

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

**May 23, 2023**

**The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:00 P.M.**

**MAYOR:**

Leonard Call

**COUNCILMEMBERS:**

Ann Arrington  
Steve Gibson  
David Marriott  
Philip Nelsen  
Sara Urry

**STAFF:**

Amy Mabey  
Laurie Hellstrom  
Tyson Jackson  
Brandon Bell  
Stetson Talbot  
Robbie Done

**VISITORS:**

Ricky Hatch	Dave Chugg
Shelly Bailey	Kassidy Webster

**1. Introduction.**

**a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought**  
(Councilmember Ann Arrington).

**b. Declaration of Conflicts of Interest**

None given.

**c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)**

**2. Consent Items.**

**a. Bills of Pleasant View City**

Motion was made by CM Arrington to approve the consent items (Bills of Pleasant View City). 2<sup>nd</sup> by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Nelsen.  
4-0

**3. Traffic Violation Enforcement. The Council will review and discuss efforts to enforce traffic violations, particularly speeding in residential areas.**

Mayor Call: social media is a big problem. We have seen speeders over 100 MPH but the problem is not limited to speeding. We have had requests on social media for a 4-way stop on 1100 W because of speeding. Then others list their roads and requests because of speeders. We need to come up with a guideline on where we want to spend funds. Radars are not cheap. We have asked our law enforcement to do studies. We need a base on facts. CM Gibson: those studies have proved most obey rules and only a few do not. The problem is not

as bad as the perception. CM Arrington: we need to communicate better to the citizens and show no problems or problems. Stetson Talbot: the black boxes cost approximately \$1500. StetsonTalbot explained the boxes and setup. Mayor Call: I would like the police to identify the 6 most complained about roads and study them for 6 months then have a review and publish the findings then repeat.

#### **4. Weber County Elections. Elections presentation from Weber County Elections.**

**(Presenters: Ricky Hatch and Lauren Shafer)**

Ricky Hatch gave an elections presentation.

#### **5. Public Hearing - Rezone Request from C-3 to C-2. Discussion and possible action to consider a rezone from C-3 (commercial) to C-2 (commercial) for property located at 1496 W 2700 N, parcel #19-390-0002. Applicant: David Chugg. Ordinance 2023-8. (Presenter: Brandon Bell)**

Motion was made by CM Gibson to go into a public hearing to consider a rezone request from C-3 (commercial) to C-2 (commercial) for property located at 1496 W 2700 N, parcel #19-390-0002. Ordinance 2023-8. 2<sup>nd</sup> by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Brandon Bell: this is a clean up item. The property is zoned C-3, which is an outdated zone. Staff and the Planning Commission recommend the rezone to the most similar zone, C-2. CM Arrington: are there any other C-3 zoned properties? None. Amy Mabey: this request was staff initiated.

Motion was made by CM Gibson to end the public hearing. 2<sup>nd</sup> by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Motion was made by CM Arrington to approve the rezone from C-3 (commercial) to C-2 (commercial) for property located at 1496 W 2700 N, parcel #19-390-0002. Ordinance 2023-8. 2<sup>nd</sup> by CM Gibson. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

#### **6. Public Hearing - Rezone Request from MCM to CP-3. Discussion and possible action to consider a rezone from MCM (mixed manufacture/commercial) to CP-3 (commercial) for property located at 1584 W 2700 N, parcel #19-390-0001. Applicant: David Chugg. Ordinance 2023-9. (Presenter: Brandon Bell)**

Motion was made by CM Urry to go into a public hearing to consider a rezone request from MCM (mixed manufacture/commercial) to CP-3 (commercial) for property located at 1584 W 2700 N, parcel #19-390-0001. 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Brandon Bell: this would allow a vape shop in the convenience store area and still maintain the current onsite uses. The vape store will still need to go through business licensing. The General Plan is a mixed-use for this area. Staff recommends the rezone. Mayor Call: comments from the public? None given.

Motion was made by CM Urry to end the public hearing. 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Mayor Call: the vape shop is closed and the building will be torn down and they wish to move the vape shop across the street but it needs to be zoned for it? Dave Chugg: correct. Mayor Call: that is a compatible zone. CM Nelsen: there is MCM around that area. MCM is limited. This request is more appropriate.

Motion was made by CM Gibson to approve the rezone from MCM (mixed manufacture/commercial) to CP-3 (commercial) for property located at 1584 W 2700 N, parcel #19-390-0001 as stated in Ordinance 2023-9. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**7. Public Hearing - Rezone Request from RE-20 to R-1. Discussion and possible action to consider a rezone from RE-20 (residential) to R-1 (residential) for property located at 3885 North Highway 89 and 3917 N Hwy 89, parcels: #19-403-0001, 19-403-0002 and 19-403-0003. Applicant: Shelly Bailey. Ordinance 2023-10. (Presenter: Brandon Bell)**

Motion was made by CM Arrington to go into a public hearing to consider a rezone request RE-20 (residential) to R-1 (residential) for property located at 3885 North Highway 89 and 3917 N Hwy 89, parcels: #19-403-0001, 19-403-0002 and 19-403-0003. Applicant: Shelly Bailey. Ordinance 2023-10. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Brandon Bell: there are three parcels to rezone. The property has an existing building which was used for a charter school. We have an application for a child daycare for the rezone to R-1. R-1 is identical to RE-20 with a few differences one being the permitted use for daycares. The General Plan is low density in that area. Just to note the property is located west of HWY 89 and the RE-20 areas are east of HWY 89. CM Urry: the planning commission stated that this is a use without having to add the use to a zoning ordinance. CM Nelsen: what are the signage requirements and for a business? I am assuming they can have a sign. Mayor Call: comments from the public? None given.

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

CM Gibson: this is a good use for the property and a good addition to the city. I am more worried about traffic. The 3 lots were shown to the council.

Motion was made by CM Gibson to approve the rezone from RE-20 (residential) to R-1 (residential) for property located at 3885 North Highway 89 and 3917 N Hwy 89, parcels: #19-403-0001, 19-403-0002 and 19-403-0003. Ordinance 2023-10. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**8. Public Hearing - Municipal Code Amendment - MP-1. Discussion and possible action to consider amending the MP-1 (manufacturing) Ordinance to remove 'Single-Family Dwelling' from the list of uses. Ordinance 2023-11. (Presenter: Brandon Bell)**

Motion was made by CM Arrington to go into a public hearing to consider amending the MP-1 (manufacturing) Ordinance to remove 'Single-Family Dwelling' from the list of uses. Ordinance 2023-11. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Brandon Bell: this is a text amendment. There is no applicant. The planning commission's motion was inclusive. We will hold the public hearing and then a recommendation to table and have the planning commission amend their motion. Staff has no concerns with this amendment for obvious reasons. Mayor Call: comments from the public? None given.

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

Motion was made by CM Arrington to table this item until it is taken back to the planning commission. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**9. Public Hearing - Municipal Code Amendment - Title 17 & 18. Discussion and possible action to consider amending Title 17 (subdivision) & Title 18 (zoning) Ordinances to modify and eliminate subdivision requirements for lots designated for municipal utility use and to add this as a permitted use in all zones. Ordinance 2023-12. (Presenter: Brandon Bell)**

Motion was made by CM Urry to go into a public hearing to consider amending Title 17 (subdivision) & Title 18 (zoning) Ordinances to modify and eliminate subdivision requirements

for lots designated for municipal utility use and to add this as a permitted use in all zones. Ordinance 2023-12. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Brandon Bell: the city needs a water tank. In the code all lots need to be subdivided and meet the zoning requirements. This is unique to a city for the service of the general public like roads. This amendment provides an adjusted site standard for these types of facilities. The planning commission recommended approval.

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

Motion was made by CM Arrington to approve amending Title 17 (subdivision) & Title 18 (zoning) Ordinances to modify and eliminate subdivision requirements for lots designated for municipal utility use and to add this as a permitted use in all zones. Ordinance 2023-12. 2nd by CM Gibson. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**10. Seek Bids. Discussion and possible action to consider requests to seeking bids for the following projects:**

- a. 800 West Water Main Replacement.
- b. Multi-Sports Storm Drain Rail-Road Crossing.
- c. 2023 Street Maintenance.
- d. Barker Family Pond Improvements.
- e. City Hall ADA Upgrades.

***(Presenters: Amy Mabey and Tyson Jackson)***

Motion was made by CM Arrington to approve seeking bids for item a. to e. as stated above. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**11. Purchasing Policy Amendment. Discussion and possible action to adopt Ordinance 2023-13 amending the City's purchasing policy to clarify allowable instances for sole-source contracting. *(Presenter: Amy Mabey)***

Amy Mabey: this ordinance amendment to the purchasing policy is to address existing contracts and relationships and not to burn relationships and to give us options. I found other good things that are included in review of the ordinance. CM Arrington: we should not be complacent in not going out to bid? CM Gibson: it will make it easier to go forward but not to be lazy. We can find cheaper bids that are not on the state bids. CM Nelsen: less bureaucracy.

Motion was made by CM Nelsen to approve Ordinance 2023-13 amending the City's purchasing policy to clarify allowable instances for sole-source contracting with the addition of 'fiber' as a utility service example. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**12. Fireworks. Discussion and possible award of the Founders Day Fireworks Display contract to Vortex Productions Inc. in the amount of \$20,000. *(Presenters: Sara Urry & Steve Gibson)***

CM Urry: we are under contract with Firestorm. They still don't have their license. I sought other bids and received two. CM Nelsen: they will still provide the same insurance? CM Urry: yes. They are safe and follow the rules.

Motion was made by CM Arrington to award the Founders Day Fireworks Display contract to Vortex Productions Inc. in the amount of \$20,000. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**13. Interior Office Painting. Discussion and possible award of the Interior Offices Painting bid to Brush Brothers Painting in the amount of \$30,776. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom: we received three bids and are recommending Brush Brothers Painting.

Motion was made by CM Arrington to award the Interior Offices Painting bid to Brush Brothers Painting in the amount of \$30,776. 2<sup>nd</sup> by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**14. Prosecuting Attorney Agreement. Discussion and possible approval of an agreement with Gage Arnold for Prosecuting Attorney services. (Presenter: Amy Mabey)**

Amy Mabey: the contract has been updated based on caseloads. The caseloads have doubled and there has been no adjustment on pay. This is a three-year contract. We have had an excellent experience with him.

Motion was made by CM Nelsen to approve the agreement with Gage Arnold for Prosecuting Attorney services. 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**15. Solid Waste Collection & Disposal. Discussion and possible award of the Residential Solid Waste Collection & Disposal proposal to Republic Services. (Presenter: Amy Mabey)**

Amy Mabey: this is to approve negotiations for an agreement. Our current hauler gave us notice in March/April. We had two bidders at the mandatory meeting. Robinson was the other company besides Republic. We only received a single proposal. We are looking at getting service ASAP. If we can get a hauler by July 1<sup>st</sup> Econo Waste will donate the recycling bins. Republic right now can start July 17<sup>th</sup> and we will negotiate a sooner beginning time. CM Nelsen: if we need to go 10 days without garbage service could we get dumpsters in the city.

Motion was made by CM Gibson to award the Residential Solid Waste Collection & Disposal proposal to Republic Services as stated and to get going on a successful contract negotiations. 2<sup>nd</sup> by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**16. Budget Workshop.**

The tentative budget was reviewed with the council.

**17. Tentative Budget. Tentatively adopt the Tentative Budget for the 2023-2024 fiscal year.**

Motion was made by CM Gibson to adopt the Tentative Budget for the 2023-2024 fiscal year. 2<sup>nd</sup> by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**18. Set Public Hearings. Set public hearings to consider amending the 2022-2023 fiscal year budget and adopting the 2023-2024 fiscal year budget.**

Motion was made by CM Gibson to set public hearings to consider amending the 2022-2023 fiscal year budget and adopting the 2023-2024 fiscal year budget as June 13<sup>th</sup>, 6:00 PM in the Pleasant View City Hall. 2<sup>nd</sup> by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**19. Closed Meeting. Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).**

No closed meetings.

**20. Other Business:**

No other business.

**21. Adjournment:** 9:59 PM.