

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

October 5, 2023

[\(1\) Planning Commission Meeting - October 5, 2023 - YouTube](#)

MEMBERS PRESENT

Andy Nef
Dean Stokes
Jeff Bolingbroke
Manya Stolrow
Chad Kotter
David Gossner
Sean Wilkinson

VISITORS

Jared Boyer

MINUTES PREPARED BY:

Brooke Smith, MMC
10/7/2023

EXCUSED

MINUTES APPROVED:

December 7, 2023

STAFF PRESENT

Amy Mabey, City Administrator
Brandon Bell, Planning and Zoning Administrator

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

OPENING PRAYER

PLEDGE OF ALLEGIANCE

DECLARATION OF CONFLICT OF INTEREST

Commissioner Nef welcomed the audience. The meeting started with the pledge of allegiance and a prayer offered by Commissioner Kotter.

Commissioner Nef asked for conflicts of interest. One Commissioner _____ declared he was representing Weber County and recused himself from the meeting and sat with the audience.

Meeting Minutes Approval

Consideration for approval of meeting minutes for the November 3, 2022, June 1, 2023, July 6, 2023, and August 3, 2023 meetings.

The following corrections were requested:

- November 3, 2022: The date on the minutes document says 2023 instead of 2022
- July 6, 2023: The attendance list shows eight members, but the vote is shown as 5-1.
- August 3, 2023: In the Motion and Discussion sections a "Commissioner Barlow" is mentioned however, there is not a Barlow on the commission.

A request to repeat the name of the person who made a motion, second, and anyone who abstained or voted "nay" was requested to be added to the record. In addition, a request to include the date and page number in the footer of the minutes was also made.

Commissioner (_____female voice) made a Motion approve the minutes with the amendments discussed during the meeting. The motion was seconded by Commissioner Kotter. Motion passed.

Administrative Items

- a. Consideration regarding a recommendation on the Farr-West Industrial Subdivision Plat & Subdivision Plat Amendment) (which proposes to add two**

lots and amend two existing lots in the Simon Goe Subdivision and the Wasatch View Estates subdivision)

1. Public Hearing

The commission discussed an administrative item regarding the Farr-West Industrial Subdivision Plat and Subdivision Plat Amendment. This proposal involved the addition of two lots and amendments to two existing lots in the Simon Goe Subdivision and the Wasatch View Estates subdivision. The applicant for this project was identified as Jared Boyer.

The property in question spanned jurisdictional boundaries between Pleasant Grove and Farr West. Lot 2 of the proposed plat predominantly fell within Pleasant View City, while Lot 1 was primarily situated within Farr West. The city boundary ran east-west, approximately at 2800 South. Farr West had already granted preliminary approval for the plat. To accommodate the road leading to the proposed lots, amendments were proposed for two existing subdivisions, the Simon Goe Subdivision and the Wasatch View Estates subdivision. Ocean Star Properties required a road requirement removal for a road leading south of the property, and staff aimed to facilitate this change.

During the meeting, various design considerations and options for road alignment were discussed. The proposed road, Parkland Boulevard, was intended to connect to the existing road network. The discussion also touched on the allocation of property between the two cities and the need for site plan approval. The meeting also addressed potential conditions of approval and the importance of coordination with Weber County. The applicant, Jared Boyer, provided further insights and context related to the development plans and addressed questions from the commission members.

Concerns were raised about the proximity of existing buildings, particularly the library and other structures, to the proposed development. The discussion also touched on zoning, commercial usage, and negotiations regarding the transition of land use from residential to industrial and commercial. Staff emphasized ongoing communications and coordination with Farr West and other stakeholders.

The meeting also discussed stormwater management, potential park or recreational elements, and the future use of the stormwater pond area. Concerns were addressed regarding the previous ownership and use of the property, which had evolved into a stormwater management facility.

PUBLIC COMMENTS

In the public comment period, a question was asked during the public comment period (approximately 39 to 43 minutes into the YouTube video). However, due to poor audio quality, the question was not captured. An audience member came up and addressed the question including a discussion beautifying the area with a park, and further discussion on stormwater.

A motion was made and seconded to close the public comment period.

DISCUSSION

Further discussions ensued regarding the residential property, land use, design considerations, and coordination with stakeholders.

MOTION

A motion was made by Commissioner _____ and seconded by Commissioner Kotter. All in favor. Motion passed. (unable to hear who made the first Motion - 45:55 minute mark on the YouTube video)

QUESTIONS

Following the vote, the discussion revolved around future development plans for the proposed subdivision. The participants acknowledged the need to attract businesses and outlined the intention to develop Class A office spaces. There was a preference for attracting industrial companies and constructing spec warehouses or flex office spaces, which usually garnered interest during the construction phase. The plan aimed at creating a Class A office space to align with the goals of attracting businesses. The discussion highlighted the potential for a shopping center on the lower end and mentioned a similar project in a nearby lot.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a recommendation of approval of the Farr-West industrial Subdivision, subject to the following recommended conditions of approval:

- *There is a narrow sliver of property that should be incorporated into the right-of-way, or otherwise addressed and disbursed of. Staff is of the opinion that this should be incorporated into the right-of-way, as the most simple option.*
- *The Planning Commission should make clear that the Planning Commission, if recommending approval, of the plat, is only recommending approval of the portion of the plat that is within Pleasant View City jurisdiction.*
- *The applicant needs to provide a will-serve letter for culinary water and secondary water. Staff recommends that this needs to be provided prior to Council consideration for preliminary approval.*
- *Either a City boundary line adjustment will need to occur, prior to the time of site plan approval, or mutual approval of a site plan, by both cities, at the time of site plan approval.*
- *Weber County review this plat as soon as possible, given that we have three governmental agencies / municipalities that have some jurisdiction or input, we'd like the County Surveyor' and/or Recorder's office to review, with input from Weber County Community Development and/or Planning Department. There is a fee for County Recorder's Office plat review of approximately \$425; please check with County for exact fee.*
- *The applicant should provide a note on plat specifying that adjoining parcels, not specified as lots, to the north of the road or elsewhere within City limits, shown on plat are not vesting any building rights, and will need to subdivide in the future, to ensure that they meet requirements of the City subdivision ordinance.*
- *Conditions of the Engineer's review Memo. Any additional comments provided by City Engineer to this version of the plat may be addressed prior to final approval.*
 - *If not already shown on the plat, the applicant should include a description noting the differences between the amended plat and the original plats it is amending (the Simon Goe subdivision and the Wasatch View Estates subdivision) if this information is not included already. This is a requirement of state law; Staff therefore recommends it as a condition of approval.*
 - *Show the former property lines that on the plat, that are included within the extents of the current subdivision, in light grey, with parcel numbers, while indicating that they are being superceded by the current plat.*
 - *Other adjustments necessary to record the plat.*

REMARKS FROM COMMISSIONER AND/OR STAFF

The meeting progressed with discussions and updates from staff and a representative from the City Council. Firstly, it was noted that Commissioner Park had resigned from the commission due to personal reasons.

Additionally, it was mentioned that the adjustments and changes to the meeting minutes that needed to be made would be incorporated before the minutes were finalized and shared. Staff also indicated they would expedite the release of additional minutes to be reviewed by the commission, aiming to have them available in the coming week.

The staff also reported on recent activities and events, including a mobile tour organized for the Utah Daughters of the Pioneers in Ogden. Finally, the staff shared good news about receiving a letter of compliance from the state of Utah regarding housing requirements, particularly related to affordable housing.

ADJOURNMENT

A motion was made to adjourn the meeting.