

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
March 3, 2022**

MEMBERS PRESENT

Andy Neff
Dan Crandell
David Park
Dean Stokes
James Cummings *aka Jim*
Jeff Bolingbroke
Julie Farr via Zoom
Manya Stolrow
Sara Urry, City Council
Amy Mabey, City Administrator
Dana Shuler, Jones & Associates

VISITORS

Scott Folsom
Ryan Lowe
Scott York
Melissa Bell
David Bell
Brandon Stephenson

Commission Chair, Andy Nef, called meeting to order at 6:00pm

OPENING PRAYER: Dean Stokes

PLEDGE OF ALLEGIANCE: Dean Stokes

DECLARATION OF CONFLICT OF INTEREST: There were no conflicts of interest designations.

CONSENT AGENDA: Dean moved to approve the agenda. Motion was seconded by Bolingbroke. Voting was unanimous in favor. The minutes from February 17, 2022 will be reviewed at the end of the meeting under commission business.

SCHEDULED ITEMS:

ADMINISTRATIVE

1. Discussion/Decision: Consideration of a Site Plan for a new commercial development, Pleasant View Warehouse, located at approximately 3155 North Highway 89.

Amy said this is for a warehouse/office on highway 89. Amy presented the staff report and due to unanticipated delays in critical components for the agenda item, staff recommends this item be tabled until April 7, 2022.

Motion was made by Jeff to table item #1 until the April 7, 2022 meeting. Motion was seconded by Dan. Voting was unanimous in favor.

2. Discussion/Decision: Consideration of a Site Plan for a new commercial development, SunPro, located at approximately 995 West 2700 North.

Amy presented the staff report for the site plan approval and thanked the Commission for their patience while we don't have a planner on staff. The zoning is compliant with the current code in a C-2 zone. Amy showed the process that takes place with site plan approvals before the item is presented to the Planning Commission.

Amy showed the site plan characteristics which include two buildings. One building for office/retail space and another for millwork. Other areas highlighted in Amy's presentation were the parking facilities, private driveway extending to 2550 North, fencing and concrete masonry, roadway conversion on 1000 West and curb, gutter and sidewalk along the roadway, excluding along 2700 North, as that is currently in place.

Amy stated that notices were sent out but the city had not received any public comment at this time. A rendering of the site was presented, along with fencing examples. The site plan was shown for visual explanation of the project.

Dana Shuler said that they worked with the developer to convert 1000 West to a two-way road. The city will contribute money to the project and the cost will be shared with the developer. A map was showed to illustrate the flow of traffic along 2550 North and 1000 West, along with highway 89. A short discussion took place regarding the flow of traffic for the business, as well as through traffic on 3 sides of the project, including semi-truck traffic. Ryan Lowe with Sunpro spoke with the Commission and clarified the traffic information. Retail will be fairly small, it will mostly be contractors via a pick-up. Ryan described how Sunpro is planning on traffic flow and what their intentions are regarding the traffic for both retail and semi-truck traffic. A discussion took place regarding UDOT, highway 89, 2700 North, Washington Blvd, etc. and the options available for traffic. 12-15 box trucks per day and about 6 big semi-trucks per day are anticipated to come through Sunpro.

Amy said Sunpro is planning on using xeriscaping throughout the project. Amy showed the recommended conditions for approval which are:

- City Council approvals including an ordinance amendment regarding distance from UDOT roadways and escrow and storm water agreements.
- Finalizing the storm sewer connection and storm water construction activity permits.
- Secondary water will-serve letter.
- Right-of-way dedication and easements.
- Final site plan approval from the Development Review Committee.
- Conditional use permit as a formality to clarify the process due to an inconclusive ordinance at time of application.

Jim moved to open a public hearing. Motion was seconded by David. Voting was unanimous in

favor.

That intersection has always been an issue and we've requested a traffic light there. We have dozens of trucks a day that make left hand turns onto that road. Andy asked Amy to pull up a map of the area so they can see what was being referred to. He said sometimes during the day you can get out but other times "good luck".

Resident @ 1075 W 3250 N asked for clarification on the trucks regarding the emergency center. The roads are not wide enough. The road going north will not be wide enough for a semi to turn. Andy said that any trucks turning that way will have to wait until there are no cars coming the other direction.

Someone followed a truck through those roads for one of his deliveries to see what happened. The truck was able to take the corner even with another car coming the other way. I have video I can show you, it is a turn able corner and I'm happy to show you what I recorded and that was at about 3:00 pm when there was traffic.

With no further comments, Dean moved to close the public hearing. Motion was seconded by Dean. Voting was unanimous in favor.

The commission agreed that Sunpro has done their homework and has looked into how this would work for both their company and the city. The commission expressed their excitement over the business coming to Pleasant View.

Julie asked about the truck delivery hours and how that may affect the residential area along 2550 north if they change those hours in the future from the current 7:00 am to 5:00 pm time frame? Andy said he doesn't think it will be a problem because it's on the corner and there isn't a massive amount of housing there. It meets the ordinance and I work down the street from another one of their facilities and they are great neighbors. They are very busy and I wanted to make sure the traffic flow won't cause us any issues and I feel they've done their homework and the traffic flow is mitigated into their system.

Manya asked what the secondary water would be used for if the applicant is going to have xeriscaping. Amy said it's a product and requirement of our ordinance.

David moved to recommend approval with the listed conditions based on the staff report and discussion. Motion was seconded by Julie. Voting was unanimous in favor.

LEGISLATIVE:

PUBLIC HEARINGS:

3. Discussion/Decision: Amend the Pleasant View Municipal Subdivision Codes § 17.02.080, § 17.06.020, and § 17.10.030 - to amend noticing requirements for Preliminary Subdivision Applications and Minor Subdivision Applications.

Amy presented both item #3 and item #4 together. We have to obviously meet state code, but some of the things that we do for noticing are kind of a courtesy thing such as connecting with property owners in a certain radius of the project. The current ordinances vary and some are

300' and others are 500'. We're recommending the larger radius of the two for consistency reasons. With the mailings we would follow similar protocols and keep things consistent. Additionally, all of our items and agendas are posted on the city and state website. Red lines were presented to the Commission before the meeting tonight. Jeff said he has a friend that has to provide a list to another city, but Pleasant View requires something different. Amy said a discussion has occurred regarding that process and we verify the names but it's easier to build in the postage and staff time. Jeff said he doesn't have a preference, he was just curious why the process was different. Jeff said it was nice that Jill provided him a list. Jeff asked about the state website and the city website. Amy explained that they are in both locations and you can sign up for notifications on the state's website so you receive an email every time a new item is posted.

Manya asked about the envelopes and stamping and it's currently up to the developer. Amy said the developer brings in the labels, envelopes and postage to the city and then they're sent out. Manya said if we have a new fee, the city would just do that for the developers. Amy said it's something that we can look into. Manya said that would be one less thing for me as a developer to worry about and have to do. She would rather pay someone to do that part for her. Dean said that should fall under the city because it's up to us to ensure the correct property owners are being notified. Dean said we should come up with a flat rate per address that we would charge, it should be simple and should be our responsibility.

Dean moved to open the public hearing. Motion was seconded by Jeff. Voting was unanimous in favor.

David moved to close the public hearing. Motion was seconded by Jeff. Voting was unanimous in favor.

Jeff moved to recommend amending the Pleasant View Municipal Subdivision Codes § 17.02.080, § 17.06.020, and § 17.10.030 - to amend noticing requirements for Preliminary Subdivision Applications and Minor Subdivision Applications to the city council. Motion was seconded by David . Voting was unanimous in favor.

4. Discussion/Decision: Amend the Pleasant View Municipal Zoning Code § 18.02.050 to amend noticing requirements for Land Use Ordinance and Zoning Map amendments.

Dean moved to open the public hearing. Motion was seconded by Manya. Voting was unanimous in favor.

Dean moved to close the public hearing. Motion was seconded by Dan. Voting was unanimous in favor.

Dean recommended approval to city council to amend the Pleasant View Municipal Zoning Code § 18.02.050 to amend noticing requirements for Land Use Ordinance and Zoning Map amendments. Motion was seconded by Jeff. Voting was unanimous in favor.

OTHER BUSINESS

5. Commission Communications

Andy reminded the Commission that when Amy sends an email, please let Amy know if you won't be able to make it to the meeting. Andy asked the Commission to reply to just Amy, not to the entire Commission. When you say reply all you technically created a meeting, since it's with the entire Commission.

6. Staff Communications/Training

Due to audio issues with the last Planning Commission meeting audio recording the Commission went over the missing information on the draft minutes from February 17, 2022. The amended/updated minutes will be presented at the next meeting for approval.

Amy mentioned the APA conference. The next meeting will be April 7, 2022. Amber Corbridge will be our new Planner. She is starting work in Pleasant View on March 14, 2022 and has been a Planner in Ogden for the last 4 years.

Sara Urry informed the Commission that we don't have a host for the Car Show this year for Founder's Day. Sara explained that the host sets everything up, gets participants, etc.

Adjourned at: 7:38pm