

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

December 28, 2021

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
Kevin Bailey
Steve Gibson
David Marriott
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Jill Hunt
Tyson Jackson

VISITORS:

Danial Wade	Derek Draper
Christy Bailey	Tony Pitman
Angela Mortensen	Debra Call
Jody Call	Douglas Dickson
Tyme Dickson	Justin Urry
Dale Roberts	

Pledge of Allegiance: Sara Urry

Opening Prayer, Reading or Expression of Thought: Sara Urry

Declaration of Conflicts of Interest:

None were given.

Comments/Questions for the Mayor & Council (public – limited to 3 minutes)

None were given

Consent:

Motion was made by CM Gibson to approve the consent items (Minutes of September 14, 2021, October 26, 2021, November 9, 2021, November 16, 2021 November 30, 2021 and December 14, 2021). 2nd by CM Marriott. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

Business:

1. Discussion and possible action to establish Voter Participation Areas (VPA) within the city. (Presenter: Daniel Wade with Weber County)

Daniel Wade, acting Director of Elections: based on the 2020 Census data Pleasant View City is now a 4th class city and the city needs to establish a voter participation area map. It would only be used for referendums or initiatives. The area should be equal in population, a good portion and contiguous. The map presented meets all the requirements and the administration needs to adopt it. The population is now 11,083 and the map has approximately 2,271 in each area. Mayor Call: how often does this map need to be revised? Daniel Wade: 10 years. Mayor Call: 10k population is the threshold for this. Daniel Wade: 30k population is the next threshold. CM Gibson: how is it utilized for the good? Mayor Call: it is not based on representation. Daniel Wade: it is citizen based and tied to initiatives and referendums. CM Gibson: is there a downside? Mayor Call: I don't see a problem.

Motion was made by CM Bailey to approve the Voter Participation Areas (VPA) within the city as presented. 2nd by CM Urry. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

2. Public Hearing - Discussion and possible action to consider adopting an A-4 Zone Ordinance designed for animals with a minimum lot area of 4 acres, Ordinance 2021-16. (Presenter: Jill Hunt)

Motion was made by CM Bailey to go into a public hearing to consider adopting an A-4 Zone Ordinance designed for animals with a minimum lot area of 4 acres. 2nd by CM Urry. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

Jill Hunt: presented the ordinance. Comments given to the city are in front of you. Mayor Call: the planning commission denied this. This ordinance does not allow residential. Derek Draper: the lot coverage allows up to 70% and it should fit the guidelines. Mayor Call: good point. Dale Roberts: this just benefits one landowner at this time. I then propose to rezone my land. This doesn't fit the General Plan. Commercial changed the value of the land and if the landowner is not using it they should sell. This is a good time to sell. I don't see why one landowner is being accommodated. Douglas Dickson: I have been the owner of this property. This property has been in the family since 1918. Pleasant View has the power to sled hammer intentionally. If item #2 is approved I will add more during item #3. Tyme Dickson: the property's zoning was changed in October 2021. Our taxes increased 2x's to 4x's to \$6k. We could sell but do we have to sell if we don't want to. The use has not changed. Douglas Dickson: it is great to come together as a group of people. I ask for this to be approved. We have been caught in the consequences. CM Arrington: what is the land used for? Tyme Dickson: horses and large animals, cows. Douglas Dickson: I don't want to be forced to sell. This has been a security blanket to have something. I know the intention is to see Pleasant View build a Riverdale Road. This is a terrible situation. Think about it if the shoe was on the other. Mayor Call: any other public comments? None given.

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

Amy Mabey: the ordinance language in your packet has been tweaked since the planning commission to now. Jill Hunt: it just made it more clear. Mayor Call: that is

what the redlines are? Jill Hunt: yes. Mayor Call asked for comments from the council. CM Marriott: when the zoning was changed the intent was to preserve the area so there would not be residential. The biggest concern with the rezone was the tax burden. There would not have been a tax burden if the property was kept in green belt. There was an unintentional increase in taxes for the property that is kept for agriculture and then to pay extra taxes for a long time. None of us want that. Other properties were able to get into green belt. It is only valuable if it sold. That was unintentional. CM Gibson: what the city does with zoning helps manipulate the vision. Jill has done a great job to fix this in regards to residential. I liked CM Marriott's comments. It's the county that calculates the tax. I will vote for this A-4 zone. I don't want residential but I want commercial. It's the right thing to do. CM Bailey: I don't disagree with CM Gibson and CM Marriott. I know what the zone did to the value of the property for a horse and now it is worth more. CM Gibson: we are perceiving that the value changed. It didn't change the use of it. CM Bailey: we are trying to preserve the corridor as commercial and we did. Our initial change was the right thing to do and we didn't have a lot of complaints and feedback. CM Urry: remember Belnap who asked not to rezone because of the tax and then moving forward it turns out they sold the property for a profit. I struggle and feel for these people. There is a vision of the city and I want to follow the plan. We are asked to make the hard decisions for the whole. There may not be any others wanting this zone or others may want it and we start spot zoning all over and we would start moving back. I feel for the Dickson's. Phil Nelsen stated that it would devalue the property and if it was sold the inheritance tax would hurt them. The planning commission recommended denial and I respect their recommendation. CM Arrington: this is a tough one. There is a financial issue either long-term or short-term. Long-Term it saves on taxes and makes money. I don't want to go backwards. In the long-term it will benefit them. CM Gibson: they know the General Plan is commercial. Mayor Call: this is a struggle. The rezone did have an unintentional consequence. It could be bad or good. The creation a zone could be used in other areas of the city if it is passed and it is not in the General Plan. I wish the county could help us. I support Amy Mabey's for bring this good solution forward. I am on the fence on this one. After reading the comments it could help their heirs in the long-term. Should we adopt the A-4 zone? Questions? Jill Hunt: showed areas on the GIS map of areas that could ask for A-4 rezones. CM Urry: the intent of this was so they would not have to pay the increased taxes. Jill Hunt: this was a creative solution for the Dickson's. Once this A-4 is on the books it is not limited to them. Amy Mabey: the A-2 zone includes housing. CM Gibson: we don't want housing there.

Motion was made by CM Urry to not adopt the A-4 ordinance and take the planning commission's recommendation and according to the General Plan. 2nd by CM Bailey.

Discussion. CM Marriott: we don't have an A-4 only. Can it be a 4-100 acres? Mayor Call: it is a minimum of 4 acres. CM Marriott: are there any properties bigger that are not growing agriculture land? It's a helpful zone for this property and it protects from residential. Amy Mabey: agriculture is still a permitted use. CM Arrington: I would like to table this and look at Urban Farming Assessment Act regarding farming. CM Urry: it is not in the General Plan and it is not the intent. Mayor Call: the reason it is on the agenda now it the property is up for re-evaluation January 1st. CM Urry: this ordinance is not in the best practices.

Vote: Voting Aye: CM Arrington, CM Bailey and CM Urry. Voting Nay: CM Gibson and CM Marriott. 3-2

Mayor Call: we tried this process. Amy Mabey: there was no guarantee with this option. Mayor Call: they represent the entire community. Amy Mabey: we will reach out to Weber County and see what the county can offer.

3. Public Hearing - Discussion and possible action to consider a rezone from C-2 to A-4 for property located at approximately 825 W between 2700 N and 2550 N, parcel 17-066-0023, Ordinance 2021-17. (Presenter: Jill Hunt)

No discussion. No action.

4. Discussion and possible action to consider granting final subdivision plat to Simon Goe Subdivision along with the development agreement, escrow, and the Long-Term Storm Water Management Agreement, property located at the north-end of Parkland Blvd from 2700 N. (Presenter: Jill Hunt)

Jill Hunt: presented the request. The escrow is posted. The development agreement has already been approved in July. The Long-Term agreement is for the bottom half of the parcel (south-end). They meet the requirements and are ready to record.

Motion was made by CM Gibson to approve final subdivision plat to Simon Goe Subdivision along with the escrow, and the Long-Term Storm Water Management Agreement, property located at the north-end of Parkland Blvd from 2700 N. 2nd by CM Bailey. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

5. Discussion and possible action to consider approving a Memorandum of Understanding with the State Debt Collection for the collection of debt owed to the Pleasant View City Justice Court. (Presenter: Laurie Hellstrom)

Laurie Hellstrom: this was tabled last meeting for attorney review. Both Gage Arnold and Mike Houtz reviewed it. Gage stated that it was really the only collection option and Mike stated that you can chose what is sent to them.

Motion was made by CM Gibson to approve the Memorandum of Understanding with the State Debt Collection for the collection of debt owed to the Pleasant View City Justice Court. 2nd by CM Urry. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

6. Presentation and possible action to adopt the Public Works Organization Chart subject to budgetary constraints and incremental implementation. (Presenters: Amy Mabey and Tyson Jackson)

Amy Mabey gave a presentation on the Public Works Organization Chart. This is a work in progress.

Motion was made by CM Arrington to adopt the Public Works Organization Chart subject to budgetary constraints and incremental implementation. 2nd by CM Bailey. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

7. Closed Meeting.

No closed meeting

8. Discussion and possible action from the closed meetings.

No closed meeting.

OTHER BUSINESS:

Tyson Jackson: we hire three new employees.

Ryon Hadley: we hire three new employees and extended an offer for the animal control/code enforcement position.

Laurie Hellstrom: you have two months of financials and the audit should be done before yearend.

CM Arrington: we are sending out a letter for support on the pickleball courts.

Members of the council expressed their thanks to CM Bailey and they will miss him on the council.

CM Bailey: I love Pleasant View. This is a good group and I appreciate your friendship. Thank you.

Adjournment: 7:52 P.M.