

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

**MEMBERS PRESENT**

Andy Nef, *via Zoom*  
Dan Crandell, *excused*  
David Park, *excused*  
Dean Stokes, *absent*  
James Cummings *aka Jim*  
Jeff Bolingbroke  
Julie Farr  
Manya Stolrow  
Leonard Call, Mayor  
Sara Urry, City Council  
Amy Mabey, City Administrator  
Jill Hunt, Planner

**VISITORS**

Paul & Kim Hadley  
Alexis Hammer  
Matt Knudson  
Bill Purcell  
Mike Bailey  
Brent Bailey  
Dave Whitaker  
Kenny Gertge  
Jim Flint  
Jayson Adam  
Dave Laloi

Commission Vice-Chair, Julie Farr, called meeting to order at 6pm

**OPENING PRAYER:** Jeff Bolingbroke

**PLEDGE OF ALLEGIANCE:** Jim Cummings

**DECLARATION OF CONFLICT OF INTEREST:** Jeff said he has a conflict of interest with item #'s 4, 5, and 6.

**CONSENT AGENDA:** Jim made a motion to approve the agenda and the meeting minutes from January 6, 2022, with a correction to make a complete sentence under item #3. Motion was seconded by Jeff. Voting was unanimous in favor.

**SCHEDULED ITEMS:**

**LEGISLATIVE**

1. **Discussion/Recommend to City Council:** Amendment to code 18.43.240 Design Requirements.

Jill explained the amendments that are needed to take into account the types of building and uses that can be used on the large parcels. The amendments will fit the modern building that is now occurring in Pleasant View. The Development Review Committee met and came up with the recommendations in the staff report for presentation and a recommendation on the changes to the City Council.

Manya asked about the width of driveways. Jill stated residential driveways are 30' and Amy said commercial driveways are usually 50' but there are circumstances that could be worked out for larger driveways through engineering.

Andy asked if we're still encouraging driveways to be shared with commercial developments. Jill said the DRC group will always look at those. Amy said that comes up due to the restrictions from UDOT. Jill said that's part of the reason we wanted to do two in some commercial circumstances and it would keep the flow off those major roads such as Rulon White.

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

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

Motion was made by Jim to recommend approval of the design requirement amendments as discussed and presented in the staff report. Motion was seconded by Manya. Voting was unanimous in favor.

2. **Discussion/Recommend to City Council:** Amendment to Chapter 18.31 CP-1, CP-2, and CP-3 zone adding Assisted living as a use.

Jill said we don't have many areas that allow assisted living facilities. We thought we'd look at CP-1, CP-2, and CP-3 and see if the Commission would be willing to consider this use in these areas. Jill pointed out the areas in the city where each of the zones lie. We looked at traffic issues but also wanted to have a neighborhood feel. We're asking for either a permitted use or you could also allow it as a conditional use.

Jill explained the difference between the CP-1, CP-2, and CP-3 zones for the newer members of the Commission. Jill also explained the difference between a permitted use and a conditional use. If someone came in and asked for a rezone to one of these zones, it would come to Planning Commission for a recommendation before going to the City Council for a final decision. If the amendment is a conditional use, every application would come to the Planning Commission. If the amendment is approved as a permitted use, they would come to the Commission with their site plan.

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

With no public comments made, Jim moved to close the public hearing. Motion was seconded by Manya. Voting was unanimous in favor.

Jeff moved to recommend approval to add assisted living as a conditional use in all three zones based on the discussion and staff report. Motion was seconded by Jim. Voting was unanimous in favor.

#### **ADMINISTRATIVE**

3. **Discussion/Decision:** Conditional Use of a Barn within Pole Patch Subdivision, located at 4903 Pole Patch Dr.

Jill said this is a conditional use due to it's location. Anything within an A-5 zone, which is our sensitive area, has to go through this process. The Development Review Committee (DRC), looked at all the possible issues with animals, water shed, coverage of the lot, etc. This applicant has met all of our requirements. Andy asked for clarification that this building meets the standards for the allowable covered area on the lot as well as water and fire issues. Jill said all of those items have been looked into and they are not a concern.

Jeff moved to approve the conditional use for a barn within the Pole Patch subdivision. Motion was seconded by Jim. Voting was unanimous in favor.

4. **Discussion/Decision:** Site Plan: Flex Space building located at 2738 Rulon White Blvd parcel 19-435-0003

Jill showed the location of the project and said this is one of the projects that they looked at approaches for. This will be three flex buildings and there are some conditions that are being worked through. The big items are contingent on the City Council approving item #1 regarding the

approaches, Bona Vista Water needs to approve the project and the Development Review Committee would need to give their final approval.

Julie asked if the Public Works Director has had a chance to review the project. Jill explained that he is part of the DRC and he has been involved. A short discussion took place on the finer details of the requirements listed under conditions on the staff report.

Andy said it seems that we're rushing this through and there are a lot of things were waiting on. Are we rushing this to the point that it is not ready to be before us tonight? Why are we not waiting for the next meeting before it is proposed to us? I do not feel like we have a complete packet. I do not feel like there's anything I would be recommending to the City Council because there are so many things that aren't complete that staff is still looking at. Jill said that there have been some updates and we are confident and comfortable with this coming to the Commission at this point. We have had a few in that area where we have had to go in and clean up after the fact so if we do make a motion tonight, how do we make sure we don't miss anything and we tie up all the loose ends. Andy said the city has paid the price in the past when we've had something similar that shouldn't have been approved because they were still working on items for their project and I want to make sure that we don't let that happen again.

Amy said one of the things that happened was the perfect storm when we received multiple major projects at the same time. We are excited for the growth that's coming and we're changing up how we're doing things and when there are red lines we're going to sit down with those developers and the Development Review Committee along with the applicants' engineers. We have started those meetings this week and we are experiencing some legitimate growing pains as a city, and we want to work with developers and be accommodating. You asked a great question Andy and one of the recommendations listed is final approval from our DRC to ensure that there is a final check-in.

Andy asked that full packets are given to the Commission in the future so they feel more comfortable giving approval as we've been burned in the past with some projects in the same area. Julie agreed with Andy and said that the Commission relies heavily on staff to guide them and she generally reviews the packet and even drives by the parcels before meetings.

Jim moved to approve the flex space building based on the discussion, staff report, and conditions from the Development Review Committee, with the DRC giving a final review. Motion was seconded by Manya. Voting was unanimous in favor.

5. **Discussion/Decision:** Commercial Preliminary subdivision 2700 N located at appx 385 W 2700 N

Amy presented the proposed preliminary subdivision. Amy showed the area of the proposed project. The project is compliant with the current zoning. Amy showed the site plan and said we will only be talking about one specific pad. We have three remaining conditions. One is the UDOT final approval, verification of all city ordinances being met, and the final subdivision approval once again from the DRC.

There are quite a few pads and parking areas within the subdivision as a whole. Ultimately each pad will come asking for site plan approval. Manya asked how many businesses will potentially go in. Amy said she does not have that number at this time but one of the pads will have a site plan request as the next item on the agenda. There is not any on-site detention but Dana and Tyson have

reviewed this project. Amy apologized again about the new process that the city is undergoing with applications as we continue to grow.

Julie asked why we have not been utilizing the DRC in the past. Amy said we have been using them in a variety of different ways. Jim said that it is mentioned in the staff reports but we just have not had discussion at this level regarding the committee.

Mayor Call said the DRC meets every other Wednesday and they review the existing developments as well as new projects. We are going to start using it differently as we do not have a lot of staff. We're going to look into how to move these projects through more quickly than we have been. It is existed for quite a while but just in a different way.

Councilwoman Urry said that the developer cannot get their building permits until they complete the conditions listed.

Brent Bailey said they had a meeting last week with the committee. A lot of stuff would get lost sometimes going back and forth and it drug the process out. This meeting was great because everyone was in the meeting and we had some conversation regarding what needed to be completed. I think this will be a real help to the city going forward.

Andy said he wanted to stress the importance of rules being changed for staff to have the authority to make decisions on our behalf, but we also expect them to come to us with recommendations and full packets. The DRC meeting should be held in advance so we can have the opportunity to review it and look at what is being proposed. Just as the Mayor and City Council would expect a full packet before them. We don't like to be told that we don't have any customer service in this city because we're trying to do everything we can to get things through and work with staff but we don't want to make decisions without the information we need. Julie said she agrees with Andy but it would be helpful to the Commission if they were given some indication of what's going on in the city so they're not finding out the night of a meeting what's going on. A heads up would be nice.

The Mayor said that the plan is to meet well in advance in the future, but the perfect storm hit with this agenda. I showed up today because this is different and I knew there would be some concerns tonight. We haven't finished the process yet, so I hadn't met with Andy and we are a little unprepared. I will sit down and meet with the Commission once we have a new planner so you know what to expect. Mayor Call said he feels strongly that we should not penalize the developers because we don't have our act all in place. This was the perfect storm, applications came in all at once, with losing Jill, etc. We can make this all work.

Andy asked what happens if the conditions are not met. Amy said the project would not move forward. If there were any changes or modifications it would come back to the Commission.

Jim moved to recommend approval of the preliminary subdivision based on the discussion, staff report and the three conditions listed in the staff report. Those conditions are 1. UDOT final approval. 2. Verification that all City, State and Federal requirements are met. 3. Final Subdivision approval from the City's Development Review Committee (DRC). Motion was seconded by Manya. Voting was unanimous in favor.

6. **Discussion/Decision:** Site Plan: project name 2700 N property located at appx 385 W 2700 N

Amy showed the location off 2700 N. The zoning is compliant. Pad A is shown with driveway and parking improvements. The future phases would come forward at a later time depending on how things evolve for the developer but the parking and driveways are included. One thing to note with the parking going in, they would still be required to meet the parking requirements in the future as those other uses come into play.

Andy asked for clarification regarding the two front future pads and the layout. Amy said those would still be a site plan and would come to the Commission. Amy said approval tonight would approve the layout of the entire subdivision. Amy said there would be parking and drive-thru conditions that would be in the purview of the Commission. Julie said these things can change as businesses are enticed into coming.

Julie said this item said the conditions would be presented tonight and asked what they are. Amy said they are the same as the previous agenda item. 1. UDOT final approval. 2. Verification that all City, State and Federal requirements are met. 3. Final site plan approval from the City's Development Review Committee (DRC).

Jill said this would be similar to Mountain View Landing where the parking and driveways are all set up but then when businesses come in they fill up the other pads.

Jim moved to approve Pad A based on the discussion, staff report and the three conditions listed above. Motion was seconded by Manya. Voting was unanimous in favor.

7. **Discussion/Decision:** Site Plan: Peak View Plaza located at appx 500 W 2700 N parcels: 17-063-0071, 17-072-0065

Amy said this item is similar to the others, but in a different location. Amy showed the location of the project and said this is a site plan and not a full subdivision plan. The use is allowed in the current zone. The entrance would be off 2550 North and the driveway is being coordinated with the school across the street. We have been working with this developer as well.

There are a few more recommendations that are listed in your staff report. They are:

1. Finalize water service line.
2. Design approval from Central Weber Sewer Improvement District.
3. Implement comments to be provided by City for LID – Storm Water Quality Report.
4. Owner-executed long-term Storm Water Management Agreement.
5. Verified parking calculations for building type/use.
6. Verified drainage calculations.
7. Conditions met in will-serve letter for secondary water service.
8. UDOT final approval.
9. Verification that all City, State and Federal requirements are met.
10. Final site plan approval from the City's Development Review Committee (DRC).

Julie asked if Tyson and Dana have seen the project? Amy said yes, they have seen them and these conditions come from working very closely with Dana.

Councilwoman Urry asked if approval is recommended that all items must be addressed before a building permit would be issued and staff would ensure that happens. Andy said with that

many conditions this should have never come to the Commission tonight. This is too many items to even be discussed tonight. Councilwoman Urry said this is where a tremendous of trust comes in your staff and you as Planning Commission making sure your ordinances are written the way you want them so you feel comfortable making recommendations.

Andy said they will learn the new process. Amy said we want to go through these items so the developers know these items must be complete before issuance of building permit.

Andy asked how this ties into the other parcels they own with the restrictions in place on both 2700 North and 2550 North with UDOT. Amy said in talking with the developer there is a look at having a road go through from 2700 North through the property but that is not set in stone at this point. Amy said that is where the condition of UDOT final approval comes in play.

David Laloli, the developer said they are waiting on UDOT to firm up the access and it sounds like it is going to happen. We have a full site plan that connects all the way down to this site. The Rush Fun Center is going to go in here and they would like to open by November. It is a 77,000 square foot building. That's the only reason we've separated it and want to move forward so quickly. Julie asked if they have secondary water and storm water?

Amy said that what you are not seeing will bring it all together. Amy said it is not included in the packets. We want to line it up right across from the school and it shows the future connectivity. Amy said this is not being considered for the full subdivision. Julie asked if cross access is being worked on? Amy said they are looking for a signalized access for the connected access. Clarification was asked about item #3 on the staff report.

Jeff moved to approve the site plan as presented based on discussion and staff report with the listed conditions outlined. Motion was seconded by Jim. Voting was unanimous in favor.

## **OTHER BUSINESS**

### **8. Commission Communications**

Julie said she is really uncomfortable getting a list of 10 conditions that we're having to wade through and wonder about. We are willing to meet twice a month. I, myself on some of these would say let's just table it for two weeks. I'm afraid we're setting a precedent that you can just come and just throw it together and it's ok because it's all going to go through the DRC and then come back to us. I don't think it is necessarily fair for us or the citizens we represent. That's my comment. Amy said it's a good comment and this is not to be the norm. Julie said that's when processes are changed, she would like to know beforehand, not at the meeting. The Commission would be informed, they'll know what's going on and they're not floundering because they don't know what's happening and they're expected to be on board immediately. I don't know how my fellow commissioners feel. Many said she feels the same. Amy said staff will do better and this won't be the norm.

A discussion took place regarding the changes being made to the processes and how it's evolving.

Julie said before the meeting adjourns, she wanted to give Jill Hunt some appreciation. Julie presented Jill with a gift and wished her the best in her new adventure. Jill said she's enjoyed

every minute of her work with the Commission and said she's learned a lot. Amy extended appreciation to Jill as a staff member and a friend. Jeff thanked Jill for being patient with him and teaching him what he needs to know in his position. Councilwoman Urry said you won't find a better Planner. Jill didn't have any job training and it's been really challenging but she's done a great job.

9. Staff Communications/Training

**Adjourned at: 8:16pm**