

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

November 30, 2021

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:00 pm.

MAYOR: Leonard Call

COUNCILMEMBERS: Kevin Bailey
Steve Gibson
Dave Marriott
Sara Urry

STAFF: Debbie Minert Amy Mabey
Ryon Hadley Jill Hunt (via Zoom)

VISITORS: Yvonne Tams Travis Tams
Dana Shuler

Pledge of Allegiance: Kevin Bailey

Opening prayer, Reading or Expression of Thought: Kevin Bailey

Declaration of Conflicts of Interest:

None

Comments/Questions for the Mayor & Council for items not on the agenda:

None

1. Discussion and possible action items relative to the Rockwell Estates Subdivision development. This includes various actions and the following considerations:

- a. Development Agreement**
- b. Escrow Agreement**
- c. Consideration of Protection Strip Agreement**
- d. Final Plat Approval**

Requester: Yvonne Tams (Presenter: Dana Shuler)

Dana Shuler presented all of the agreements and the final plat approval. There was a rousing discussion specifically about how interest will be calculated in the Protection Strip Agreement. The decision was made to make the following changes to the Protection Strip Agreement:

A. Reimbursement. Developer agrees that reimbursement shall be in accordance with City Code, generally consisting of the Cost of Improvements and Land, as shown in Exhibit B, together with a fair rate of interest, not compounded interest, as defined by the Federal Open Market Committee (FOMC) and/or Internal Revenue Service (IRS) current interest rate averages, not compounded interest, that shall be negotiated between the Developer and the adjacent property owners at the time of future

development. ~~In no case shall the reimbursement exceed the initial cost of the improvements and land as set forth in this agreement, plus ten percent (10%) of the cost of improvements and land, compounded annually that Developer has owned the protection strip.~~

Motion was made by CM Gibson to approve the Development Agreement (item a) for Rockwell Estates. 2nd by CM Bailey. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

Motion was made by CM Gibson to approve the Escrow Agreement (item b) for Rockwell Estates. 2nd by CM Bailey. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

Motion was made by CM Bailey to approve the Protection Strip Agreement (item c), with the previously mentioned changes, for Rockwell Estates. 2nd by CM Gibson. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

Motion was made by CM Gibson to approve the Final Plat (item d) for Rockwell Estates, with . 2nd by CM Bailey. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

2. Public Hearing - Discussion and possible action to consider vacating an easement located within the Heart of Pole Patch Subdivision Phase 2 between Lots 9 & 10.

(Presenter: Jill Hunt)

Motion was made by CM Bailey to go into a public hearing. 2nd by CM Urry. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

Jill Hunt presented the reasons for vacating, and stated that all requirements have been met. No comments from the public.

Motion was made by CM Gibson to go out of a public hearing. 2nd by CM Marriott. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

Motion was made by CM Gibson to approve the vacating of the easement. 2nd by CM Bailey. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

3. Annual Storm Water Training (Presenter: Dana Shuler)

Dana Shuler presented a comprehensive storm water training, which is required by law.

4. Public Hearing – Discussion and possible action to adopt the 2021 Storm Water Management Plan, Resolution 2021-L. (Presenter: Dana Shuler)

Motion was made by CM Urry to go into a public hearing. 2nd by CM Bailey. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

No comments from the public.

Motion was made by CM Gibson to go out of a public hearing. 2nd by CM Marriott. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

Motion was made by CM Gibson to adopt the 2021 Storm Water Management Plan, Resolution 2021-L. 2nd by CM Bailey. Roll call vote: CM Bailey: aye, CM Gibson: aye, CM Marriott: aye, CM Urry: aye. Motion passed 4-0.

5. Public Hearing – Discussion and possible action to consider repealing C-1, chapter 18.26 and C-2, chapter 18.28. Ordinance 2021-14. (Presenter: Jill Hunt)

Motion was made by CM Bailey to go into a public hearing. 2nd by CM Urry. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

Jill Hunt listed the reasons for repealing Zones C-1 and C-2 which are to clean up our zoning ordinances. Amy Mabey reiterated that the language to transition to a commercial focus was already in the ordinance, and this is just a formal action.

No comments from the public.

Motion was made by CM Gibson to go out of a public hearing. 2nd by CM Bailey. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

Motion was made by CM Bailey to repeal C-1, chapter 18.26 and C-2, chapter 18.28, Ordinance 2021-14. 2nd by CM Urry. Roll call vote: CM Bailey: aye, CM Gibson: abstain, CM Marriott: aye, CM Urry: aye. Motion passed 3-1.

6. Closed Meeting

Motion was made by CM Urry to go into a closed meeting. 2nd by CM Bailey. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

Motion was made by CM Gibson to go out of a closed meeting. 2nd by CM Marriott. Voting aye: CM Bailey, CM Gibson, CM Marriott, CM Urry. Motion passed 4-0.

7. Other Business

Ryon Hadley: There was a house fire on Majestic Circle, and officers who responded will be honored on December 14, 2021. North Ogden and possibly Harrisville will be there. Saturday, December 4, 2021 will be Shop with a Cop. There was a lock down at Weber High School today. Lexus Goodpasture will be promoted to detective and Shawn Read will be promoted to patrol sergeant. Kai passed his marijuana training.

Amy Mabey received thank you emails about the ATC scholarships.

CM Marriott has received feedback from a resident concerned about our involvement in the Bonneville Shoreline Trail. We should have a citizen committee to extend the trail from Nephi.

CM Gibson will be recognizing Woody at the beginning of the next City Council meeting on December 14, 2021.

Mayor Call reminded everyone of the Council Christmas party at his house on December 10, 2021.

Motion was made by CM Gibson to adjourn. 2nd by CM Bailey.

Adjournment 8:29 pm