



Pleasant View Planning Commission

Meeting Agenda

Thursday, December 1, 2022

6:00 p.m.

6:00 P.M. 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.

6:05 P.M. 2. **Administrative Considerations.**

- a. Proposed Conditional Use Permit (CUP) and Site Plan for expansion of Wildcat Storage units, located at approximately 600 West 2550 North

6:30 P.M. 4. **Public Hearings – Legislative Considerations and Recommendations to City Council.** (*Recommendations for Approval/Denial of Zone Text Amendments*)

- a. Zoning map amendments to consider adjusting the zoning district for property at approximately 1630 West, between Pleasant View Drive and Highway 89, (Weber County Parcel # 19-014-0078), from RE-15 to RE-20

7:00 P.M. 5. **Land Use Training**

8:00 P.M. 6. **Remarks from Commissioners and/or Staff**

8:05 P.M. 7. **Adjournment.**

*Notice is hereby given that the Planning Commission of Pleasant View City will hold a meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, December 1, 2022, at 6:00 PM.***

Notice posted November 29th, 2022 / Brandon Bell, Planning & Zoning Administrator.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for this meeting should call the Pleasant View City Offices at 801-782-8529, at least 24 hours prior to the meeting.



Planning Commission Staff Report

AGENDA
ITEM
#

Budge Property Rezone Request December 1, 2022

BASIC INFORMATION

Application Number:	RZ 22.02
Applicant:	Diane Budge
Owner:	Diane Budge Trust
Acreage:	.01 acres / 575 square feet
Location:	North of Pleasant View Drive, West of 1500 West
Current Zoning District:	RE-15
Future Land Use:	Low Density Residential
Zone Requesting:	RE-20

Planning Commission Review

The Planning Commission and the City Council will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the master plan and surrounding land uses and its impact on the surrounding area. They will consider also whether the proposed development, and in turn the petitioned-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. They may require subsequent changes in the concept development plan to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts. (Ord.2013-2, dated 5/28/13)

Proposal

The applicant is requesting to rezone to an extremely small piece of property at approximately 1573 West, south of Pleasant View Drive, from RE-15 to RE-20. This is a very minor 'clean-up item', of a small parcel, in anticipation of future development. This smaller parcel is anticipated to be combined with the larger parcel immediately to the north. The current zoning of the property is RE-15. The applicant is applying to change the zoning to RE-20, which would be consistent with the zoning of the larger parcel to the north.

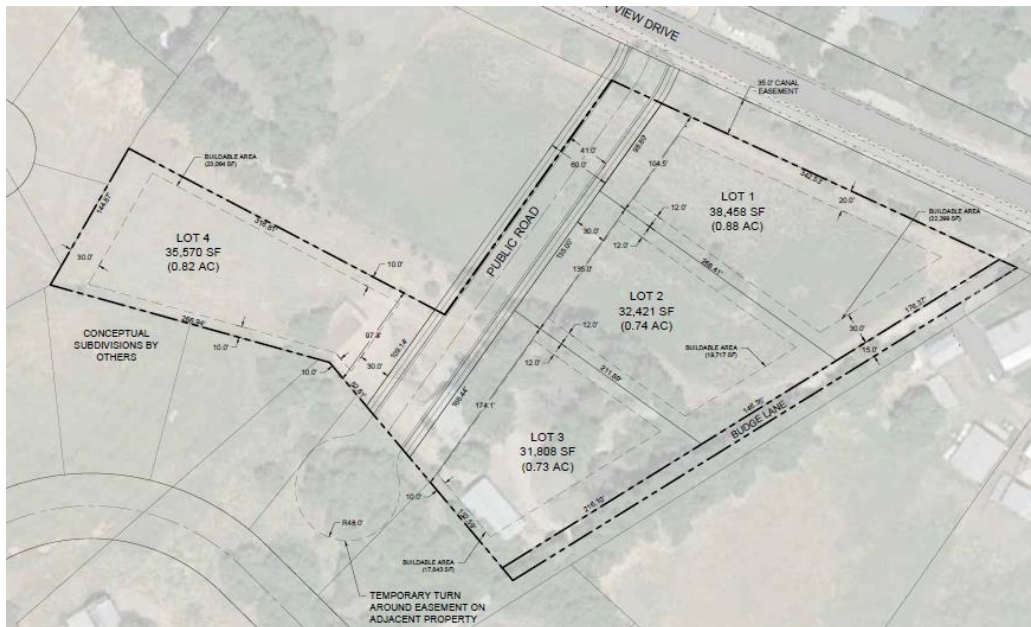
The rezoning, if approved would be a slightly lower-density zone. However, given the size of the parcel, will have no significant effect on the ability to develop the property to the north.

Zoning Map

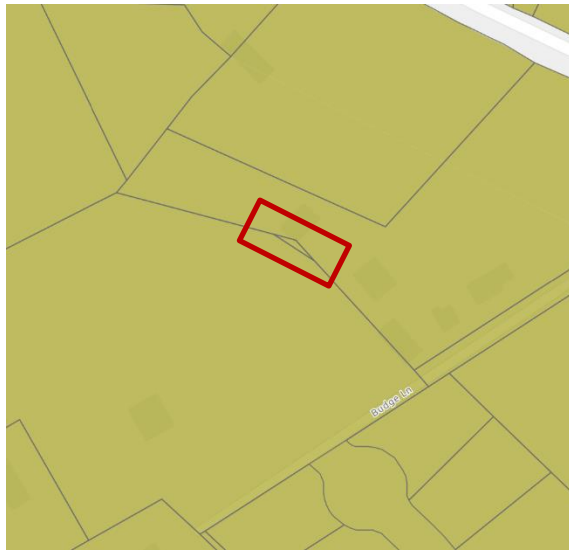
The zoning map shows the current zoning in this area:



The following is the most recent plan for the property immediately to the north, which property currently has the RE-20 zoning designation:



Future Land Use Map



The Future Land Use Map identifies the property as in the Low-Density Residential land use category, which is identified as being 2-3 Units per acre. The request to rezone the Budge property from RE-15 to RE-20 is supported by the General Plan and meets area compatibility. The application to adjust the zone, from the RE-15 zone to the RE-20 zone is consistent with the Future Land Use Map, which is a part of the General Plan.

Factors for Consideration

A concept plan was submitted with the application.

Public Comment

There are currently no comments.

This item was noticed on the City website and on the State Public Notice Website.

Staff Recommendation: This item is an extremely simple 'clean-up' item, for a very small piece of property, which is anticipated to be combined with adjacent property immediately to the north. The proposed rezoning of the property to RE-20, is consistent with the Future Land Use Map designation for this area of Low-Density Residential, and will zone the property consistent with the property immediately to the North for which there is a concept development plan.

ATTACHMENT 1) Vicinity Map

STAFF CONTACT

Brandon Bell
bbell@pleasantviewcity.com
801-782-8529 Ext: 471

EXHIBITS

- A. Application information
- B. Draft Proposed Ordinance

tax ID # 19-014-0078



**PLEASANT VIEW CITY
APPLICATION FOR ZONE CHANGE**

LOCATION: S24, T7N, R2W, SLB&M ACREAGE: 575 sqft

CURRENT ZONE: RE-15 PROPOSED ZONE: RE-20

PARCEL ID NUMBERS: 19-014-0078

PROPOSED USE: Residential

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Diane H Budge Trust PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: Both

APPLICANT/AGENT:

NAME: Diane H. Budge / Sean Brierley PHONE: above FAX: _____

ADDRESS: _____ EMAIL: above

The information on this form is true and accurate to the best of my knowledge. I understand it is my responsibility to pay Pleasant View City for all professional and any other fees associated with this application as stated in section 17.02.100 of the subdivision ordinance.

Application will not be accepted unless all appropriate documents are attached. See check list documents required.

Diane H Budge Marie Halphon
Signature of Applicant/Agent Signature of City Rep.

For City Use

DATE SUBMITTED: 11/4/2022 TAKEN BY: LH

FEES (DUE AT TIME OF APPLICATION)

\$150.00	Date Paid	<u>11/4/22</u>	Amt.	<u>150.00</u>
~~\$200.00~~ (Noticing Fee) <u>75.00</u>	Date Paid	<u>11/4/22</u>	Amt.	<u>75.00</u>
Other Fees (if any-see City)	Date Paid	_____	Amt.	_____

Form Date: September 2020

Total Paid \$225.00