

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

**April 19, 2018**

**MEMBERS PRESENT**

Andy Nef  
Ann Arrington , Excused  
Danielle Jeppson  
Dean Stokes  
James Cummings  
Jeff Hill  
Keith Preece  
Ken Francis  
Kristi Hales  
Nate Karras  
Sara Urry, Council Member  
Bill Cobabe, City Administrator  
Jill Hunt, Admin Assistant

**VISITORS**

Anthony Bodily  
Jeff Lund

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

**OPENING PRAYER:** Kristi Hales

**PLEDGE OF ALLEGIANCE:** Danielle Jeppson

**CONSENT AGENDA and MEETING MINUTES FOR FEBRUARY 15<sup>TH</sup>, MARCH 1<sup>ST</sup>, and MARCH 15<sup>TH</sup>:**

Kristi Hales moved to approve the agenda and minutes as presented. Motion was seconded by Dean Stokes. Voting was unanimous in favor of approval.

**SCHEDULED ITEMS:**

**1. Discussion/Decision – Sweet Acres Commercial Subdivision**

Bill presented the maps and out lay of the subdivision on behalf of CSM/Brill. Bill explained by doing this we are extending the Rulon White intersection to help with the traffic on 2700. A few of the challenges we currently are faced with in the intersection are moving the electrical boxes on the corner and also the price to do so. Keith asked if UDOT will share the cost to move them. Bill stated we are in hopes as it will help with what they are trying to do with the median on 2700. Bill discussed over the lots and also on putting in a road. Andy asked if this road would eventually attach to Skyline Drive, which Bill stated it would but it is a long way out. Andy asked about getting reimbursement on the road. Bill stated we will and it is like a lean on the title or when CSM gets paid we will get reimbursed. Danielle asked if the lots will be land locked. Bill stated each one would have access and even talked about share access as a possibility.

Keith opened to the floor for any concerns. Jeff Lund, JML just north of the property, has concerns with UDOT putting in the riser on 2700 being delayed. Bill couldn't talk for UDOTs timing on the project, but referred back to the newspaper article that day on it. Jeff expressed he is in favor for this and also requesting an access on the road that would come through if this is approved, he would pay for it. Bill stated they could surely talk about it.

Dean Stokes moved to approve the Sweet Acres subdivision based on the discussion and including staff recommendations. Motion was seconded by Danielle Jeppson also with staff recommendations. Voting was unanimous in favor of approval of separating CSM into 3 separate lots creating Sweet Acres Commercial Subdivision.

**2. Legislative: revisions to the zoning ordinance (Presenter: Bill Cobabe, City Administrator and Anthony Bodily Student Intern – high school student)**

Anthony Bodily presented the off street parking requirements and presented the zoning table for parking. Keith asked if this was for commercial or residential. Anthony stated it is both. Bill stated these are minimum requirements or our general standards for parking. Bill stated the standard also goes over the architectural and supplementary as well. This will help make sure we have the feel or a guideline of what we want to see in the city.

After uncertainty and asked to have time to look over the packet of standards Keith asked we reconvene with this in two weeks. Bill agreed we can move this to our May meeting to discuss again.

**3. Commission Communications.**

Welcome Ken Frances to the Planning Commission.

**4. Staff Communications.**

Bill talked about the APA Conference down in Hurricane Utah this last week and takes a ways we need to be aware of. The geographical challenges in Pleasant View, we currently have a good handle on but we need to stay on top of. The difference between housing affordability and affordable housing is another topic. There are more households created than available housing starts to house them. The station has a long waiting list. Sara stated it isn't just the station but the cove as well. Bill continued stating houses are being built averaging \$300,000.00 which is more than what the average income can afford. These are just interesting trends we need to be aware of. Bill turned the time over to James Cummings who also attended the conference to share what he learned. James talked about the types of meetings and what he learned of what is required for which meetings and which isn't.

Meeting was adjourned at 8:09 pm.