

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

February 22, 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

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen
Sara Urry

STAFF:

Amy Mabey (*via phone*)
Laurie Hellstrom
Ryon Hadley

VISITORS:

Bob Clayton

CONSENT:

Motion was made by CM Marriott to approve the consent items (Minutes of February 8, 2022). 2nd by CM Gibson. Voting aye: CM Ann Arrington, CM Gibson, CM Marriott, CM Nelsen, and CM Urry. 5-0

1. Public Hearing - Discussion and possible action to consider amending the Pleasant View Municipal Code § 18.31 – Commercial Zones CP-1, CP-2 and CP-3 by adding ‘Assisted Living’ as either a Conditional or Permitted Use, Ordinance 2022-5. (Presenter: Amy Mabey)

Motion was made by CM Urry to go into a public hearing to consider amending the Pleasant View Municipal Code § 18.31 – Commercial Zones CP-1, CP-2 and CP-3 by adding ‘Assisted Living’ as either a Conditional or Permitted Use. 2nd by CM Arrington. Voting aye: CM Ann Arrington, CM Gibson, CM Marriott, CM Nelsen, and CM Urry. 5-0

Amy Mabey: this item went to the planning commission on February 21st with a recommendation. This would expand the area for assisted living areas. The zoning map was shown. Mayor Call: the recommendation is a conditional use in the CP-1 zone and permitted in the CP-2 & CP-3 zones. Amy Mabey: a conditional use is an approved use with conditions. Mayor Call: could a condition in the CP-1 zone be to limit the number of units? Amy Mabey: this is an aging community and this would allow them to stay in place and give growth to the area. Mayor Call: what is the definition of assisted living? CM Nelsen read the definition as stated in 18.04.065. Mayor Call asked for comments from the public. None were given.

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

CM Gibson: I am concerned with the size. Some facilities are huge and they would affect the community and do they want that in those zones? I am for it but not as a blanket. Amy Mabey: excellent point on the size. This could be tabled. CM Urry: I could see some small facilities. That would be nice. They are generally kept up. How do we define the use and will we lose control? The one in North Ogden is huge. Amy Mabey: if this is tabled I will do more research. CM Nelsen: if they are in the commercial area we will not reap the benefits of commercial and there are developers that would be willing to put those facilities in commercial areas. CM Urry: we need to look more in the residential neighborhood CP-1 zone. CM Gibson: is this up because there is a need? Amy Mabey: not sure where this came from. CM Gibson: why worry about this until there is a petition? We can do this later. Amy Mabey: conditional uses are complex. They are basically permitted with restrictions. We can't limit how it will impact the neighborhood property. We can address heights, etc. but they need to be in place before. CM Gibson: I rather handle this on a case-by-case basis. CM Arrington: I totally agree with you. Mayor Call: table this. I have concerns with the C-1 & C-2 zones as a conditional use. I would rather have it be gone and have them ask for a rezone. CM Gibson: we need to take it out of the C-1 & C-2 zones. Mayor Call: we limit storage units. I don't know why we can't limit these. CM Marriott: the CP-1 is a quieter zone and I would more likely have them there.

Motion was made by CM Gibson to table amending Zones CP-1, CP-2 and CP-3 by adding 'Assisted Living. 2nd by CM Arrington. Voting aye: CM Ann Arrington, CM Gibson, CM Marriott, CM Nelsen, and CM Urry. 5-0

2. Public Hearing - Discussion and possible action to consider amending the Pleasant View Municipal Code § 18.43.240 D – Design Requirements by amending the number of driveways dependent on frontage on commercial developments, Ordinance 2022-6. (Presenter: Amy Mabey)

Motion was made by CM Urry to go into a public hearing to consider amending the Pleasant View Municipal Code § 18.43.240 D – Design Requirements by amending the number of driveways dependent on frontage on commercial developments. 2nd by CM Nelsen. Voting aye: CM Ann Arrington, CM Gibson, CM Marriott, CM Nelsen, and CM Urry. 5-0

Amy Mabey: this makes it more clean cut for curb cuts and meets the UDOT's standards. This makes it clearer. CM Marriott: what are UDOT's standards? Mayor Call: the UDOT standards will apply to their roads. The curb cuts depend on which roads are affected. CM Nelsen: in roundabout two driveways, why? Mayor Call asked for comments from the public. None were given.

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

CM Marriott: is there a need for less than 100' of frontage? Amy Mabey: this is for commercial.

Motion was made by CM Gibson to amend the Pleasant View Municipal Code § 18.43.240 D – Design Requirements by amending the number of driveways dependent on frontage on commercial developments as stated in Ordinance 2022-6. 2nd by CM Urry. Voting aye: CM Ann Arrington, CM Gibson, CM Marriott, CM Nelsen, and CM Urry. 5-0

3. Discussion and possible action to consider approval of a Commercial Preliminary Subdivision located on 2700 N at approximately 385 W 2700 N, Applicant: Brent Bailey. (Presenter: Amy Mabey)

Amy Mabey: this has gone through the planning commission with a recommendation of approval. There were conditions in the recommendation. The cross access, the east and west road, was discussed. This is a preliminary. UDOT and Dana Shuler are both fine with this. Mayor Call: Units 1 & 2 both have site plan approval. Amy Mabey: they are commercial buildings. CM Gibson: is there a housing proposal in this? Amy Mabey: no.

Motion was made by CM Arrington to approve the Commercial Preliminary Subdivision located on 2700 N at approximately 385 W 2700 N. 2nd by CM Nelsen. Voting aye: CM Ann Arrington, CM Gibson, CM Marriott, CM Nelsen, and CM Urry. 5-0

4. Discussion and possible action to consider approving a Long-Term Storm Water Management Agreement with Wasatch View Retail. (Presenter: Amy Mabey)

Amy Mabey: this is the typical form for developments. This is for Dutch Brothers.

Motion was made by CM Urry to approving a Long-Term Storm Water Management Agreement with Wasatch View Retail. 2nd by CM Marriott. Voting aye: CM Ann Arrington, CM Gibson, CM Marriott, CM Nelsen, and CM Urry. 5-0

5. Closed Meeting.

None.

6. Other Business.

Ryon Hadley: the Lighthouse has a business for adoption and counseling but they are also housing disabled adults. Amy Mabey: we will work with the state and health department to protect those residents. Ryon Hadley: they have been less than cooperative with us. They either need to get approved or shut down. Mayor Call: the problem they came in set up a business and didn't get a licensed. Ryon Hadley: they are skirting the proper procedure.

Ryon Hadley: we are looking into grants for body cams. Our canine officer passed the 2nd drug certification. Construction thefts are up. One of our crossing guard's daughter was extremely injured.

Amy Mabey: we are starting employee training to be held each month and we added emergency preparedness.

CM Arrington: remember March 15th Founder's Day meeting.

CM Gibson: Sterling with Woodruff Point S Auto broke his back and will not be able to do the car show. Woody will help but doesn't want to sponsor it. We will put it out to see if someone will sponsor and help that day.

Adjournment: 6:54 P.M.