

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

July 7, 2022

utah.gov/pmn/files/905427.m4a

MEMBERS PRESENT

Andy Nef
Dean Stokes
Jeff Bolingbroke
Julie Farr
Manya Stolrow
Chad Kotter
David Gossner
Sean Wilkinson

VISITORS

David Laloli
Tyson Lund
Jeff Fleming
Mitch Vance

MINUTES PREPARED BY:

Brooke Smith, MMC
9/17/2023

MINUTES APPROVED:

December 7, 2022

EXCUSED

STAFF PRESENT

Amy Mabey, City Administrator
Amber Corbridge, Planning and Zoning
Administrator

Commission Chair, Andy Nef, called the meeting to order at 6 pm

OPENING PRAYER

PLEDGE OF ALLEGIANCE

DECLARATION OF CONFLICT OF INTEREST

NOTE: Due to Technical difficulties, the first few minutes of this meeting were not recorded.

Commissioner Nef welcomed the audience.

Commissioner Cummings shared an opening prayer, reading, or expression of thought. He then led the audience in reciting the Pledge of Allegiance.

Commission Nef asked if there were any declaration of conflict of interest. None were noted.

Administrative Items

Discussion/Decision: Consider Preliminary Approval for Peakview Plaza PUD containing seven (7) lots on 9.59 acres at approximately 400 W 2550 N in the C-2 Zone (Applicant: Dave Laloli)

The first Administrative Item deliberated was the preliminary approval of Peakview Plaza Planned Unit Development (PUD). Spanning 9.59 acres at approximately 400 West 2550 North in the C-2 Zone, the PUD comprised seven lots. The Planning Commission assessed the design and harmonization of the subdivision concerning the existing natural environment and its surroundings. Additionally, the Commission evaluated how the subdivision aligned with the General Plan.

Concerns were raised regarding signage ordinances, traffic safety, fencing plans, and adequate parking for the proposed facility. The staff addressed questions, emphasizing adherence to city codes for signage and efforts to collaborate with UDOT for traffic safety. Commissioner inquiries delved into specific aspects like electronic signs and fencing details.

MOTION

The meeting progressed with a motion for recommending approval for the preliminary development, despite technical challenges. The Motion was seconded.

A few commissioners who attended online recused themselves from voting due to technical problems and not being able to participate in the first half of the discussion.

A vote was taken, and the motion carried.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary private subdivision, Peakview Plaza PUD at 400 W 2550 N, subject to meeting all department staff requirements.

Discussion/Decision: Site Plan Review for a Regency Excavation Shop at 2724 N Rulon White Boulevard (Applicant: Tyson Lund).

The applicant sought approval for an office warehouse use with substantial storage space in the rear for waste management, including recycling and garbage containers. The design incorporated water-efficient landscaping plans on the 5.5-acre site, specifying parking areas and a gravel yard space fenced in for functionality.

The discussion covered factors such as traffic safety, harmonious building relations, and zoning ordinance compliance. Staff recommended improvements like additional pedestrian paths, landscaping, and adequate bicycle parking spaces.

Concerns were raised regarding fencing materials and roof design for the building. The applicant provided details about their business operations and plans for the facility. Questions were posed about potential fire access, water usage, and dumpster placement.

MOTION

The Planning Commission recommended approval of the site plan, emphasizing certain conditions and considerations for compliance with city ordinances. The motion for approval was unanimously supported by the Commission.

STAFF RECOMMENDATION

Staff recommends approval of the Regency Shop site plan and building elevations at 2724 N Rulon White Blvd, with the following conditions and corrections:

- 1. Submit updated site plans to include details for pedestrian pathways between the buildings, parking, sidewalks, and entrances.*
- 2. Modify the site/landscape plan to include landscape islands, like shown on the staff suggested redlines in the attachments.*
- 3. Include details for the fencing surrounding the rear yard storage area, and made of solid fencing materials.*
- 4. Redesign the building elevations to show two (2) roofing treatments, such as a three dimensional cornice and parapet meeting the code.*
- 5. Satisfy all department review comments.*

Legislative Item

Discussion/Decision: Consider a rezone at approximately 1157 W 2700 N from C-2 to Mixed Use West for a commercial retail, grocery, and multi-family mixed use development on about 28.1 acres of land (Applicant: Mitch Vance).

The discussion revolved around a proposed rezone for a property located at approximately 1157 West 2700 North, seeking to change its zoning from C-2 to Mixed Use West. The intent is to facilitate a mixed-use development encompassing commercial retail, a grocery store, and multifamily housing on a 28.1-acre land plot.

The development aligns with the city's objectives and master plan, aiming for a balanced approach between commercial and residential components.

The petitioner, expressed their focus on commercial aspects while keeping residential within the mandated limits. The potential integration of a grocery store chain was discussed, and the developer's experience in handling diverse projects, including mixed-use developments, was highlighted.

Concerns were raised about traffic flow, especially considering the busy nature of the area and potential challenges in navigating the development.

The petitioner acknowledged these concerns and emphasized the importance of well-planned circulation and access points to mitigate traffic-related issues. The presence of buffers and careful site planning to enhance safety and ease of navigation within the development was mentioned.

There was a brief mention of adjacent businesses and their potential influence on the overall logistics and layout of the project. Additionally, comments were made regarding the division of the project into phases and the need for a cautious approach to ensure the development aligns with the city's vision and codes. Some commissioners expressed enthusiasm for the project's growth potential and the need for both commercial and affordable housing in the area.

PUBLIC HEARING

A public hearing was opened by motion. No comments were made and the public hearing was closed.

DISCUSSION

During the discussion, various commissioners provided their thoughts and opinions on the proposed development. The layout within the development were acknowledged, including the integration of businesses like a grocery store.

Concerns were raised regarding traffic flow and safety, particularly in a bustling area, prompting assurances from the developer about careful planning and site design to address these issues. The importance of aligning the project with city codes and updating them to accommodate this development was emphasized, along with appreciation for the work done by city council and engineers.

Questions regarding the phasing plan and parking were addressed, reassuring the commissioners. There was also an appreciation for the inclusion of ample parking areas and green spaces in the proposed development. The potential integration of bike paths and their beneficial impact on community connectivity was discussed as well.

MOTION

Following the discussion, a motion for approval was made by a commissioner, highlighting the consistency of the proposal with the city planner's recommendations and the specified zoning. The motion was seconded, and a vote was taken, resulting in unanimous approval by the commissioners.

REMARKS FROM COMMISSIONER AND/OR STAFF

In the final remarks, updates were provided by staff on previous recommendations made by the commission, including ordinances related to attached accessory apartments and vacation rentals, detailing the actions taken by the city council.

Amendments were discussed concerning storage units and potential refinements in zoning regulations.

Appreciation was expressed for the involvement in a community event, with suggestions and feedback for improvement, particularly focusing on logistics and managing food supplies effectively.

Concerns about vandalism in park restrooms were raised, and plans were outlined to involve local youth in service projects to enhance park maintenance.

There was a discussion about boosting economic development and showcasing the city's strengths and opportunities to attract businesses.

ADJOURNMENT

A motion was made to adjourn the meeting.