

**MINUTES OF A REGULAR PLEASANT VIEW CITY  
PLANNING COMMISSION MEETING HELD  
December 9, 2021**

**MEMBERS PRESENT**

Andy Nef  
Dan Crandell  
David Park  
Dean Stokes, *Absent*  
Keith Preece  
James Cummings *aka Jim*  
Jeff Bolingbroke, *Excused*  
Julie Farr  
Sara Urry, City Council  
Amy Mabey, City Administrator  
Jill Hunt, Planner

**VISITORS**

Bryan Smith  
Tym & Douglas Dickson

Commission Chair, Keith Preece called meeting to order at 6pm

**OPENING PRAYER:** Keith Preece

**PLEDGE OF ALLEGIANCE:** Keith Preece

**DECLARATION OF CONFLICT OF INTEREST:** none

**CONSENT AGENDA:** Motion was made by Commissioner Cummings and seconded by Commissioner Farr. The voting was unanimous in favor of approval of the agenda.

**SCHEDULED ITEMS:**

**LEGISLATIVE**

1. **Discussion/Recommend to City Council:** A new zoning ordinance A-4.

Jill presented for both the new ordinance A-4 and the rezone as they went hand in hand. She presented the use requirement for the zone is strictly agriculture and no residential. It was asked to why, Jill stated this would protect the commercial corridor better than having a residential zone in the location the Dickson's are requesting.

Commissioner Nef made the motion to open the public hearing. It was seconded by Commissioner Park. Voting was unanimous in favor to open the public hearing.

Mr. & Mrs. Dickson, 3930 N 3500 E, talked about having the right to come and apply for the rezone. He stated they are between a rock and a hard spot as they were ok with the rezone to commercial thinking it would just go up anywhere between a few hundred to a few thousand, but it went up six times as much. He talked about how it is different holding meetings on zoom versus in person. Keith stated with zoom people were still able to make comments and voice concerns and talked about the five-acre green belt. Mr. Dickson stated they do not qualify for the green belt as they are under the five-acre rule, and they have horses on there. He stated he has spoken with the county and was told because we rezoned their property that is why the property taxes went up as high as they did. Keith also stated he spoke with a

professor from Weber State regarding rezoning along with general plans. He was informed by the professor that it could lead to legal issues if we do not follow the general plan and do things for one and not others. Jill confirmed the statement that it is a possibility it could open up issues which could lead to legal matters.

Bryan Smith, 5425 S 3675 W, stated we could rezone the property to help them out.

Sara Urry, Council, stated during the meeting there was one person that did voice concern which was the Belnap property owners. She stated that regardless we could reach out to the county to see what options the Dickson's have with their property. Amy confirmed we would do so.

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Cummings. Voting was unanimous in favor to close the public hearing.

Andy stated when the rezone came in 2020 to move towards the general plan we weren't going to go back and forth repeating the rezoning. The goal was to move forward. Julie agreed and also stated she feels their pain as she is going through the same thing within a different city, having property taxes raised due to not meeting the green belt rule.

Commissioner Nef made the motion to recommend denial to the City Council regarding the adoption of A-4 zone. It was seconded by Commissioner Park. The voting was unanimous in favor to recommend denial to the City Council regarding adopting A-4 ordinance.

2. **Discussion/ Recommend to City Council:** Rezone request from C-2 to A-4 for Dickson property located on 2700 N, parcel 17-066-0023.

Jill presented for both the new ordinance A-4 and the rezone as they went hand in hand. She presented the use requirement for the zone is strictly agriculture and no residential. It was asked to why, Jill stated this would protect the commercial corridor better than having a residential zone in the location the Dickson's are requesting.

Commissioner Nef made the motion to open the public hearing. It was seconded by Commissioner Farr. Voting was unanimous in favor to open the public hearing.

Mr. & Mrs. Dickson, reiterated what was stated in previous public hearing. He stated the commission can do the right thing and look out for the residents.

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Crandell. Voting was unanimous in favor to close the public hearing.

Commissioner Nef made the motion to recommend denial to the City Council because the General Plan does not support the zone. It was seconded by Commissioner Cummings. The voting was unanimous in favor to recommend denial to the City Council regarding the rezone.

**ADMINISTRATIVE**

3. **Discussion/Decision:** Planning Commission dates for 2022

Jill presented the dates for the 2022 calendar year. The voting was unanimous in favor to accept the presented dates for Planning Commission meetings in 2022.

4. **Discussion/Decision:** Chair and Vice-Chair for 2022

Keith made the motion to nominate having Andy Nef as the chair for 2022. It was seconded by Julie Farr and the voting was unanimous in favor for Andy Nef to be the 2022 Chair.

Andy made the motion to nominate having Julie Farr as the vice-chair for 2022. It was seconded by Keith and the voting was unanimous in favor for Julie Farr to be the 2022 vice-chair.

**OTHER BUSINESS**

1. Commission Communications
2. Staff Communications/Training

**Adjourned at: 7:47pm**