

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

January 12, 2021

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

MAYOR:
Leonard Call **Attendance method:**
 (via Zoom and office)

COUNCILMEMBERS:
Ann Arrington (via Zoom)
Kevin Bailey (via Zoom and office)
Steve Gibson (via Zoom)
David Marriott (via Zoom)
Sara Urry (via Zoom and office)

STAFF:
Amy Sue Mabey (via Zoom and office)
Laurie Hellstrom (via Zoom and office)
Ryon Hadley (via Zoom and office)
Tyson Jackson (via Zoom and office)
Jill Hunt (via Zoom and office)

VISITORS:
John Hansen (via Zoom)
Jim Flint (via Zoom)
Bryan Bayles (via Zoom)

Pledge of Allegiance: Kevin Bailey
Opening Prayer, Reading or Expression of Thought: Kevin Bailey

Declaration of Conflicts of Interest:
Ann Arrington: my brother-in-law is a contractor for Nilson Lands Development.

Comments/Questions for the Mayor & Council for items not on the agenda:
None were given.

Consent Items:
Motion was made by CM Bailey to accept the consent items (minutes of December 22, 2020). 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Business:
1. Public Hearing – Discussion and possible action to consider a rezone request from C-1 (Commercial) to RE-15 (residential) on parcel 19-207-0001 located on southeast corner of 1325 W and Hwy 89, Ordinance 2021-1. (Presenter: Jill Hunt)

Motion was made by CM Bailey to go into a public hearing to consider a rezone request from C-1 (Commercial) to RE-15 (residential) on parcel 19-207-0001 located on

southeast corner of 1325 W and Hwy 89. 2nd by CM Arrington. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Jill Hunt: showed the location of the parcel. John Hansen is the applicant. The current zone is C-1 and the General Plan shows low density residential and it would fit the surrounding zone of RE-15. There were comments from the public regarding the 2017 General Plan that was changed from commercial to residential. This parcel was part of West View Phase 3 and there is no agreement with this phase. The planning commission recommended approval. Mayor Call: any comments from the public? None were given.

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

Mayor Call: any questions for Jill Hunt or the applicant? CM Marriott: it is on the plan to be residential? CM Urry: the General Plan was updated in 2017 to change it to residential? Jill Hunt: yes. The General Plan was changed but there was no rezone. Mayor Call: are there any unresolved staff issues? Jill Hunt: no.

Motion was made by CM Gibson to approve the rezone request from C-1 (Commercial) to RE-15 (residential) on parcel 19-207-0001 located on southeast corner of 1325 W and Hwy 89, Ordinance 2021-1. 2nd by CM Urry.

Discussion on the motion. CM Arrington: there are only so many commercial zones and C-1 is a buffer zone for residential. I would like to see neighborhood commercial there. CM Bailey: I agree. We did rezone for more commercial. This is one of the spots. It may take time in the future to develop but it is worth waiting for even though there is residential all around. I am torn. CM Urry: it is in the general agreement. It is surrounded by residential. It is eight lots and not a large parcel. CM Gibson: it is a good fit for residential. We put our commercial in our baskets on 2700 N and by Farr West. We will have property tax that starts soon. I don't see commercial for this property. CM Arrington: it is a bad area for traffic noise. I don't like soundproof walls. CM Gibson: is there access for walks? John Hansen: all cities need commercial. There are 5,000 cars a day on Hwy 89 and 23000 car a day on 2700 N. Commercial users look for traffic. If it is commercial how do the neighbors feel about lights and commercial? I have tried to market it for four years. Some of the proposed lots go up to 21,000 sq.ft. and there residential on both sides. Commercial will shop or look on 2700 N and North Ogden but not HWY 89. I hope Pleasant View City considers this. Thanks.

Voting: Roll call vote. Voting nay: CM Arrington and CM Bailey. Voting aye: CM Gibson, CM Marriott and CM Urry. Passed 3-2.

2. Discussion and possible action to approve Budge Farms Phase 1 preliminary subdivision, 30 lots located at approximately 1500 W between Pleasant View Drive and Hwy 89. (Presenter: Jill Hunt)

Jill Hunt: showed the location on Hwy 89. Nilson Lands is the current owner. There are two phases. There are 30 lots at 1/3 acre lots. Parcel A is the detention basin and they are working out the details. The development will connection to 1500 W to Hwy 89 and they are working out some of the details. Public concerns were Budge Lane. They both need UDOT access and UDOT approve this access. Bryan Bayles is working with the two lot owners to give them access and one he can't make contact with but we can't stop him because of that. We are not going to close Budge Lane. CM Gibson: what is

the width between the two UDOT access's? Jill Hunt: approximately 30'. CM Gibson: the detention basin looks small. Mayor Call: the bulb will be eliminated on 3125 N. This needs to be approved subject to the conditions in staff report? Jill Hunt: yes. CM Urry: UDOT gave approval for Budge Lane and 1500 W? Jill Hunt: yes. CM Gibson: have we considered requiring sidewalk on Hwy 89? Tyson Jackson: I have heard that UDOT won't let us on rural highways. Mayor Call: we need to have further discussions with UDOT. CM Urry: are there setbacks there? Mayor Call: just the R-O-W. CM Gibson: we put a path along Pleasant View Drive and I think there should be something on Hwy 89 and build a system. CM Marriott: it is not be rural it is a residential highway along there. If we want a path we shouldn't go forward without addressing it. Mayor Call: we need a big plan. I suggest we look at Safe Routes to School program as another commenter suggested. We will talk in the morning with DRC. CM Gibson: what about a RAMP grant for a path from the Pepsi plant? CM Marriott: do we want access to Hwy 89? Mayor Call: yes. Jill Hunt: UDOT has a light planned to go there on Hwy 89 and only one. Mayor Call: the fire department would hate to see the roads not connect to Hwy 89. Jill Hunt: we are limited on accesses. This is a good location.

Motion was made by CM Bailey to approve Budge Farms Phase 1 preliminary subdivision at approximately 1500 W between Pleasant View Drive and Hwy 89 with the conditions from the staff report. 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

3. Approve the addition of Amy Sue Mabey, City Administrator, as a check signer on America First Credit Union account. (Presenter: Laurie Hellstrom)

Motion was made by CM Arrington to add Amy Sue Mabey as a check signer on America First Credit Union's account. 2nd by CM Gibson. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

5. Discussion and possible action to amend Chapter 2.06 - City Administrator and Chapter 2.20 Licensing Department by deleting the bond requirements, Ordinance 2021-2. (Presenter: Laurie Hellstrom)

Laurie Hellstrom: this ordinance has been reviewed by the city attorney. We are covered under the crime insurance with the Trust.

Motion was made by CM Bailey to approve Ordinance 2021-2 amending the bond requirements. 2nd by CM Urry. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

6. Closed Meeting.

No closed meeting.

7. Discussion and possible action from the closed meetings.

No closed meeting.

Other Business:

Ryon Hadley: we re-submitted a grant to pay for the additional cost of the speed trailer. We got a body and car camera grant of \$2,745. Because of a CPR incident an elderly man's life was saved and officer Clark was his best man at his wedding. Our new police officer started last week, Lexus Goodpasture. She comes with three-year's

of experience in Ogden City. In December we had 602 calls, 26 citations and 3 arrests. In 2020 we had 9,128 cases which is up 1,000 from 2019.

Laurie Hellstrom: I will be sending you training information.

CM Arrington: I am open to listening to Robert with Utopia. Mayor Call: I will talk to you next Tuesday. CM Arrington: I got my Covid shot.

CM Urry: started the events planning with Allison Christensen. We need to get with Chris Roybal.

CM Marriott: do we have an update on Skyline? What about the mulch pile is there a plan? The mulch is not what the residents want. Tyson Jackson: I was contacted by someone who wants the mulch for commercial use. We will be talking the logistics of it.

Amy Sue Mabey: we had a meeting today on Skyline. There is a bid opening on the 14th. I have sent an email with additional information. Mayor Call: the grading package will be awarded on the next agenda.

Tyson Jackson: the shop is wrapping up. Our newest hire got his CDL license. Barker pond is being filled on purpose. We are looking for the breaches. We have used the mini on our third water main break of the year. The loader comes in on February 8th.

CM Gibson: we need to get going on the Founder Day meeting. Let's plan it for the first week of February. I want it to be filled with activities. I was named Chairman of the Board on the Mosquito Abatement Committee. That is an honor.

Mayor Call: just want to welcome Amy.

Adjournment: 7:09 P.M.