

Jill Hunt: this is located on 1000 W 3200 N. Craig North is the applicant. The rezone was done. Jill showed the four-lot subdivision plan. This requires preliminary subdivision approval because it needs infrastructure. It meets all our standards. You will see this again at final subdivision approval. Dana Shuler and Tyson Jackson have both signed off on this. CM Marriott: what about the sidewalk on 1000 W? Jill Hunt: there is sidewalk on one side. There is a 4' sidewalk on 3200 N and it needs to be 5'. CM Marriott: there is no sidewalk on lot 301. Now is the time to address that. Jill Hunt: lot 301 has an existing home on it. That is where they all get to school along. Mayor Call: is there sidewalk to the north? CM Marriott: yes. It was a new building lot and they put in sidewalk. CM Bailey: CM Marriott has a valid question. It makes better sense than to make it a 5' sidewalk. CM Urry: it connects with what on 1000 W? Mayor Call: why not required? Jill Hunt: we didn't talk about that. CM Urry: could we make it required and add as a condition? Mayor Call: is it required? Is it in the ordinance? Bill Cobabe: it is required whenever possible. If you want we can make it a thing. CM Urry: we should. Mayor Call: if not we kick it down the road. CM Arrington: is it in our ordinance? Bill Cobabe: the ordinance doesn't state specifics. It's in the standards and ordinance requires to standards. Mayor Call: change the 4' sidewalk to 5'. CM Urry: we should and can make it. Tyson Jackson: we let the homeowner decide. Nothing is left on 1000 W. Mayor Call: 3249 N and 3247 N both have sidewalk? CM Marriott: not 3249 N. 3247 N was required when they built the home. Mayor Call: that doesn't make sense. CM Bailey: it is silly to tear it out on 3200 N. Mayor Call: it makes more sense to require sidewalk on 1000 W and leave the 4' sidewalk on 3200 N. CM Urry: as long as we keep to the standards. Mayor Call: the prior subdivision was required to put it in. Jill Hunt: once a change is proposed it should be brought up to city standards. CM Marriott: the 4' along 3200 N is going to 5'. Mayor Call: 5' going to 4'. Tyson Jackson: that is happening everywhere now. CM Arrington: in a normal (beginning of a) subdivision there is no sidewalk. Bill Cobabe: this is the reason this is a minor subdivision. CM Bailey: it seems frustrating to tear out sidewalk and add 1' and not require it on 1000 W. I would rather have 4' sidewalk on 3200 N and put in sidewalk on 1000 W. CM Urry: can they just add 1' to the sidewalk? Tyson Jackson: no. I am not against it but when they start developing they will be digging 3 trenches per lot and cutting in driveways and the driveway will need the thicker sidewalk anyways. This is to clean it up. Mayor Call: staff changed the sidewalk from 4' to 5' because it is in the standards. The question do we require 5' along 3200 N and we can't ignore 1000 W. Tyson Jackson: yes. Mayor Call: it is all or nothing. CM Urry: I agree with the Mayor. Are there any comments from the public? Bill Cobabe: there are none.

Motion was made by CM Gibson to end the public hearing. 2nd by CM Bailey.
Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

CM Gibson: we need to decide if lot 301 is new or a grandfathered in. I would like to have sidewalk everywhere. Craig North: I prefer not to require sidewalk and the exiting lot should stay. On 3200 N we would need to rip out rock to get a 5' sidewalk. There are six to seven rock that come right up to the sidewalk. I prefer not to but on 1000 W I could. I am more concern on the south side. CM Urry: if we have standards, I am back to what the Mayor said, it is all or nothing. Mayor Call: that is the reason it is here. It is preliminary and because of these changes. CM Gibson: how many linear feet are there? Mayor Call: each lot should have a 100' frontage. Tyson Jackson: a typical approach is 30'. CM Gibson: 90' of sidewalk. Leave the 4' sidewalk but it needs to be

thicker and put in sidewalk on 1000 W and take it as a trade. Craig North: great. Tyson Jackson: need sidewalk on lot 301 are you going from a 5' to 4'? CM Bailey: it is a commonsense thing. CM Call: that is why it is here. It is up for us for things that don't make sense in this case the sidewalk. CM Arrington: I agree with CM Gibson: CM Marriott: I agree with continuing with the 4' sidewalk.

Motion was made by CM Gibson to approve preliminary subdivision of Orchard No. 3, a four-lot subdivision located at approximately 3225 N 1000 W with 4' sidewalk but as it is replaced it will be replaced with an increase in depth as stated by our standards and 4' sidewalk on south 3200 N to adjacent lot. 2nd by CM Arrington.

Discussion: CM Urry: I see the logic but we need to be consistent with our standards. That is important.

Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott. Voting no: CM Urry. 4-1

2. Public Hearing - Discussion and possible action to consider amending the CP-1 Zone Ordinance of Title 18.31 of the Municipal Code to allow Online Auto Sales, Parking Lot, Storage Uses, Ordinance 2020-10. (Presenter: Jill Hunt)

Motion was made by CM Bailey to go into a public hearing to amending the CP-1 Zone Ordinance of Title 18.31 of the Municipal Code to allow Online Auto Sales, Parking Lot, Storage Uses. 2nd by CM Marriott. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Jill Hunt showed all the CP-1 areas in the city. The planning commission and Bill Cobabe and I have gone through this for a few months. This is for online only and test driving is allowed. On the parking lot we want it to look nice and still keep the neighborhood feel. The landscaping should connect with the subdivision and two to three trees are required. Vehicles are the small cars and no larger buses, trucks, etc. are allowed and they need to be in good condition and safety taken care of. On the signage we don't want huge signs and shared sign are allowed. Do you want any changes? CM Arrington: thank you Jill. Why are the list of trees listed three times? Jill Hunt: they are listed for three different uses. CM Arrington: how did you come up with 6 vehicles? Jill Hunt: it is a good number for the average lot and not all is storage. CM Arrington: I am good with a percentage and not a number. Jill Hunt: what should the square footage be then? Mayor Call: you won't get more the six vehicles on the lot. Are there any comments from the public? Bill Cobabe: none were given.

Motion was made by CM Gibson to end the public hearing. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

CM Gibson: where do we want a dealership? I see the one by 7-11 in North Ogden. If we get into dealerships there should be no more than six cars. I don't agree with dealership. It doesn't feel right. Have we thought about having CP-1 zones along 4300 N? Bill Cobabe: we are dealing with the current request. CM Arrington: this is an online car sales? Jill Hunt: yes. CM Urry: the online idea was requested. It is a creative way to allow business and keep the integrity of the neighborhood. That is where this came from. Mayor Call: Jill has done a lot of work on this and tried to fill the request. This is a great compromise. Thanks Jill. Bill Cobabe: these are recommendations. CM Arrington: I think having online car sales not within 5 miles of each other is too excessive. Mayor Call: this is a conditional use in a CP-1 zone. CM Bailey: don't we have a separate ordinance for signage? Sharing a 6X4 sign is too restrictive. Mayor

Call: don't we have a sign ordinance? Jill Hunt: they contradict each other and if it is a conditional use, they get what they want. Bill Cobabe: this recommendation is narrow. Do you want a 6X4 sign by your home? We limited the size and scope of a commercial need in a residential area. Does what we propose fit? CM Bailey: I don't disagree. There are only a few residents by them. Laurie Hellstrom: these conditions are only for an online car sales. Mayor Call: could we put in signs as a condition? Bill Cobabe: we can't if it is not specific on everything that is allowed. CM Urry: we need to tell what the conditions are. If they are not listed we can't regulate them. CM Arrington: not rely on signage anyways. Mayor Call: why not allow in CP-2 and CP-3? Bill Cobabe: we have not got there yet. CM Arrington: how may vehicles can be stored? Mayor Call: you need room for the driving area. CM Marriott: I would go with the recommend vehicle number. I don't think the working order of the vehicle is necessary. CM Urry: the idea is not to end up with a junk yard and broken cars. Bill Cobabe: people are not going to be browsing these cars but will look at them online and go for a test drive. CM Gibson: what have other cities said? Jill Hunt: I have done a lot of research. We are right in the middle of restrictiveness. We are more restrictive on some things because it is in a neighborhood. Tyson Jackson: what about xeriscaping? CM Urry: we need to try to find a happy medium. I try to envision this next to my house.

Motion was made by CM Arrington to approve the CP-1 Zone Ordinance, Ordinance 2020-10, with the following changes: delete not allowing online car sales locations within 5 miles of each other and changing the number of not more than 6 vehicles to 2600 sq. ft. 2nd by CM Urry.

Discussion. Tyson Jackson: it is against our water conservation plan. We are trying to push the water conservation plan. Mayor Call: change the wording to 'xeriscaping will only count towards the 15% of landscaping if a plan is submitted and approved by the city council as part of the conditional use approval'.

CM Arrington agreed with the that change to the motion 'xeriscaping will only count towards the 15% of landscaping if a plan is submitted and approved by the city council as part of the conditional use approval'. CM Urry who second the motion agreed.

Vote. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

3. Public Hearing - Discussion and possible action to consider amending the CP-2 Zone Ordinance of Title 18.31 of the Municipal Code to add conditions to Used Car Lot, Ordinance 2020-11. (Presenter: Jill Hunt)

Motion was made by CM Bailey to go into a public hearing to amending the CP-2 Zone Ordinance of Title 18.31 of the Municipal Code to add conditions to Used Car Lot, Ordinance 2020-11. 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Jill Hunt: this is for a used car lot only in the CP-2 zone. Pictures of the CP-2 areas and future CP-2 areas along 2700 N were shown. Some of the conditions are similar to the online auto sales but not as restrictive. Are we doing the same with xeriscaping as we did with the online auto sales? We have not changed the sign requirements. Mayor Call: any comments from the public? Bill Cobabe: none.

Motion was made by CM Arrington to end the public hearing. 2nd by CM Marriott. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

CM Urry: it is straight forward. CM Arrington: we could do different signage along 2700 N and Hwy 89. Jill Hunt: we could scratch the signage and use the sign ordinance that is in place. Mayor Call: what about xeriscaping? CM Gibson: xeriscape has its place. We need a happy medium somewhere. I want something different than a concrete jungle. I want Pleasant View to look unique than just a parking lot. Mayor Call: I think it is. We get to approve the landscape plan. We control it and approve the plan.

Motion was made by CM Urry to approve Ordinance 2020-11 with the amendment to xeriscaping as with the online auto sales and delete the signage section. 2nd by CM Marriott. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

4. Discussion and possible action to approve Change Order #1 for the Multi-Sports Complex Deceleration Lane Project.

Tyson Jackson: this is an addition to the deceleration lane project. There was an open pipe in parking lot at 1325 W that is piped into UDOT and the water falls into it and gets plugged up. This raised the manhole and the storm sewer funds will pay for the change order.

Motion was made by CM Gibson to approve the Change Order #1 for the Multi-Sports Complex Deceleration Lane Project in the amount of \$2,150. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

5. Discussion and possible action to consider a Policy for the retention of emails, Policy 2020-2. (Presenter: Mayor Call)

Mayor Call: this is a simple policy. If we don't have a policy we have to produce the document and if we can't it is considered that we are hiding something. We just changed our emails and this would be a good time to put the policy in place. I will get with Jason (IT) to implement this policy. CM Gibson: has it had legal review? Laurie Hellstrom: no. CM Gibson: as long as we are not breaking any rules.

Motion was made by CM Bailey to approve the Policy for the retention of emails, Policy 2020-2 contingent on approval from legal. 2nd by CM Gibson. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

6. Discussion and possible action to consider writing off Utility Account #7.2138.4 in the amount of \$738.93. (Presenter: Laurie Hellstrom)

Motion was made by CM Arrington to write off Utility Account #7.2138.4 in the amount of \$738.93. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

7. Closed Meeting.

Motion was made by CM Bailey to go into the closed meeting to discuss security. 2nd by CM Urry. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Mayor Call signed a sworn statement affirming the reason for the closed meeting.

Motion was made by CM Bailey to end the closed meeting. 2nd by CM Marriott. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

8. Discussion and possible action from the closed meeting.

No action from the closed meeting.

Other Business:

Ryon Hadley: two stolen vehicles were recovered. Officer Vanbeekum will be having back surgery. We are getting grant money for DUI shifts from the state. We got a \$1k anonymous donation for the new canine officer.

Bill Cobabe: any communications with the staff should include me. We are working on getting a chipper for the greenwaste through the county. Jill Hunt and I will be attending a virtual conference.

CM Arrington: CERT training is September 26th. The EDC Utah training is good. We need to get brochures out on properties. Bill Cobabe: Jill Hunt is doing that as part of the rezone effort. CM Arrington: we need to set goals and assignments. Mayor Call: we have done work sessions in the spring and October on a Saturday. We can schedule one in October or November.

Tyson Jackson: the trailhead is roughed in. The asphalt bid is out. The RAMP sponsor signs are up. The deceleration lane is done and seed planted at the Multi-Sports Park. The road project is finished. We have trained three operators on the street sweeper. The shop is the wrong color but is going great. Mayor Call: how many loads were sent to the greenwaste on Saturday. Is there room left? Tyson Jackson: 98 loads and not a lot of room. CM Bailey: I am getting requests to use the greenwaste area. Mayor Call: we are going to start seeing fall related material and not storm related material there.

CM Bailey: thanks Tyson and crew.

CM Urry: Pumpkin Palooza is October 10th. There will be food trucks this Monday. There are no senior citizen meetings but they serve daily meals. We should look at a strategic plan a starting tool and bring that to the workshop. I appreciate the police department, PWD and office staff.

CM Marriott: do we have a date for the workshop? Mayor Call: not yet.

CM Gibson: the Mosquito Abatement is through spraying. There have not been any positive West Niles cases. Mike Humphreys is willing to donate some pumpkins. I am still moving trees from the storm.

Mayor Call: maybe in November UTOPIA can come for a fiber workshop. CM Marriott: I am not sure UTOPIA is the only option. Mayor Call: we can listen to them and put out bids. Founders Day for next year is June 26th. The last day for the greenwaste will be this Saturday from 8-5

Adjournment: 8:35 P.M.