

**MINUTES OF A REGULAR PLEASANT VIEW CITY  
PLANNING COMMISSION MEETING HELD  
January 18, 2018**

**MEMBERS PRESENT**

Andy Nef  
Ann Arrington  
Dean Stokes, absent  
Keith Preece  
Kristi Hales, absent  
Danielle Jeppson, excused  
Jeff Hill  
James Cummings  
Nate Karras  
Sara Urry, Council Member  
Bill Cobabe, City Administrator  
Heather Gale, City Treasurer

**VISITORS**

Dave Marriott  
Cari Etherington  
Kerry Humphreys  
Mike Humphreys

Commission Chair, Keith Preece called the meeting to order at 6:01 P.M.

**OPENING PRAYER:** Jeff Hill

**PLEDGE OF ALLEGIANCE:** Nate Karras

**CONSENT AGENDA:**

Andy Nef moved to approve the agenda as presented. Motion was seconded by Jeff Hill. Voting was unanimous in favor.

**SCHEDULED ITEMS:**

**1. Discussion/Decision-Approving an amended Site Plan for Wildcat Storage facility located at 945 W 2700 N. (Presenter: Bill Cobabe, City Administrator)**

Andy asked if a representative was present at the meeting. Bill said that the applicant was going to try to make it but was not present at the moment. Bill showed a map with property lines and explained the applicant just has a change to the site plan that includes a shift in the south property line approximately 40' to the north, which makes the buildings noted shorter, north to south. The minimal changes are all spelled out in the staff report. Keith said the request looks pretty straight forward.

Cari Etherington, the applicant, arrived and said that they shortened the buildings by 40' and if this is approved tonight they'll go get it recorded at the County.

Andy Nef moved to approve the amended site plan as presented based on the information in the staff report and tonight's discussion. Motion was seconded by James Cummings. Voting was unanimous in favor.

**2. Public Hearing/Discussion/Decision-Recommendation for a proposed zone change of property located at approximately 967 W 3100 N (Parcel 17-398-0001) also known as the London Acres Subdivision, from A-2 to RE-20. (Presenter: Bill Cobabe, City Administrator)**

Andy Nef moved to open a public hearing. Motion was seconded by James Cummings. Voting was unanimous in favor.

Bill said that Mike Humphreys owns the property located at 907 W 3100 N which consists of 2.75 acres.

The future land use map shows low density in this area. The current zoning is A-2 and the applicant is requesting RE-20. Frontage to the lots is now in place due to the development of the Jensen Estates Subdivision. The maximum they could get out of this property would be 2 parcels, so 2 lots would be all that's allowed. A barn exists on the property now and the lot would be split so a home could be built in the future on the second parcel this would create. If zoning is approved, the next step would be a minor subdivision application.

Nate Karras asked what is on the property to the east. Mike said its currently vacant land. Andy Nef said this would create 2 large lots that could each have 1 home on them and asked if there are any plans in the future to try to further split these lots as the city doesn't allow flag lots. Mike said no, there would just be the 2 lots and there's no way to further split these lots in any way. This would just allow us to have 2 large lots and there will be large areas in the back of both lots for any allowed uses. Mike said that he'll bring them back for the subdivision review if the zoning is approved. This is a just a formality. Jeff Hill asked if the utilities are stubbed to the lots. Mike said they just need gas, but they need to get the lots recorded first and then they will get it engineered.

With no public comment, Andy Nef moved to close the public hearing. Motion was seconded by James Cummings. Voting was unanimous in favor.

Andy Nef said the future land use map is in line with this request, it's straightforward and we've seen this information before. Jeff Hill said it fits the area.

James Cummings moved to approve the zone change request for London Acres from A-2 to RE-20 based on the staff report and discussion. Motion was seconded by Nate Karras. Voting was unanimous in favor.

### **3. Discussion on revisions to the zoning ordinance. (Presenter: Bill Cobabe, City Administrator)**

A discussion took place on the zoning ordinance and whether or not the appropriate uses should be permitted, conditional, or not permitted in each zone. A use by use discussion took place for uses between the letters A and F. The remainder of the list will be discussed at a future meeting.

### **5. Commission Communications.**

There were no commission communications.

### **6. Staff Communications.**

There were no staff communications.

Meeting was adjourned at 8:29 pm.