

**MINUTES OF A SPECIAL MEETING OF THE
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

February 2, 2019

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 9:07 A.M.

MAYOR: Leonard Call

COUNCILMEMBERS: Jerry Burns
Steve Gibson
Boyd Hansen
Sara Urry

STAFF: Laurie Hellstrom Bill Cobabe
Ryon Hadley

VISITORS: none

Business:

1. City Council Retreat/Workshop – Strategic Planning.

The city council workshop discussions:

Affordable Housing Requirement. CM Gibson: do we already meet that requirement? Mayor Call: they want to plan and be in good shape. There are no specifics on the requirements but they are withholding B&C road funding for noncompliance. That is as specific as it is. Real estate persons are running the House and State. Patio homes are starting at \$400K, they are not affordable but in Ogden they are starting at \$200K to \$250K. How do you get the free market to force affordable housing? CM Gibson: The Cove and The Station are affordable compared to. CM Hansen: really? Or is it because they are subsidized. CM Gibson: the will of the people is not to have apartments. Mayor Call: the people elected me and they don't want this. They want larger lots. What do I tell them? We were told that we don't represent them but follow the law.

EDC Area. CM Gibson: we need to get on this again. I like the Farmington Station and it can be our model for that area. CM Urry: what is the plan and how do you promote it? CM Gibson: we put the pieces together. So when a developer comes the vision is there. CM Hansen: should we not be seeking them? CM Urry: we need to entice them here. CM Gibson: partner with someone to entice. Mayor Call: I met with the county. EDC Northern Utah was created for the Weber Davis areas. They need a place to put businesses but nobody is doing anything right now. Bill Cobabe: no one is expanding i.e. restaurants and retail. We had 15 commercial sites last year. We are open for business. We are making a friendly code and zoning conducive to do what they want.

CM Burns: I hear that we are hard to work with. We need to do what we can do. Mayor Call: all the other Mayors say they are told the same thing.

High Density and Affordable Housing. CM Burns: we need to identify areas for patio homes and high density. We have not said a place. CM Urry: I heard patio homes are wanted at the bottom of Jacob's Mill (Westview Subdivision) and the prior group got an exception. I said no. There is a need. Mayor Call: this group needs to decide. CM Hansen: what about retails like at Kimball Junction? Bill Cobabe: the code is being changed to be conducive to what you are talking about with different nodes of SPC zones and allowing many uses with a ratio of 70% commercial and 30% residential. CM Urry: when will that be ready? Bill Cobabe: we are working through it. Mayor Call: developers come in with a plan showing commercial but there is no commitment for it and then they always do a bait and switch on us. Bill Cobabe: mix first and then the use. Mayor Call: does the mixed use force you to have commercial? Bill Cobabe: developers come and talk to me on 2700 N and they say they love commercial but they first need residential for funding and roof tops. CM Urry: what about commercial with residential? Bill Cobabe: it is a risk for them. CM Hansen: but it is also a risk for us. Mayor Call: we need to have a plan for affordable housing. CM Urry: we need a balance. Extend the Form Base Code down the road and allow for some density. CM Hansen: good idea but wrong place and need smaller or they can't afford. CM Urry: what about cluster housing on the hill? Mayor Call: it will never be affordable housing. CM Hansen: we need to be sensitive to builders also like requiring 6" of gold seams. We try to protect too much and we pay for it the end. CM Gibson: does affordable housing need to be in the city? We don't want to be forced to do this. This is why we have the residential housing that we do. Mayor Call: how do you work with the free market? CM Hansen: put a plan for that area. CM Gibson: put it away from the city. I don't want big apartment complexes. CM Urry: have ground level shops with residential above. Bill Cobabe: for two year I have heard we don't want multifamily and I am sensing a shift. With a careful plan we can have mix uses. CM Gibson: we are being forced to change. I don't want a complex on 600 W. Mayor Call: everyone feels that they have a right to live where they want to. CM Gibson: big boxes are going out. CM Hansen: and we don't want them. Mayor Call: the legislature is talking about sales tax and including services in it. CM Gibson we need a 2600 N road.

Current Developments. CM Hansen: the elementary school will probably not open until Christmas break and that will be a miracle. Mayor Call: I met the principal. The ER wants to be open by July 1st and I don't see that happening. CM Hansen: there is still a swamp issued by the school. Mayor Call: JD Machine is expanding. Bill Cobabe: The Multi-sports Park has a pre-con meeting coming and we applied for another \$128K RAMP funding. CM Burns: I would like to plant 100 trees this spring on top of the berm. Mayor Call: the asbestos is out of the old shop. CM Hansen: is the new shop a pole barn style? I know a person that does screw in system instead of footings. Mayor Call: the next step we need the size. Bill Cobabe: for a design build. Mayor Call: we will need to demo it in good weather and site prep. CM Burns: do we need another contract? CM Gibson: we should see what Nucor has to offer. Mayor Call: we need to fulfill the contract for the new well. WBWCD has been patient. Bill Cobabe: we are

talking a need for 2.5 acres for a 500K tank. Mayor Call: we need to talk with Eric Maughan and his wife.

Budget items. Mayor Call: the budget process has been moved up. I planned a vacation before I was mayor. Ryon Hadley: submitted a handout for budget requirements for a new police officer. Mayor Call: what about the part-time officers? Ryon Hadley: there is not enough part-timer's. They would rather work time and one-half than come here. CM Gibson: what about sharing a person? Bill Cobabe: there is a savings of \$20k to move from Rocky Mountain owned lights to city owned over the life (50 years). The cost to switch is \$3,300 to \$5,000 per fixture for a total of \$200k. As a contract Rocky Mountain would come and replace each year. We are doing the inventory of lights right now. The theme of the poles is decorative. CM Urry: North Ogden got a grant for their poles. Bill Cobabe: I suggested putting away \$100K each year for the city hall replacement 20 years from now.

Mid-Term Vacancy. Mayor Call: on February 12th we will be filling the vacancy on the council. Mayor Call explained the voting process and the rounds of voting. The voting will be public. If we were voting for ourselves it is private but because we are voting for the public the vote is public. This will not be a public hearing and I would like this agenda item moved first on the agenda before 'Comments and Questions'. The council discussed the time allotted for questions and the questions to ask. The questions need to be given to Mayor Call.

Meetings and Updates. Mayor Call: should we have another meeting like this in July? CM Gibson: I would like to get status on what is going on. Bill Cobabe: I send weekly updates. CM Gibson: I am not getting them. CM Burns: I don't see any change in the updates. CM Gibson: give more information. We need to get back with Farrwest on the CDA area. I know you are overwhelmed. Bill Cobabe: you are all invited to our staff meeting.

Misc. Future Projects. CM Gibson: I would like to see poles along the walking path. CM Burns: the entrance into the city along 2700 N needs rocks/landscaping, etc. That needs to be given as city council assignment. We need to be more active. CM Gibson: what about the triangle parcel? Mayor Call: we are checking procurement requirements to acquire the property. CM Hansen: let's not do it under covered with a real estate agent. If we can't make a deal we can't make a deal. CM Urry: what about the Form Base Code? Bill Cobabe: Farrwest is still wrangle with this. Mayor Call: they either need to approve or not approve it and we move forward. CM Hansen: I will talk with Nate, Farrwest's planner.

CM Burns: again in six months? Mayor Call: we can also talk under 'Other Business' on the agenda. CM Gibson: you do a great job, Bill. You get it. Bill Cobabe: I have staff around me to do this job. I anticipate being here for 20 years.

Adjournment: 11:12 AM