

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

**June 1, 2023**

[utah.gov/pmn/files/1013209.m4a](https://utah.gov/pmn/files/1013209.m4a)

**MEMBERS PRESENT**

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

**VISITORS**

**MINUTES PREPARED BY:**  
Brooke Smith, MMC

**STAFF PRESENT**

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

**MINUTES APPROVED:**  
October 5, 2023

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

**OPENING PRAYER**

**PLEDGE OF ALLEGIANCE**

**DECLARATION OF CONFLICT OF INTEREST**

The chairperson welcomed everyone in attendance, expressing gratitude for their presence and participation. The commissioners were acknowledged for their dedication to the city's activities.

The meeting began with the recitation of the Pledge of Allegiance. Following that, a quote was offered by Commissioner Manya Stolrow.

The chairperson acknowledged that all attendees had reviewed the agenda for the meeting. They then inquired if anyone needed to declare any conflicts of interest, providing an opportunity for disclosure. However, no conflicts were reported.

**LEGISLATIVE ITEMS**

**General Plan Amendment - Master Street Map**

**i. Consider a recommendation to the City Council to amend the Master Street Map as part of the General Plan**

**ii. Public Hearing**

The Planning Commission held a public hearing to consider a recommendation to the City Council regarding amending the Master Street Map as part of the General Plan. The City Engineer gave an overview of the proposed changes to the map. Some of the proposed changes included reconfiguring the alignment of a road in the Far West area to provide better interconnectivity since additional railroad crossings are unlikely to be approved. The proposed map also showed a new alignment for Skyline Drive to address issues with the steep grade and difficulties negotiating with landowners per previous agreements. The map included a downgrade of Skyline Drive from an arterial to a major collector based on projected traffic counts from the Wasatch Front.

Some commissioners expressed concerns about the proposed roundabouts on Skyline Drive and whether they would be properly sized to accommodate truck traffic. The City Engineer explained the roundabouts were recommended by UDOT to keep traffic moving but they could be engineered for the size of roadway. There was significant discussion about the need for a second access point out of the Station area, with general agreement on the importance of a second access there.

Regarding the section of roadway from White Blvd northward, a commissioner requested reviewing previous traffic studies that supported a wider 5-lane road with bike lanes. There were concerns the revised map showed a reduced road width without consideration of those prior studies. The City Engineer acknowledged reviewing those studies and ensured bike lane recommendations would be considered.

There was discussion about a potential future overpass of I-15 in conjunction with UDOT's long-range plans. The commissioners emphasized the need to coordinate the city's plans with UDOT's proposals to ensure connectivity.

A property owner attended with concerns about a road alignment leaving a small unusable parcel based on adjacent zoning. The City Engineer explained the map shows intent for connectivity, but actual alignment happens during development and can be adjusted accordingly.

#### **CITIZEN COMMENTS**

The planning commission opened the public hearing, but there were no comments.

#### **DISCUSSION**

The discussion then shifted to the proposed changes under consideration. It was highlighted that the commission could recommend approval, denial, or request further details and answers from city staff. There was a focus on specific concerns, including the width and functionality of Rulon White Boulevard, with a request to revisit previous studies and present them to the City Council for consideration. The discussion also touched upon the size of roundabouts and safety measures, with an assurance that they would be appropriately sized as per regulations.

#### **MOTION**

After the public hearing, the commissioners made a motion to approve the map as presented, with the request to research prior studies on the White Blvd roadway width and present findings to the City Council. The motion passed unanimously.

The meeting concluded with expressions of gratitude and acknowledgment of Staff assistance in addressing questions and concerns.

#### **Zoning Text Amendment (Rezone) – MP-1**

##### **i. Clarify motion to City Council regarding removing 'Single-Family Dwelling' from the list of uses in the MP-1 Zone (Planning and Zoning Administrator, Brandon Bell)**

The Planning Commission revisited a previous recommendation regarding removing 'Single-Family Dwelling' as an allowed use in the MP-1 Zone. This item was discussed at a prior meeting, but there was a need to clarify the motion to ensure integrity of the recommendation to City Council.

The Planning and Zoning Administrator explained there was an inaccuracy in the previous motion that needed to be rectified. He confirmed with the Commissioners that the intent was to remove single family homes as an allowed use in the MP-1 Zone.

Since this item was already discussed at a public hearing during the previous meeting, there was no need to reopen the public hearing for additional comment.

#### **MOTION**

A Commissioner made a motion to clarify the previous recommendation by amending it to clearly state the Planning Commission recommends removal of single-family dwellings as an allowed use in the MP-1 Zone. The motion was seconded and passed unanimously with no further discussion.

#### **REMARKS FROM COMMISSIONER AND/OR STAFF**

The Planning Commission moved to the final agenda item of commissioner remarks and updates.

The Planning Director provided an update that the commissioners recently completed required training on the fundamentals and overview of planning. Additional upcoming training was being scheduled related to legislative updates from the prior year that would be provided by the League of Cities and Towns.

The Planning Director also noted the Wasatch Front Regional Council director was scheduled to attend the July commission meeting as part of outreach to several cities in the region.

There were no remarks from the commissioners or updates from the City Council liaison.

The Chair reminded the commissioners about participating in the upcoming parade and passing out candy from golf carts. Several commissioners confirmed their availability to assist with the parade.

The Planning Director noted they would be arranging a future field trip for the commissioners to tour some housing product in surrounding cities to get ideas. There was brief discussion of potential locations to visit.

#### **ADJOURNMENT**

Following commissioner and staff remarks, a motion was made and seconded to adjourn the meeting. The motion passed unanimously.