

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

**September 10, 2019**

**The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:02 P.M.**

**MAYOR:** Leonard Call

**COUNCILMEMBERS:** Jerry Burns  
Ken Francis (absent)  
Steve Gibson  
Boyd Hansen  
Sara Urry

**STAFF:** Laurie Hellstrom Bill Cobabe  
Tyson Jackson Ryon Hadley

**VISITORS:** Lorin Gardner Alicia Lund  
Janet Green Mark Green  
John Olsen Evelyn Olsen  
Ann Arrington Craig Ames  
Karen Ames Jim Flint

**Pledge of Allegiance:** Steve Gibson

**Opening Prayer, Reading or Expression of Thought:** Steve Gibson

**Declaration of Conflicts of Interest:**

None were given.

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

None were given.

**Youth City Council Report:**

No report given.

**Consent:**

Motion was made by CM Burns to approve the consent items (minutes of August 13, 2019 and August 27, 2019 and the bills of Pleasant View City). 2<sup>nd</sup> by CM Gibson.  
Voting aye: CM Burns, CM Gibson, CM Hansen & CM Urry. 4-0.

**Business:**

**1. Public Hearing - Discussion and possible action to consider a proposed zone change from RE-20 to RE-15 and from RE-15 to RE-20 for parcels 17-059-0119, 17-059-0121, 17-059-0120, 17-59-0050 (partial) for a total of 4.616 acres of property locate at approximately 650 W and Pleasant View Dr. (Ordinance 2019-3). Applicant: Mark Green. (Presenter: Bill Cobabe)**

Motion was made by CM Gibson to go into a public hearing to consider a proposed zone change from RE-20 to RE-15 and from RE-15 to RE-20 for parcels 17-059-0119, 17-059-0121, 17-059-0120, 17-59-0050 (partial) for a total of 4.616 acres of property locate at approximately 650 W and Pleasant View Dr. (Ordinance 2019-3). 2<sup>nd</sup> by CM Burns. Voting aye: CM Burns, CM Gibson, CM Hansen & CM Urry. 4-0.

Bill Cobabe: the rezone amendment is southeast of the roundabout. There are four existing lots and they are creating 8 proposed lots, but we just got a revision for additional lots. It is currently low density residential. Some of the RE-15 and RE-20 areas will be switched around. The planning commission vote unanimously in favor to recommend it. Mayor Call: are there any comments from the public? None were given. CM Gibson: the driveway by the house, how do they feel about this? Craig Ames: it is farther away and it makes Pleasant View Drive entrance safer.

Motion was made by CM Gibson to end the public hearing. 2<sup>nd</sup> by CM Urry. Voting aye: CM Burns, CM Gibson, CM Hansen & CM Urry. 4-0.

CM Burns: show the aerial map. What about the access? Bill Cobabe: the access is being moved to the east. CM Burns: does the length of the cul-de-sac fit? Bill Cobabe: yes. CM Burns: what about a turn lane? Bill Cobabe: technically that is not a good idea. The slope is too steep and a turn lane will cost more cost and it is futile. It would need to meet the standards and build up the area. This is a lot safer and better. CM Gibson: what about widening Pleasant View Drive? Bill Cobabe: there are no plans now to do so. By adding eight lots that is 80 cars a day on that road. It is far from the intersection and there are no additional requirements but additional burden on road which is not great. CM Burns: what about curb and gutter on the south side? Bill Cobabe: yes. CM Urry: is it a 60' road? Bill Cobabe: yes. CM Hansen: what is the layout of the subdivision over the aerial? CM Urry: the RE-15 and RE-20 have differences such as animals. Has the developer have restrictive covenants or conditions? Bill Cobabe: no. The city doesn't enforce those. CM Urry: we have never approved two zones in one subdivision and I had concerns.

Motion was made by CM Gibson to approve the proposed zone change as written and adopt Ordinance 2019-3. 2<sup>nd</sup> by CM Burns.

Discussion: CM Hansen: show me the current zoning. Bill Cobabe: it is unusual with different zones but not unheard of. I try to avoid it. The legal description is what binds these with the indicated zones. I feel comfortable with it. CM Gibson: it comes down to lot size. Bill Cobabe: and some zones are more desirable for larger animals.

Roll call vote. Voting aye: CM Burns, CM Gibson, CM Hansen & CM Urry. 4-0.

## **2. Discussion and possible action to consider a proposed preliminary plat for the Serenity subdivision. The subdivision contains 8 lots located at approximately 650 W and Pleasant View Dr. Applicant: Mark Green. (Presenter: Bill Cobabe)**

Bill Cobabe: the revision pulls in two more lots into the subdivision. Mayor Call: the entrance has changed. CM Gibson: picture 550 W. Pleasant View Drive has no shoulder. I still think it needs to have something done. It is narrow there. Would we require to extend it? Bill Cobabe: we can require something different as a conditional of approval and require a traffic study. CM Urry: no. Normally subdivisions have to widen a road to what it should be. CM Hansen: is it a 66' road? Pleasant View Drive was a state road and it was realistically 40' not 33'. CM Gibson: does it have curb and gutter? I want it to be right. Lorin Gardner: according to the plat the right-of-way is 80'. The

curb could be moved to accommodate that. They won't be acquiring more for a right-of way. At the planning commission we talked about cars coming from the roundabout and turning into that subdivision so maybe we change the radius from 20' to 30' radius to get off Pleasant View Drive quicker and move the curb and gutter to the south for a transition and they have plenty of right-of way to do that. CM Gibson: that would alleviate some of my concerns. Lorin Gardner: there will have to be some shoring there and there is already a retaining wall. CM Urry: can we make that a condition? Bill Cobabe: yes. Make is subject to meeting the requirements of the engineer.

Motion was made by CM Gibson to approve preliminary plat for Serenity Subdivision with the admonishment to our engineer to look at that radius for turning in and out on Pleasant View Drive. 2<sup>nd</sup> by CM Urry. Voting aye: CM Burns, CM Gibson, CM Hansen & CM Urry. 4-0.

### **3. Presentation on Street Lights. (Presenter: Alicia Lund)**

Alicia Lund gave her thesis presentation on Preserving Dark Skies in Pleasant View, Utah.

### **4. Closed Meeting.**

Motion was made by CM Urry to go into a closed meeting for potential litigation. 2<sup>nd</sup> by CM Burns. Roll call vote. Voting aye: CM Burns, CM Gibson, CM Hansen & CM Urry. 4-0.

Minutes of the closed meeting are protected records and are filed separately.

Motion was made by CM Gibson to end the closed meeting. 2<sup>nd</sup> by CM Burns. Voting aye: CM Burns, CM Gibson, CM Hansen & CM Urry. 4-0.

### **5. Discussion and possible action from the closed meeting.**

No action from the closed meeting.

### **Other Business:**

Ryon Hadley: we will be ordering a radar speed sign. Mayor Call: do we need to move the one on 1000 W or move it more north? Ryon Hadley: I will look at that but we need to get one anyway. There was a scare at WHS but the threats were made by WWHS (West Wendover High School). Our canine officer has health concerns and we will re-assign the dog to another handler.

Tyson Jackson: the street project is wrapping up. We are receiving striping bids. CM Gibson: why are the manholes being redone? Tyson Jackson: the Evergreen Bypass project was not finished properly. We need to fix the lights at the pickleball court. We have a cleanup plan for the sports park and to get it to be usable ground. We have training tomorrow for OSHA and training with the police on blood born pathogens and CPR.

Mayor Call: there is an open house September 12<sup>th</sup> at 5:00 regarding 4300 N. CM Gibson: will there be anything new? Mayor Call: no.

Bill Cobabe: I will be out of the office the rest of the week at the League Conference. We had a meeting today with Farrwest, Mayor Call, CM Gibson and myself. They have

a naysayer in the planning commission but their city council is okay. That is a positive thing and we will wait until after the elections.

CM Urry: I am working with Allison Christensen on the Pumpkin Palooza on October 11<sup>th</sup>. We need a business that collects sales tax and Jones Shirts is creating shirts to sale at cost plus \$4.00 and she will turn that over the city. We can put that towards the Veterans or events. If ok she will move forward.

CM Burns: I enjoyed our workshop on Saturday. There was good communication.

CM Gibson: update on Mosquito Abatement.

**Adjournment: 7:36**