

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
February 1, 2018**

MEMBERS PRESENT

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

VISITORS

Jim Flint
Donovan Gilliland
Mike Bastian

Commission Vice-Chair, Andy Nef called the meeting to order at 6:00 P.M.

OPENING PRAYER: Danielle Jeppson

PLEDGE OF ALLEGIANCE: Andy Nef

CONSENT AGENDA:

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

James Cummings moved to approve the January 18, 2018 minutes. Motion was seconded by Jeff Hill. Voting was unanimous in favor.

SCHEDULED ITEMS:

1. Discussion Only – Concept plan for the Tuck A Way Subdivision located at approximately 3150 N 1500 W.

Andy Nef asked the record to show that a letter from Don Jones has been presented to the Commission.

Bill Cobabe showed this area on the map and said that it's almost 16 acres total. One piece is zoned A-2 and would need to be rezoned. The property owners has approached the city and brought forward the concept in front of you. Staff has seen more than one version of the concept and currently they would like to have 28 lots. Bill showed the Commission the layout of the roads and explained what the city would like to see with the roads and their connections as well as the detention pond issue. Bill said that the developer would like the detention pond to be on 2 private lots as part of the HOA, but the City doesn't find the pond being private acceptable.

A discussion took place regarding the roads and the connections the developer doesn't want to make to Master Planned roads.

Jim Flint said he's representing the developer and Mr. Jones feels that having 3 access roads within 1,000 feet of each other is excessive. Andy Nef said not putting those roads in defeats the entire purpose of the Master Plan. Jim said that those roads wouldn't serve Mr. Jones at all and we all feel like this would just be a can of worms.

Andy Nef said he hates this. Andy disclosed for all those in the room that he lives on 1500 West and he would love the road to not go through because it would be much quieter for him. Andy said that Mr. Jones'

quote on his letter is inaccurate and he knows because he himself was on the Transportation Committee that looked as the master planned roads. Andy said that Mr. Jones walked in and then turned around and walked out so he doesn't understand where he came up with those quotes. Andy said that this is a secondary artery for the city and lines things up to the future light on highway 89. Jim Flint was that UDOT was absolutely adamant that we line up with 1500 West. Jim Flint said that it's excessive for the city to ask for a full 60' wide road to access the future detention site as well.

More discussion took place on the pros and cons of different road alignments. Andy Nef was excused at 6:54. James Cummings took over as Chair of the meeting. Jim Flint said that Mr. Jones purchased property on the west side of highway 89 and the city let Pleasant Fields dump into it with any compensation. Jim said they have been told that there's no capacity for this subdivision to connect, but he's an engineer and he doesn't believe that. Jim asked for someone to show him the numbers because there should be some way for this subdivision to dump into the existing facility. Bill Cobabe said you must keep it on your own property.

Danielle Jeppson was excused from the meeting at 7:02.

Bill asked the Commission to give some direction to Jim that he could take to Mr. Jones. Bill reminded the Commission that this is just a discussion and is in no way binding. After going person by person, the Commission advised Mr. Flint to keep the upper road connected and change the detention area.

Mike Bastian said that he owns the property to the South and this will ultimately affect the way he tries to subdivide his property. Mr. Bastian asked if the Commission could discuss changing the cul-de-sac length ordinance because that would give him more lots than keeping it the way it is now. Bill explained that public hearing notices would need to go out so it would be weeks.

Mr. Flint said thanked the Commission for their time.

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

Because there were only 4 members of the Commission left at the meeting, Ann Arrington moved to table the zoning ordinance review for a future meeting when more members were present. Motion was seconded by Jeff Hill. Voting was unanimous in favor.

3. Commission Communications.

The following Commissioners will need to be excused for the February 15, 2018 meeting: Kristi Hales, Keith Preece and Andy Nef.

4. Staff Communications.

Bill reminded the Commission of the joint meeting being held on February 21st on form based code. The meeting will begin at 6:00 pm and we'll have light refreshments.

Bill informed the Commission of a training opportunity in Hurricane April 12th and 13th and asked anyone interested to email him and let him know.

Meeting was adjourned at 7:26 pm.