

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

March 15, 2018

MEMBERS PRESENT

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

VISITORS

Cody Taylor	Jeff Allan
Rusty Chowning	Corey Malan
Sandy Shaw	Brian Stuart
Debra Call	Bill Warren
Ron & Sue Peterson	
David Erickson	
Rick Wonton	
Bryce Bell	
Bruce Parker	
Mike & Kerry Humpherys	
Jeremy Bowles	
Ann & Ralph Eggleston	
Lorin Gardner	

Commission Chair, Keith Preece called meeting to order at 6:00 P.M.

OPENING PRAYER: Andy Nef

PLEDGE OF ALLEGIANCE: James Cummings

CONSENT AGENDA:

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

With no quorum present from the previous meetings, the minutes were tabled.

SCHEDULED ITEMS:

1. Discussion/Decision – Fox Meadows Phase 5 Subdivision

Bill presented the maps and out lay of the subdivision on behalf of Tri-Terra West. There would be a public road coming in from 2700 which will lead up to the Humpherys residence and a private street will connect 600 west and to the public road. Keith questioned if the access point on 2700 has been approved from UDOT which Bruce Parker, representative for the subdivision, stated they have approved it. Bruce also stated there is a verbal consent to the landscaping on the triangle portion between the subdivision and 2700 N. Keith brought up a concern regarding the city maintaining that area. Bill stated we have the nuisance (weed) ordinance which is no higher than 6 inches. Jeff stated we aren't reinforcing it at this time. Bill stated we are working on that. Andy noticed the catch basin and asked whose it is and if we would have an issue with it. Bill stated we can't cross property lines with water. Lorin Gardner, city engineer, stated it is an existing catch basin to catch the water to funnel it into the pipes. It has nothing to do with storm water. Bill stated the CC&Rs help set up the HOAs which would be responsible for removal of snow on the private roads, sidewalks, curb and gutters, and also take care of the basin. These homeowners will know it will be an HOA area as they buy.

On the east side of the subdivision, the road access will curve allowing commercial building to be there. Jeff inquired what kind of commercial property would go there. Bruce stated a small professional type building.

James Cummings moved to approve the Fox Meadows Phase 5 subdivision based on the discussion and including staff recommendations. Motion was seconded by Jeff Hill also with staff recommendations.

Voting was unanimous in favor.

2. Discussion/Decision – Peterson Conditional Use Permit, allowing construction of a single-family residence in the Pole Patch Subdivision.

Bill presented the maps and out lay of the home. Jeff Hill asked about the impervious surface if it is going to be an issue. Bill stated they will be on a 5 acre lot and with the plan it shows it will be less than 1 ¼ acre which meets the codes. Keith then asks if fire, water, everything else has been met. Ron Peterson states they have met on everything. Andy mentioned there is no secondary water. Bill said that's correct, there will not be any secondary water.

Andy Nef moved to approve the residence to be built in Pole Patch Subdivision based on the discussion and staff report. Motion was seconded by Dean Stokes. Voting was unanimous in favor.

3. Discussion/Decision – C & A Plumbing Site Plan, construction of new building in the Parkland Commercial Subdivision

Bill presented the maps and out lay of the building structure. It is in zone MP1. Jeff asked about the business and what would go on in the structure. Rusty Chowning, business owner, stated it is a plumbing and installing company where they will store their trucks and the supplies that go onto the trucks. It will create 6 more jobs. Keith inquired about the materials on the building and if everything is met. Rusty stated brick and wains coating. Bill stated it meets everything we have and there will be landscaping. Andy asked about the zoning as it is a non-storage zone. Bill stated it is a non-storing zone but they will not be storing anything but the trucks when they are closed.

Dean Stokes moved to approve the C & A Plumbing building to be constructed on Parkland Commercial Subdivision based on the discussion and staff report. Motion was seconded by James Cummings. Voting was unanimous in favor.

4. Discussion/Decision – Pro Plumbing Site Plan, construction of a new building in the Stonefield Commercial Subdivision

Bill presented the maps and out lay of the building in the MCM zone. Keith and Andy asked what the building will be made of. Bryce Bell, owner of the company, stated stone, steel vertical sheets, and wains coating. Dean inquired of the requirements of the landscaping. Bill stated it is 15% which he is allowing for natural landscaping and the remainder will be for future building. There would be no trees or grass. Keith asked if this is all in the staff report. Bill agreed it is in the staff report.

Andy Nef moved to approve the Pro Plumbing to be constructed on Stonefield Commercial Subdivision based on tonight's discussion and staff report. Motion was seconded by Dean Stokes. Voting was unanimous in favor.

5. Discussion/Decision – Proposed plat amendment to the Willow Brook Subdivision

Bill presented the maps and out lay of the requested new layout of the lots, removing the line between and combining into one lot. Jeff asked what zone it is in. Bill stated it is in zone C2 and it will not cause any issues by allowing this change.

Dean Stokes moved to approve the 2 plats to be moved to one in the Willow Brook Subdivision based on the discussion and staff report. Motion was seconded by James Cummings. Voting was unanimous in favor.

6. Discussion/Decision – Beehive Assisted Living Site Plan, construction of new building in the Willow Brook Subdivision

Bill presented the maps and out lay of the buildings; north building will be phase 1 with 24 beds and the south building would be phase 2 with 20 beds. Keith asked how many parking lot stalls there will be for each building? Bill stated there are 16 for the phase 1 and 12 for the phase 2. Have we anticipated the the

traffic flow on this? Jeff Allen, representative of the plan, stated not anticipating much just shift changes and some visitors. Keith questioned if the facility is short term use or long term use, also if there will be a fence. Jeff stated it is for long term use and there is already a fence up at this time. Andy asked about the structure. Jeff said it is a single story building, and explained the materials of the building. Dean asked what the max occupancy was for each building. Jeff stated on the first building it is 33 residences and 24 for the second building as there are double beds.

Dean Stokes moved to approve the Beehive Assisted Living as the first multi-tenant building in Pleasant View as discussed reviewed by the staff. Motion was seconded by Andy Nef. Voting was unanimous in favor.

Took a 5 minute break

7. Legislative: Revisions to the zoning ordinance. (Presenter: Bill Cobabe, City Administrator)

A discussion continued on the Zoning Ordinance table starting with Rehabilitation/ and finishing the table.

8. Commission Communications.

Keith asked about the APA Conference in April if it is an all-day event also what days it would be. Bill stated it is April 12-13th and there are classes throughout the day which you can choose which one you would like to go to. Keith, Dean, James, Bill and Jill will be attending.

Jeff asked what day is Founder's Day, Sara Urry stated it is the 23rd of June. Sara also asked for a representative from the Planning Commission to help and be there for the Founder's Day meeting on March 29th at 3:30pm. Dean Stokes will be the representative for this. Sara also had a discussion on shirts for Founder's Day.

9. Staff Communications.

No Communications

Meeting was adjourned at 8:13 pm.