

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

February 12, 2019

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
Steve Gibson
Boyd Hansen
Sara Urry
Ken Francis

STAFF:

Laurie Hellstrom	Bill Cobabe
Ryon Hadley	Heather Gale
Debbie Minert	Jill Hunt
Bart Cragun	Robbie Done
Stetson Talbot	Corey Clark
Jay Palmer	

VISITORS:

Emma Flattery	Kevin Bailey
Chris Bailey	Sharlene Call
Mike Humphreys	Kerry Humphreys
Justin Urry	Dale Roberts
Carson Jones	Andy Nef
Dana Shuler	

Pledge of Allegiance: Boyd Hansen

Opening Prayer, Reading or Expression of Thought: Boyd Hansen

Declaration of Conflicts of Interest:

None

Business:

1. Fill the unexpired term of the 'Office of Council' until January 2020.

Mayor Call explained how the appointment for the council seat for the remainder of this year will happen. This is to be done in an open meeting. Toby Mileski withdrew his name 8 minutes before this meeting. There are now two candidates and we will vote twice. The order of the names is set by the Master Ballot List, a random list. Each candidate will be given 5 minutes presentation. This is not a public hearing. After Kenneth E. Francis and then Kevin B. Bailey gave their presentation a ballot vote was taken.

The first round of casted votes: Mayor Call read the votes:

Sara Urry – Kevin B. Bailey

Jerry Burns – Kenneth E. Francis
Steve Gibson –Kenneth E. Francis
Boyd Hansen – Kenneth E. Francis

The second round of casted votes: Mayor Call read the votes:

Sara Urry – Kevin B. Bailey
Jerry Burns – Kenneth E. Francis
Steve Gibson –Kenneth E. Francis
Boyd Hansen – Kenneth E. Francis

Kenneth E. Francis will fill the unexpired term of “Office of Council’ until January 2020.

2. Swear in the new City Council member.

Laurie Hellstrom swore in Kenneth E. Francis as the new city council member. Mayor Call asked Kenneth Francis if he had any conflicts of interest for the remainder of the agenda items. Kenneth Francis: None.

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

Carson Jones: public work standards are important but should not be overkill or not needed. Keep in mind cost control. CM Hansen: be more specific Carson. Carson Jones: storm water revision on much need to retain. I want 10 year not 25 year rate.

Youth City Council Report.

Emma Flattery: there are no meetings for us this month. We have had service projects, the Magic Yarn project for kids with cancer and the Lantern Houtz dinner service. We will have meetings in March and a cleanup project along the highway and the Easter Hunt.

Consent:

Motion was made by CM Gibson to approve the consent items (minutes of January 22, 2019 and February 2, 2019, closed minutes from January 8, 2019, and the bills of Pleasant View City). 2nd by CM Burns. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0

3. Discussion and possible action to adopt an amendment to Chapters 13.08, 13.09, and 13.10 relating to storm water, Ordinance 2019-1. (Presenter: Dana Shuler with Jones & Associates).

Dana Shuler: this is an update to the current ordinances to match the state’s plan. You have a redline version of the changes.

Motion was made by CM Burns to approve Ordinance 2019-1, amendments Chapters 13.08, 13.09, and 13.10 relating to storm water. 2nd by CM Urry. Roll call vote. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0

4. Public Hearing – Discussion and possible action to adopt Revision 1 of the Pleasant View City Development, Design, and Construction Standards, Resolution 2019-A. (Presenter: Dana Shuler with Jones & Associates).

Motion was made by CM Urry to go into a public hearing to consider adopting Revision 1 of the Pleasant View City Development, Design, and Construction Standards, Resolution 2019-A. 2nd by CM Burns. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0

Bill Cobabe: this is a revision to the 2017 plan. There are simple to broad changes.

Dan Shuler: we have a check list for geo-tech testing and developers can choose anyone just as long as they are licensed. We did make some changes that Carson Jones suggested for some phase developments. CM Burns: is testing common for development? Carson Jones: yes. It is standard and everyone requires it. Dana Shuler: in sewer a LID required that from the state. Mayor Call: are there any comments from the public? CM Burns: there is a lot of verbage and language in this document. Are there any specific areas or other areas that affect development negatively? Carson Jones: there is a lot of information in this packet and it all sound good without a price. All that is proposed is fantastic but are we engineering our self out of affordability? Roads are solved with geo-tech. The additional concrete I have never done with 6" on sidewalks and 5' wide just because two wheelchairs need to pass by each and the other driving across it every 100' or to pass someone else. 5' is tough.

Bill Cobabe: that already is the standard and it was adopted last year. CM Gibson: part of discussion for the 5' width. I walk with my wife and it is frustrating not to walk side by side. We are looking 20 to 30 years into the future. There are so many sidewalks that are cracked and to extend the usage out a few years is not cheap but it is not the most expensive. I would do away with the parking strip. I like wider sidewalks. I like to have a nicer driveway. A \$500-\$600K house will not see that but it is an investment for the future. Carson Jones: it will have to be replaced at a higher cost. Bill Cobabe: fiber vs steel. Steel will degrade over time. Carson Jones: I would pledge you to understand what this document is. CM Gibson: we need to trust Bill Cobabe a little bit. We need the best for the needs and look out to 20 to 30 years. Carson Jones: North Ogden and Pleasant View is the same place and the difference in cost is enormous. CM Urry: I'll have to pay for something in the future for replacements and I don't what to pay for something that is less than the standard. CM Gibson: a brand new subdivision failed just because North Ogden is cheaper and doesn't make it right. Bill Cobabe: we have put flexibility in the code but there are certain things need to be done. CM Urry: people still need to be able to stay here and not be taxed out. Carson Jones: we need to build and grow Pleasant View and not be valued out. CM Urry: if you save money from less infrastructure costs you will not lower the cost of the home from what you saved but you will sell the home at the highest cost that you can. Carson Jones: I just want you guys to know what you are voting on. The good and bad and understand development and price and what really hurts the land owners. CM Hansen: all need to work together on putting in infrastructure, sidewalk, building a house and contractors driving across the infrastructure in order to keep it good. Carson Jones: pour sidewalks at certificate of occupancy. CM Urry: it's not how to stick a developer but how to make a good product. Carson Jones: post a bond. Mayor Call: page 9, the intersection is 200' and was 500'. Dana Shuler: from the Ford Doc Research we don't want intersections too close together or there is conflict. Their recommendation is 125'. Mayor Call: it was done on 575 W and I don't see a problem there. Mayor Call: I am more comfortable at 125'.

Motion was made by CM Burns to end the public. 2nd by CM Gibson. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0

Mayor Call: I recommend that we table this and give the members more time to review. CM Burns: I don't think we, as novice and no experience of the needs of the city, but those that work in Pleasant View should be in favor of it. CM Gibson: I don't know what will change.

Motion was made by CM Gibson to accept this Revision 1 of the Pleasant View City Development, Design, and Construction Standards, Resolution 2019-A with Mayor Call's changes as stated above and address this as a fluid document. 2nd by CM Urry. Roll call vote. Voting aye: CM Burns, CM Francis, CM Gibson & CM Urry. CM Hansen no. 4-1

5. Discussion and possible action to enter into an Interlocal Cooperation Agreement between Weber County and Pleasant View relating to the requirements of the City's Storm Water Management Plan. (Presenter: Dana Shuler with Jones & Associates).

Dana Shuler: this is a public advocate and an outreach taskforce and as a member it helps us to perform those items. Mayor Call: Bill Cobabe and Jay Palmer do you have anything to add? Jay Palmer: we have been doing this. This is only a change with the hiring of the manager to have more control with the state. Mayor Call: there have been some big fines to some cities to the south of us. CM Burns: are we assessed fees? Mayor Call: our cost is approximately \$1.8K. Bill Cobabe: the biggest part of the coalition is outreach and if we pull out that is a big red flag to the state. Ken Francis: this sounds like a safety net for the city. Dana Shuler: this will bring us into compliance with state regulations. We abide and Weber County handles it. CM Hansen: the fines will be less if we work with these people.

Motion was made by CM Burns to approve this agreement an Interlocal Cooperation Agreement between Weber County and Pleasant View relating to the requirements of the City's Storm Water Management Plan (Resolution 2019-B). 2nd by CM Francis. Roll call vote. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0

6. Presentation of the 2018 Adequacy of Public Facilities Management Report. (Presenter: Dana Shuler with Jones & Associates).

Dana Shuler: this will update the numbers as regulated by the code. We have 360 ERC's of water. We are in good shape and we will purchase water from WBWCD once they are gone. The sewer is in good shape. We are in the process of updating the sewer's CFP. The Storm Drain's CFP is being updated now. There is no stopping development for storm drains. There are no street capacity issues. Mayor Call: the concern is the population estimates. I have never seen those numbers. Bill Cobabe: the state just projects them. It is pretty close. Mayor Call: we are a class 5 city and nothing will change until the next census and we hear back from the governor's office.

7. Discussion and possible action to enter into a three year contract with an option for three one-year extensions for the annual Founders' Day fireworks show with the successful candidate a determined by the City Council. (Presenter: Sara Urry)

CM Urry: there is not a lot of difference in the prices. Firestorm on page 7 provides a distinct different value of show. We pay and get more.

Motion was made by CM Gibson to enter into a three year contract with an option for three one-year extensions for the annual Founders' Day fireworks show. 2nd by CM Burns. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0

8. Closed Meeting.

No closed meeting.

9. Discussion and possible action from the closed meeting.

No closed meeting.

Other Business:

Ryon Hadley: welcome Ken Francis. An autistic girl got off the wrong bus but she got home. Stetson Talbot was asked to talk at a children symposium as a guest speaker. The NOVA program started. It runs from February through May. Rex Cragun will be teaching NOVA. In January there were 771 calls, 87 citations, and 84 custody arrests. Our dog is on the night shift but I would like to have a demo with the dog.

Bill Cobabe: the preliminary budget is in process. We need a planning commission member appointment.

CM Gibson: there is a Weber State Story Festival. Ryan, the director of Mosquito Abatement, resigned.

CM Burns: can we get a project list from Saturday's meeting?

CM Hansen: Farrwest would like to revisit with us on the EDA area and the Form Base Code. Ted Black, chair of Farrwest's planning commission is opposed to apartments. One police officer is not enough for law enforcement in that area. Mayor Call: what about the lights at the intersection at WHS? CM Hansen: they are trying to get funds for it in the amount of \$9K. Their budget ends in Junes.

Adjournment: 8:00 PM