMMEND APPROVAL BY COMMISSIONER MORRIS
SECONDED BY COMMISSIONER KOTTER**

CONDITIONS: contingent upon the City Council's approval of the preliminary plat, for the subdivision of the two vacant parcels as described in the application.

VOTE: 4 YAY/1 NAY(Gossner)

3) LEGISLATIVE ITEMS

Development Agreement: Consideration for recommendation to the City Council of a Development Agreement for a commercial development project in Pleasant View City and Farr West City. – Public Hearing (Presenter: Andrea Steiniger)

Staff presented the proposed development agreement, explaining that it addresses project funding and reimbursement procedures and does not include any land use exceptions or deviations from City ordinances. Within Pleasant View City, the project encompasses parcels 195110001 and 195110011, located in the northern portion of the overall project. Additional project parcels are located within Farr West City.

The agreement establishes the process for administering WACOG funding awarded jointly to Pleasant View and Farr West for eligible infrastructure improvements. Staff explained that Pleasant View serves as the administering agency and will process reimbursement requests submitted by the developer before requesting reimbursement from WACOG, which distributes funds only to governmental entities.

Staff further explained that the agreement provides for reimbursement of costs associated with the Jimmy John's roadway connection and the widening of the east-west portions of Woodsonia Avenue from the standard 70-foot width to an 80-foot width, as requested by Pleasant View and Farr West.

Staff also reviewed UDOT's participation in future improvements to 2700 North, including dual left-turn lanes at 1740 West and a raised median. UDOT has committed \$250,000 toward these improvements and, similar to WACOG, will reimburse Pleasant View, which will then reimburse the developer in accordance with the agreement.

Staff reviewed the interlocal agreements included with the development agreement. One agreement outlines the participation of Pleasant View and Farr West in the WACOG funding program, while the other governs stormwater, sewer, transportation, and other infrastructure responsibilities for the multi-jurisdictional development.

Staff also reviewed the cost-sharing table, noting that it had been refined through coordination between Jones & Associates and representatives from Farr West City to establish final quantities, unit costs, and reimbursement amounts.

The total eligible project cost is approximately \$3.7 million, which is within the available WACOG funding of approximately \$5.4 million. Staff noted that the City has also submitted reimbursement requests for engineering expenses incurred on the project.

Staff recommended that the Planning Commission forward a recommendation of approval for the development agreement to the City Council.

Staff emphasized that, unlike other recent development agreements considered by the City, this agreement does not address land use, zoning, lot configuration, or development standards. Its sole purpose is to establish the process for administering and reimbursing project funding.

The Planning Commission asked how cost overruns would be handled under the reimbursement agreement. Staff explained that reimbursement is based on established unit prices. While material quantities may vary if additional work is justified, the approved unit prices will remain fixed. Staff confirmed that total reimbursement cannot exceed the approximately \$5.4 million in WACOG funding awarded to the project. The Planning Commission expressed its desire to ensure appropriate checks and balances within the reimbursement process.

The Planning Commission discussed the City's level of risk associated with the development agreement and sought assurance that appropriate safeguards were in place before making a recommendation.

Staff explained that the project cost-sharing schedule had been thoroughly reviewed by the City's engineers and legal counsel. Staff further noted that reimbursement would only occur for eligible completed work. In addition, the subdivision approval requires the developer to provide financial security, such as an escrow account or letter of credit, to ensure the project can be completed if the developer is unable to do so.

MOTION TO OPEN FOR PUBLIC HEARING BY COMMISSIONER SPEELMAN
SECONDED BY COMMISSIONER STOKES

SCOTT NICHOLSON(resident) – expressed concerns about future traffic impacts as additional properties north of the development are eventually developed. They noted that a significant amount of undeveloped land remains in the area and encouraged the City to consider long-term transportation planning, including the need for additional access routes beyond 2700 North to accommodate future growth.

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

MOTION TO RECOMMEND APPROVAL BY COMMISSIONER STOKES
SECONDED BY COMMISSIONER MORRIS

CONDITIONS: as presented by staff, including the recommendations provided by staff and engineering

VOTE: 4 YAY / 1 NAY (Gossner)

4) ADJOURNMENT

Staff thanked Planning Commission members who completed the Open Public Meetings Training and noted that follow-up would be provided to Brian to complete the remaining requirements before becoming a full voting member.

The Commission discussed the upcoming April meeting schedule. The meeting is currently scheduled for April 2nd 2026.