

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

October 25, 2022

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

MAYOR:

Leonard Call (absent)

COUNCILMEMBERS:

Ann Arrington
Steve Gibson (Mayor Pro-tem)
David Marriott (*absent during items #5 to end*)
Philip Nelsen
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Tyson Jackson
Dana Shuler

VISITORS:

Greg Timothy	Jayson Adam
Melvin Holland	Mrs. Holland
Nick Mingo (<i>via Zoom</i>)	

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought

Ann Arrington.

b. Declaration of Conflicts of Interest

None given.

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

None given.

2. Consent Items.

a. Minutes of October 11, 2022

Laurie Hellstrom: CM Urry noted that some of the motions included language to 'close the closed meeting' and it should be to 'closed the public hearing'.

Motion was made by CM Urry to approve the consent item (minutes of October 11, 2022) with adjustments made. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

3. Public Hearing to Vacate a Street. A proposal to vacate the existing street rights-of-way in a portion of the Weber View Subdivision, located approximately between Pleasant View Drive and 3275 North, 200 West and 325 West. Affected rights-of-way include those with frontage on lots 12-15 and 23-49. The existing platted roadways are proposed to be

replaced with the approval and recordation of the Weber View Phase II Subdivision.
(Presenter: Amy Mabey)

Amy Mabey: we had the vacated easements and this is to vacate the original street from several years ago. Ivory Homes will put in a new subdivision and modify the plan which is the next item on the agenda.

Motion was made by CM Urry to go into a public hearing to consider vacating the existing street rights-of-way in a portion of the Weber View Subdivision, located approximately between Pleasant View Drive and 3275 North, 200 West and 325 West. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Mayor Pro-tem Gibson: are there any comments from the public? Melvin Holland: is the new plat available to the public? Amy Mabey showed the plat. CM Nelsen: Melvin, do you have any concerns? Melvin Holland: if the lots affected are only the old lots I have no concerns.

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

Amy Mabey: the old subdivision was from 1960. Dana Shuler showed the old subdivision plat. CM Gibson: they worked with the Hales' on the new plan.

Motion was made by CM Nelsen to approve item #3 to vacate the existing street rights-of-way in a portion of the Weber View Subdivision, Ordinance 2022-30. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

4. Weber View Phase II - Final Plat Approval with Financing Agreement for Completion of Improvements. Discussion and possible action to consider approval of subdivision plat approval and a bond agreement for the Weber View Subdivision located approximately between Pleasant View Drive and 3275 North, 200 West and 325 West. (Presenter: Amy Mabey)

Amy Mabey: they are choosing a letter of credit agreement. This is to approve the letter of credit along with the engineering estimates and final plat map. CM Marriott: are there any changes? Amy Mabey: there are no redlines. Dana Shuler: there are no concerns but note that the parcel for the detention basin needs a warranty deed. Amy Mabey: we are not going to include the letter of credit in the packets because of sensitive information. CM Nelsen: are they liking the letter of credit? Amy Mabey: I like them because we only need to tap into it as needed. CM Urry: has legal reviewed it? Amy Mabey: it is the same language. CM Gibson: I have concerns with the stream flooding out the golf course periodically. Has it been engineered to take that into consideration? Dana Shuler: the detention basin releases water at a controlled rate. CM Gibson: does it flow to the creek? Dana Shuler: yes. CM Urry: who owns the creek? CM Gibson: no one knows. It is just used. CM Marriott: my concern is with flooding. Tyson Jackson: the water could end up in the canal. CM Gibson: is this a big deal? Dana Shuler: it has been engineered for a 25-year storm. CM Gibson: I am worried for the 100-year storm that we get every three years. Dana Shuler: the detention basin is designed to collect and convey the water for a 25-year storm for their entire project and the installation and drainage ditches are for a 100-year storm. CM Urry: is that enough? Nick Mingo: yes. Without this development it would flood. This will have a release rate designed. Tyson Jackson: it is designed to keep the same/existing conditions. CM Marriott: will more be pushed into the basin? Amy Mabey: we can contact The Barn and see what issues they have had. We are looking at water relative to their development and anything outside that is ours. Dana Shuler: we work from the National Weather Survey's data. It has not been updated for several years but we use the historical data. Little ponds are not made for 100-year storms. CM Gibson: the development should be good. We need to look at this with staff.

Motion was made by CM Urry to approve the subdivision plat and a bond agreement for Weber View Phase II Subdivision and that they give a warranty deed to the city for the detention

basin. And note to staff to review storm sewer in those areas for mitigation. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

5. Peak View Final Plat Approval with Financing Agreement for Completion of Improvements. Discussion and possible action to consider approval of subdivision plat approval and a bond agreement for the Peak View Subdivision located between 2700 N and 2550 N at 400 W. (Presenter: Amy Mabey)

Amy Mabey: they are choosing the letter of credit option. We need the signed agreement by the group. There are minimal redlines. Dana Shuler: the outstanding improvement is the water line easement. CM Arrington: are they adding a street? Amy Mabey: yes, they are asking for a streetlight along with the Bailey's development. Dana Shuler: those are not roads dedicated to the city. They are cross accesses with an agreement recorded for them. Amy Mabey: they are access lines and the lots are being legally divided. CM Arrington: they have access but not the streetlight? Amy Mabey: we are waiting for the amended version. Dana Shuler: they have asked to amend the agreement for the south side of 2700 N. Bailey's did his on the north side but not this one. CM Arrington: if approved are those driveway access for sure there? Amy Mabey: yes.

Motion was made by CM Arrington to approve final plat approval with financing agreement for completion of improvements for the Peak View Subdivision. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Nelsen and CM Urry. 4-0

6. American Rescue Plan Act (ARPA) Funds. Discussion and possible action to consider amending the American Rescue Plan Act (ARPA) funds for employee retention agreement to change the eligible participation date. (Presenter: Amy Mabey)

Amy Mabey: this is not to add a bonus but to be able to utilize it for new employees after their 6 months here.

Motion was made by CM Nelsen to approve item #6 as stated in the memo. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Nelsen and CM Urry. 4-0

7. 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).

None.

8. Adjournment: 7:04 P.M.