

**MINUTES OF A REGULAR PLEASANT VIEW CITY  
PLANNING COMMISSION MEETING HELD  
January 6, 2022**

**MEMBERS PRESENT**

Andy Nef  
Dan Crandell  
David Park  
Dean Stokes, *absent*  
James Cummings *aka Jim*  
Jeff Bolingbroke  
Julie Farr  
Sara Urry, City Council  
Tyson Jackson, Public Works Director  
Dana Shuler, Jones & Associate Engineer  
Jill Hunt, Planner

**VISITORS**

Bryan Smith  
Yvonne & Travis Tams  
Jennie & Mr. Knight

Commission Chair, Andy Neff, called meeting to order at 6pm

**OPENING PRAYER:** Andy Nef

**PLEDGE OF ALLEGIANCE:** Andy Nef

**DECLARATION OF CONFLICT OF INTEREST:** None

**CONSENT AGENDA:** Jim made the motion to approve the agenda and the meeting minutes from November 4<sup>th</sup> and December 9<sup>th</sup> of 2021. It was seconded by Dan. The voting was unanimously passed.

**SCHEDULED ITEMS:**

**LEGISLATIVE**

- 1. Discussion/ Recommend to City Council:** Repeal Chapter 18.30 C-3 Commercial Zone  
Jill Presented both item one and two of the agenda. Stated the city is trying to clean up the ordinances. With the code 18.28 it is to take the place of the 18.30.

Julie made the motion to open the public hearing. It was seconded by Jeff. The voting was unanimous in favor to open the public hearing.

No public comments

David made the motion to close the public hearing. It was seconded by Julie. The voting was unanimous in favor to close the public hearing.

Motion was made by Commissioner Farr to recommend repealing the 18.30 C-3 Commercial Zone to the City Council. It was seconded by Commissioner Bolingbroke. The voting was unanimous in favor to recommend the repeal of the code 18.30 C-3 Commercial zone.

- 2. Discussion/ Recommend to City Council:** Repeal Chapter 18.34 M-2 Manufacturing Zone

Julie made the motion to open the public hearing. It was seconded by Jeff. The voting was unanimous in favor to open the public hearing.

No public comments

Jeff made the motion to close the public hearing. It was seconded by Julie. The voting waws unanimous in favor to close the public hearing.

Motion was made by Commissioner Farr to recommend repealing the 18.34 M-2 manufacturing zone to the City Council. It was seconded by Commissioner Crandall. The voting was unanimous in favor to recommend the repeal of the code 18.34 M-2 manufacturing zone.

**3. Discussion/Recommend to City Council:** Amendment to the 18.22 R-5 zone.

Jill presented the code amendments and explained why the change requests were made as Fox Meadows phase 5 technically does not allow households pets, businesses, and to also make things clear for both the builders and

Julie made the motion to open the public hearing. It was seconded by David. The voting was unanimous in favor to open the public hearing.

No public comments

Jeff made the motion to close the public hearing. It was seconded by Julie. The voting waws unanimous in favor to close the public hearing.

Commissioner Bolingbroke made the motion to recommend approval for the amendment. It was seconded by Commissioner Crandell. The discussion came up that we are still working on a patio home ordinance. Jill confirmed they are currently working on a patio home ordinance. They then voted and it was unanimous in favor of recommending the amendment to City Council.

**4. Discussion/Recommend to City Council:** Rezone request from A-2 to RE-15 on parcel 19-014-0030.

Jill presented location, current zone, general plan, and conceptual layout. It was asked about Budge Lane and how that would work. Jill explained that that portion was sold to Diane Budge, and she could not verify the new parcel id number. Jill explained that this would combine both the Matthew Meadows and Budge Farms subdivisions.

Julie made the motion to open the public hearing. It was seconded by David. The voting was unanimous in favor to open the public hearing.

Applicant Bryan Smith stated he purchased the property and the top portion of Budge Lane went to Diane Budge.

Jeff made the motion to close the public hearing. It was seconded by Julie. The voting waws unanimous in favor to close the public hearing.

Commissioner Park made the motion to recommend approval to the City Council on the rezone request. It was seconded by Commissioner Cummings. The voting was unanimous in favor to recommend approval for the rezone request from A-2 to RE-15.

## ADMINISTRATIVE

- 5. Discussion/Decision:** Conditional Use/Site plan for a fence, location 19-236-0007, 1505 Stone Field Way

Jill presented location, plan, and what the ordinances state. The question of history and how the ordinance was interpreted came up regarding the chain link fences. Jill explained she asked multiple people, the mayor, city administrator, and staff what their interpretation was, and it came out to be the same as highway 89 is the buffer between the west side of the road to the other side of the road where residents are located.

Julie made the motion to approve conditional use to be allowed along with slats being inserted. It was seconded by Jeff. The motion was unanimously approved.

- 6. Discussion/Decision:** Attached Accessory Apartment located at 3581 N 1050 W, parcel 16-231-0005

Jill presented location, layout, and parking of the attached accessory apartment. She explained this home was previously approved, but the approval goes with the owner not the property. This was why it is there as John Child is the new owner. She did explain he would not be there due to prior engagements.

Julie made the motion to approve the attached accessory dwelling. It was seconded by Jim. The motion was unanimously approved.

- 7. Discussion/Decision:** Plat Amendment to change the size of easement located on lot 1 of Rockwell Estates, 677 W 3000 N

Jill presented location, why the item is before them and then turned it over to Tyson to talk about the easement and what it takes to replace pipes. This was a conversation that went back and forth between the developers, Yvonne and Travis Tams, and Tyson on details. It was very hard to hear the different conversations. Commissioner Chair Andy asked for the ability for clarification on agreement and process. Jill explained the process and by what was recorded it fulfilled the agreement that was on the property. The item was now before them to determine if shrinking the easement, I appropriate for this situation as this was the process per our ordinance. Jennie Knight came up explaining their dilemma and what plans and risks they were willing to make. Between Tyson, Travis, Yvonne the communications kept continuing. Dana was unable to come through zoom but was able to voice information through phone call. She spoke about other options that could be used.

Julie made the motion to table to item and when it is ready to come back to have the list of options that were given and why it did not work. It was seconded by Jeff. The motion was unanimous in favor to table to item.

- 8. Discussion/Decision:** Lot line adjustment between 1083 W Highland Meadow Ct and 4258 N Highland Meadow Ct

Jill presented location, the change and what staff recommended. Commission asked if the applicant was notified of the meeting. Jill confirmed they were.

Jim made the motion to approve the lot line adjustment. It was seconded by Jeff. The motion was unanimously approved.

## **ADMINISTRATIVE**

### **9. Commission Communications**

Jeff asked about attending the APA conference this spring. Jill stated she would send information on that to the group, and they were to let her know if they are interested.

### **10. Staff Communications**

Jill informed them they would not be having a meeting until February.

**Adjourned at: 8:15pm**