

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

February 15, 2018

MEMBERS PRESENT

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

VISITORS

Dave Marriott
David Erickson

Commissioner Jeppson called the meeting to order at 6:01 P.M.

OPENING PRAYER: Ann Arrington

PLEDGE OF ALLEGIANCE: Danielle Jeppson

CONSENT AGENDA:

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

SCHEDULED ITEMS:

1. Public Hearing: Discussion/Decision - Recommendation for proposed amendment to the City's Zoning Map, changing property located at approximately 3420 N 1100 W (Parcel Number 19-016-0133) from RE-15 to RE-20. (Presenter: Bill Cobabe, City Administrator)

Ann Arrington moved to open a public hearing. Motion was seconded by Jeff Hill. Voting was unanimous in favor.

Bill Cobabe said the property is located at 3420 N 1100 W and explained a typo in the staff report regarding the acreage. The property is approximately 1.5 acres and is currently zoned RE-15. The applicant would like to have the parcel rezoned to RE-20 so that he may have large animals. The parcel is surrounded by other parcels also in the RE-20, rezoning would keep with the future land use map and staff recommends approval.

Dave Marriott said that he purchased the property from Dave Erickson and explained the history of the parcel. Ten years ago the parcel was rezoned from A-2 to RE-15 to be part of the Country Fields subdivision, but that piece didn't end up going through. Mr. Marriott said he would like it to go back to the RE-20 zoning to allow agricultural uses as well as fit back in with the surrounding neighborhood. Mr. Marriott stated that he's submitted a building permit for a single family home and he'd like to have some large animals on the parcel.

David Erickson said that he's the property owner on three sides of this property and he's in favor of this request. Mr. Erickson said it's consistent with the past use and it will be a pleasant use in the future. There would be a house on the west end and the east end would be more open. People in that area want that sort of thing. This would be a welcome change.

Danielle Jeppson asked if it staff foresees an issue with animals being in the RE-20 zone. Bill said no, that's

why he wants the RE-20 is to allow those animals that aren't allowed in the RE-15. Jeff Hill asked how the neighbors feel because he wouldn't want it. Mr. Marriott said there won't be any animals near the houses and some families love the idea and actually want to be part of it. Mr. Marriott mentioned that notices were sent out to the surrounding neighbors and Mr. Erickson is the only one at the meeting.

Nate Karras asked if the canal comes into play at all. Mr. Marriott said it's included in the parcel and there's an easement but no animals would be allowed into the canal. Ann Arrington asked if the canal is covered. Mr. Marriott said it's an open canal.

Jeff Hill read the keeping of animal's ordinance and asked the applicant about the setbacks if there were to be any outbuildings. Mr. Marriott said no building will be affected while adhering to the ordinance.

With no further public comment, Dean Stokes moved to close the public hearing. Motion was seconded by Ann Arrington. Voting was unanimous in favor.

Ann Arrington moved to approve the rezone as discussed at the meeting and presented in the staff report. Motion was seconded by Dean Stokes. Voting was unanimous in favor.

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

James Cummings took over as Chair and Danielle Jeppson was excused from the meeting.

A continued discussion took place regarding uses in different zones of the city starting with Flooring or Floor Repair and ending with pet shop.

3. Commission Communications.

There was no commission business.

4. Staff Communications/Training.

Bill reminded everyone of the form based code joint meeting on Wednesday, February 21st at 6:00 pm.

Bill invited the Commission members to attend a planning conference in Hurricane Utah April 12th and 13th. Dean Stokes and James Cummings both said they're available to attend. Bill asked that an email be sent to him from anyone else interested in attending.

Meeting was adjourned at 8:04 pm.