

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

November 13, 2018

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR: Leonard Call

COUNCILMEMBERS: Jerry Burns
David Chugg (*absent*)
Steve Gibson
Boyd Hansen
Sara Urry

STAFF: Laurie Hellstrom Bill Cobabe
Ryon Hadley

VISITORS: Lorin Gardner Isaac Higbee
Randy Wilson Janet Wilson
Corinne Hales Cooper Hansen
Carson Green Kevin Roessler
Marcia Andersen Emma Flattery
Melissa Flattery Clarian Haglund
Flo Stowe Vevedeen Wolverton
Yvette Palan Kennedy Allen

Pledge of Allegiance: Isaac Higbee

Opening Prayer, Reading or Expression of Thought: Jerry Burns

Declaration of Conflicts of Interest:

None

Comments/Questions for the Mayor & Council for items not on the agenda.

None

Youth City Council Report.

Emma Flattery: we met last Thursday but the Newies production took members away from the meeting. We organized the can food into eight groups/families and we are now collecting names to deliver it to. November 22nd we will deliver the cans. The Santa visit will be run by the youth council on December 8th. It will be advertised in the Connection, on the website and in newsletter.

Consent:

Motion was made by CM Gibson to approve the consent items (minutes of October 9, 2018 (open and closed) and the bills of Pleasant View City). 2nd by CM Burns.

Voting aye: CM Burns, CM Hansen, CM Gibson, & CM Urry. 4-0

1. Audit presentation. (Presenter: Childs Richards CPAs and Advisors-Kennedy Allen)

Kennedy Allen: there are no issues. It is a clean and unmodified opinion which is the best. There are two state compliance issues. The audit was reviewed with the city council.

2. Communities that Care presentation. (Presenter: Yvette Palau)

Yvette Palau presented information on their program and asked for funding. Mayor Call: we will get back with you on a funding source.

3. Discussion and possible action to consider an amendment to the City's Subdivision Ordinance (Title 17), changing subsection 17.18.020(7) "Half Streets" to allow for the construction of half streets in certain circumstance. (Public Hearing was held August 14, 2018.) (Presenter: Bill Cobabe)

Mayor Call: we are discussing partial streets not half streets. Bill Cobabe: we have a draft of a street cross section. The question is not could but is it desirable for Pleasant View. The planning commission recommended no. That is what is on the table. Randy Wilson: I appreciate your calls and I received positive feedback. I appreciate your help. This has been an ongoing process for a half a year. I feel bad that I didn't do my due diligence at the first meeting. The planning commission had concerns. There are many streets that are narrow and are functioning. I took this to other engineers and they have done it in other places. There would be enough room for paramedics. There would be no problems with snowplows. I am down to this alternative and don't know what else to do but just ask for help. Laurie Hellstrom: they can get two lots now. CM Urry: there was another option to get three lots other than this option. Bill Cobabe: that is not what he wants. Mayor Call: what is the frontage? Bill Cobabe: approximately 190 ft. Less than two lots. Laurie Hellstrom: it can get two lots with a full street on his property. Bill Cobabe: yes that would work but it is cost prohibited. I'm not driving this. The focus is on Randy Wilson but it would affect all properties. CM Urry: this is not good policy for the city. Bill Cobabe: it has not been approved by the fire department. CM Urry: the road would sluff. CM Gibson: I think Randy Wilson will benefit the north property. He is paying for it. It will be a long time before that property develops. We are setting precedent and we need to move forward. I like the new $\frac{3}{4}$ design. It is a really nice road. CM Hansen: what are the downsides? Mayor Call: if there are other properties that are the same they should be looked at. CM Gibson: they should be listened to. You put forth for a good alternative and we can have some give. I like to see this go forward. I have been with the snowplowers. They can back up. As long as the north property is not held to a cost. Randy Wilson: I will pay for it. CM Gibson: it is a benefit to those three lots and possible 6 and he is paying for 14' of asphalt. It is fair if not unjust. Move forward to change the ordinate to allow it. CM Hansen: we are going from $\frac{1}{2}$ to partial street. Bill Cobabe: the ordinance will need to be typed and brought back to you. CM Hansen: keep it at three homes or less.

Motion was made by CM Gibson to proceed in changing Title 17 to allow partial streets to what we will have it written as. 2nd by CM Burn. Voting aye: CM Burns, CM Hansen, and CM Gibson. Voting nay: CM Urry. 3-1

4. Discussion and possible action to consider a proposed plat amendment of the Alder Creek Phase 2 Subdivision, between 4240 N Alder Creek parcel 16-285-0015 and 595 W Alder Creek parcel 16-285-0014. Applicant: Robert Cox. (Presenters: Bill Cobabe)

Bill Cobabe: this is a plat amendment for Mr. Cox. The area was shown. It is a lot line adjustment to accommodate for a driveway. The exchange between both parcels is almost equal.

Motion was made by CM Burns to approve the proposed plat amendment of Alder Creek Phase 2 Subdivision. 2nd by CM Hansen. Voting aye: CM Burns, CM Hansen, CM Gibson, & CM Urry. 4-0

5. Public Hearing/Discussion/Decision: Proposed amendment to the City's Zoning Map, changing from A-2 to RE15 the parcel 19-014-0066, located on the East side of Highway 89 at about 1500 W. Applicant: Kevin Roessler. (Presenter: Bill Cobabe)

Motion was made by CM Gibson to go into a public hearing to consider amending the City's Zoning Map, changing from A-2 to RE15 the parcel 19-014-0066, located on the East side of Highway 89 at about 1500 W. 2nd by CM Burns. Voting aye: CM Burns, CM Hansen, CM Gibson, & CM Urry. 4-0

Bill Cobabe: this from A-2 to RE-15. The proposed subdivision was shown. There are notes from the Planning Commission with their concerns and the vote was not unanimous. There were storm water concerns. Kevin Roessler: it is irrigation water. Bill Cobabe: A-2 is agriculture, 2 acre lots. Mayor Call: is it consistent with the master plan and the surrounding properties? Bill Cobabe: yes. Mayor Call asked for comments from the public. None were given.

Motion was made by CM Gibson to close the public hearing. 2nd by CM Hansen. Voting aye: CM Burns, CM Hansen, CM Gibson, & CM Urry. 4-0

CM Burns: the zoning fits and the concerns with the water and configuration of the road will be worked out.

Motion was made by CM Burns to approve Ordinance 2018-04 changing the City's Zoning Map from A-2 to RE15 on parcel 19-014-0066, located on the East side of Highway 89 at about 1500 W. 2nd by CM Gibson. Roll call vote. Voting aye: CM Burns, CM Hansen, CM Gibson, & CM Urry. 4-0

6. Discussion and possible action to award contracts to two (2) materials testing firms to the City's pool of material testing firms. (Presenter: Bill Cobabe)

Bill Cobabe: this is for material testing on projects. Rather than favoring one over the other we will add these to the pool and use them in a rotation.

Motion was made by CM Urry to award contracts to two (2) materials testing firms (CMT Engineering and Terracon) to the City's pool of material testing firms. 2nd by CM Burns. Voting aye: CM Burns, CM Hansen, CM Gibson, & CM Urry. 4-0

7. Discussion and possible action to award the bid for Utility On-Call Potholing Contract. (Presenter: Bill Cobabe)

Bill Cobabe: sometimes we need potholing for projects. We have one firm that replied. Lorin Gardner: we recommend Sorensen for the potholing and it is by unit price. Their response was to a hypothetical project.

Motion was made by CM Burns to approve the bid for Utility On-call potholing contract to Sorensen as needed. 2nd by CM Hansen. Voting aye: CM Burns, CM Hansen, CM Gibson, & CM Urry. 4-0

8. Approve quit claim deed for lot line adjustment in Harris Hills at 1084 W 4150 N to Bonita W. Wyse. (Presenter: Bill Cobabe)

Bill Cobabe: this is to amend Harris Hill #3 plat. The county recorder's office didn't like the plat and it needs to be done a certain way and they want a quit claim deed. CM Hansen: is the house to close? Bill Cobabe: yes. CM Burns: what happened? Bill Cobabe: they landscaped into our property. It was a mistake on Carson Jones when they laid it out. CM Burns: can they move the landscaping? Bill Cobabe: she is paying us for it. CM Gibson: how much? It needs to be the fair market value. Bill Cobabe: the plat amendment was already approved. I will look for the amount and get back.

Motion was made by CM Urry to table the approval of the quit claim deed for more information from Bill Cobabe. 2nd by CM Burns. Voting aye: CM Burns, CM Hansen, CM Gibson, & CM Urry. 4-0

9. Discussion and possible action to appoint Alisha Hunt as an alternate member to the Planning Commission and appoint Ken Francis as a full member to the Planning Commission.

Bill Cobabe: I met with Alisha Hunt. She is interested in planning in Pleasant View and is working on a degree in planning. Mayor Call: she will arrange her schedule with her boss in order to do this.

Motion was made by CM Gibson to appoint Alisha Hunt as an alternate member to the Planning Commission and appoint Ken Francis as a full member to the Planning Commission. 2nd by CM Burns. Voting aye: CM Burns, CM Hansen, CM Gibson, & CM Urry. 4-0

10. Discussion and possible action to begin Basement Rentals. (Presenter: Mayor Call)

The council discussed supervising basement events, getting cameras, the server room being a big security issue, having the police department check on rental events, having events out of building by 11:00 PM, increasing the deposit, and getting the security doors installed. The basement rental rules will be brought to the council for review.

11. Discussion and possible action to begin bid procedures for Founder's Day fireworks services.

Information to be presented at the next city council meeting. CM Burns: just to clarify, June 22, 2019 is the next Founder's Day event.

12. Adopt a resolution honoring North Ogden Mayor Brent Taylor.

Bill Cobabe: read the resolution. Mayor Call: we will go to them and deliver it. November 27th at 5:30PM was the agreed delivery day/time.

Motion was made by CM Gibson to accept the resolution honoring North Ogden Mayor Brent Taylor. 2nd by CM Urry. Voting aye: CM Burns, CM Hansen, CM Gibson, & CM Urry. 4-0

13. Closed Meeting.

none

14. Discussion and possible action from the closed meeting.

No closed meeting.

Other Business:

Ryon Hadley: we will assist with traffic control for Brent Taylor's funeral. Let us know if you want us to do basement checks. Capstone School had a reported active shooter by a student. We can't take those lightly. We did a lockdown at the elementary school and we will repeat it in the spring. Rick Hill will be going part-time next month and we have hired a full-time replacement, Shae Gillies. In October there were 6 arrest, 77 citations, and 675 calls. As of today there have been 8,522 calls for the year.

Bill Cobabe presented an Ivory Homes housing comparables. There is a Skyline Drive acquisition meeting for property owners tomorrow. There are about 12 affected properties.

CM Hansen: Scott Zellmer gave the green light for pedestrian lights on Weber High Drive on both sides. Cars are going around the buses coming out of WHS and are waiting at 500 W. The new elementary school will have a cement pour at 5:00 AM tomorrow and there will be four more. Our ordinance allows work from 6:00am to 10pm and they will be violating that. Ticket them if you want. The neighbor is complaining but it is because they feel that the school took their property. CM Gibson: let them pour cement. CM Hansen: should the new elementary school have to pay the building fees. It all comes from the same coffers. Mayor Call: Pleasant View City will get nothing from them. CM Hansen: I told Scott Zellmer that he owed fees and the school can't be opened until paid.

Emma Flattery: the flashing 20mph lights are activated one hour too late. Mayor Call: those lights are for the elementary students not the high school students.

CM Gibson: what about our Christmas party? The council discussed their party.

Mayor Call: Pleasant View City will receive \$4.7 million from WACOG Transportation Funding for Rulon White Blvd from 2700 N to Parkland Blvd. Tomorrow is the first UTA Advisory Board meeting.

Adjournment: 8:34 PM