

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

January 14, 2020

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

MAYOR: Leonard Call

COUNCILMEMBERS: Ann Arrington
Kevin Bailey
Steve Gibson
David Marriott
Sara Urry

STAFF: Laurie Hellstrom Bill Cobabe
Tyson Jackson Ryon Hadley

VISITORS: Sharlene Call Jack Arrington
Kathy Arrington Stanford Bell
Mike Appleby Sheryl Appleby
Mel Marker Diane Marker
Chris Bailey Terry Cathcart
Ryan Forsyth Carson Jones
Ken Lewis Brent Bailey & wife
Jon Arrington Nate Arrington
Carson Arrington Spencer Arrington
Leigh Marriott Sam Marriott
Blake Whitlock Tony Pitman

Pledge of Allegiance: Sara Urry

Opening Prayer, Reading or Expression of Thought: Sara Urry

Declaration of Conflicts of Interest:

None were given.

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

Youth City Council Report:

Blake Whitlock, Youth City Council Mayor: the Santa event was a success. Our first meeting in 2020 was last Thursday and we tied blankets to donate. Twelve members showed up. In February we are planning a Valentine service at a nursing home. We will be attending Local Officials Day at the State Capital in January. In March there is a leadership conference with other youth councils. There are about 50 youth city council members.

Consent:

Motion was made by CM Gibson to accept the consent items (Minutes of December 10, 2019 and the bills of Pleasant View City). 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Business:

1. Swear in and Welcome the newly elected Councilmembers.

Ann Arrington, David Marriott, Kevin Bailey and Sara Urry were sworn in as the newly elected Councilmembers.

2. Discussion and possible action to grant final plat approval for Heart of Pole Patch Phase 2. Applicant: Carson Jones. (Presenter: Bill Cobabe)

Bill Cobabe: this is for final plat approval. We are still working on the Adequate Public Facility Determination. That needs to happen before recording. Mayor Call: the Adequate Public Facility Determination is contingent but does have to come back to the city council? Bill Cobabe: yes, per the ordinance. As a fast look there should not be any real issues with that. CM Arrington: what about the cul-de-sac length? Bill Cobabe: this is not the exact configuration.

Motion was made by CM Gibson to approve final plat approval for Heart of Pole Patch Phase 2 subject to the Adequate Public Facility Determination coming back to the city council. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

3. Public Hearing. Discussion and possible action to consider a rezone from a RE-20 to Mixed Use East located on parcels 17-063-0018 and 17-072-0065 located approximately 400 W 2700 N (south side of 2700 N and east of the Pleasant View ER), Ordinance 2020-1. Applicant: Northstar Builders, Inc. (Presenter: Jill Hunt)

Jill Hunt: they are applying for a rezone east of the standing ER. This is their first concept. There is an agreement with UDOT regarding access on 2700 N and they will have to design this project with that in mind. The zone allows for mixed commercial. CM Gibson: what zone is the ER? Bill Cobabe: the same, MUE. The concept plan was shown. Bill Cobabe: this would be for a smaller big box like a neighborhood grocer. CM Arrington: do they have access to 2550 N? Jill Hunt: yes. It is our road. CM Gibson: is there anything in that zone to be concerned with? Jill Hunt: nothing that jumps out at me or Bill Cobabe. Bill Cobabe: it allows retail, restaurants, gas stations, etc. CM Marriott: will each use need to get approval? Bill Cobabe: yes. It would come back for site approval.

Motion was made by CM Gibson to go into a public hearing to consider a rezone from a RE-20 to Mixed Use East located on parcels 17-063-0018 and 17-072-0065 located approximately 400 W 2700 N. 2nd by CM Arrington. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Mayor Call: is there anyone from the public that would like to speak? Terry Cathcart: I live at 121 Hillsborough Drive and I am the HOA President. There is development around us and my concern is planning infrastructure. I lived here 7 years there has been an explosion of traffic on 2700 N. I appreciate the updates that UDOT has done near I-15. A lot of traffic by our gate on 2700 N and there have been horrific accidents

there. Consider what affects will happen on 2700 N and limit it and control traffic flows. Stanford Bell: I am the developer and I have some concerns. I am working with UDOT and having access discussions. A lot is driven by the site plan and it may need a street light. Mayor Call: UDOT is particular. CM Marriott: are you acquiring property to the east? Stanford Bell: there is a house there. The site plan is driven by tenants. Tony Pitman: I support and welcome this. Once it is rezoned is it a stepping stone to something else? Bill Cobabe: no. They are asking for the zone they want and their desired outcome. Tony Pitman: is it easier to go to this first? CM Urry: they get what is in the zone. Mayor Call: which is commercial.

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

CM Gibson: I want a uniform look down there. We probably not get a light there.

Motion was made by CM Gibson to approve the rezone from a RE-20 to Mixed Use East located on parcels 17-063-0018 and 17-072-0065 located approximately 400 W 2700 N (south side of 2700 N and east of the Pleasant View ER), Ordinance 2020-1. 2nd by CM Arrington. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

4. Discussion and possible action to approve a Sanitary Sewer Infrastructure Ownership Transfer Agreements for Mountain View Commercial Subdivision. (Presenter: Dana Shuler)

Dana Shuler: there are several developments that contain private sewer systems. Per state law, which the requirement is buried in the law, does not allowed private systems and we are trying to clear those up. Scooter's is on a private sewer and it will be transferred to a public sewer and the city can monitor it. The private sewer lines in Mountain View Landing area were shown on a map and pointed out the areas which these three agreements cover and also the area that is not being transferred at this time. Dana Shuler: all new developments will be public for public safety reasons. Scooters will not receive a permanent certificate of occupancy until this happens. We are getting three properties worth at this time with 900' of sewer. Per the agreement they need to have the sewer line cleaned and inspected. They found an infiltration problem and this is contingent on them fixing that problem. Mayor Call: CWSID (Central Weber Sewer Improvement District) is pleased that we found this infiltration of storm sewer into the sewer system.

Motion was made by CM Bailey to approve the Sanitary Sewer Infrastructure Ownership Transfer Agreements for Mountain View Commercial Subdivision on parcels #19-260-0002, #19-293-0002, and #19-293-0001. 2nd by CM Urry.

Discussion: Mayor Call: we are working to clear these up. I am opposed to private roads, sewers, water systems. What happens is we kick the can down the road and we pay the price for these private systems.

Voting on the motion: Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

5. Discussion and possible action to consider amending the Consolidated Fee Schedule for Street/Utility Modifications fees, Resolution 2020-A. (Presenter: Jill Hunt)

Jill Hunt: this is for any work done in our right-a-way. The deposit is based on the cut size and the life of the road. Jill Hunt reviewed the staff report that included comparison to other cities, the application and a copy of the road standard. CM Arrington: I would like to require them to have liability insurance. CM Gibson: there seems to not be any follow through with the cuts. The road cuts don't ever seem to be good. Bill Cobabe: we can't stop road cuts unless there is a moratorium. Mayor Call: we need to do better inspections. CM Arrington: is one year good to see if it is adequate? Tyson Jackson: with compaction test and following up on them. Mayor Call: most companies already have liability insurance. Carson Jones: everyone needs insurance but when is too much too much? Is it the developers insurance because I won't be the one patching the road? CM Gibson: don't most reputable companies have insurance? Carson Jones: can't do business without it. CM Gibson: we need to make sure they have it. CM Marriott: who inspects? Tyson Jackson: either the public works with these types of cuts we are talking about or Ben with Jones & Assoc. on subdivisions.

Motion was made by CM Bailey to approve Resolution 2020-A amending the Consolidated Fee Schedule for Street/Utility Modifications fees with the addition of requiring the applicant to provide a \$1 million liability insurance. 2nd by CM Arrington.

Discussion on the motion: CM Gibson: do we need that? Bill Cobabe: it is another layer of protection. CM Marriott: is a deposit and bond different and what does the insurance cover? Jill Hunt: we keep the deposit if they leave. Bill Cobabe: a bond the bank keeps and we need to call for it and deposit is cash at the city and we hold it. Mayor Call: it is a different way of doing it. CM Marriott: is the engineering part of it clear? Bill Cobabe: that has already been approved as part of our improvement standards. Dave Marriott: road cuts are necessary but the citizens should not have to pay for it.

Voting on the motion. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

6. Discussion and possible action to consider amending the Consolidated Fee Schedule for Development Fees, Resolution 2020-B. (Presenter: Jill Hunt)

Mayor Call: for background information the city added an \$8K deposit to the fee schedule and we draw off of it and found that amount is not working across the board. Jill Hunt: I broke down the costs based on the type of projects and averaged them. To make sure the citizens are not paying. Mayor Call: Jill, thanks for the research it is meaningful. Carson Jones: what is the \$300 per lot fee? Mayor Call: it is released at a different time.

Motion was made by CM Arrington to approve Resolution 2020-B amending the Consolidated Fee Schedule for Development Fees with the clarification of the warranty period for the \$300 engineering deposit. 2nd by CM Urry. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

7. Discuss Basement Rental Fees.

The basement usage, fees and cleanup was discussed. No changes made.

8. Set the 2020 City Council meeting schedule. (Presenter: Laurie Hellstrom)

Motion was made by CM Bailey to approve the city council calendar as discussed. 2nd by CM Marriott. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

See the attached 2020 City Council meeting schedule.

9. Discussion and possible action on 2020 Council Liaison Assignments.

See the attached assignment list as finalized by the council.

10. Discussion and possible action to appoint two Planning Commission Alternates. (Presenter: Mayor Call)

Motion was made by CM Gibson to approve the appointment of Julie Farr as a Planning Commission Alternate. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

11. Closed Meeting.

No closed meeting.

12. Discussion and possible action from the closed meeting.

No closed meeting.

Other Business:

Ryon Hadley: we are to full staff again. We got three equipment grants totaling \$11,900. We are in the process of destroying old evidence. Our canine is assigned to Officer Benson. In the spring we will introduce our canine officer to the council.

Tyson Jackson: both new O&M employees have started work. We have been plowing snow. There were two water breaks one on 400 W and one on 1000 W. We are working on repairs and cleanup. The tree pickup will continue for two months. There are two subdivisions going on. We are working on pothole repairs. The annual reporting starts this month.

Bill Cobabe: the council is invited to attend the League Conference in St. George from April 22nd to 24th. There was a grand opening for the car wash. We are working on a development agreement with CSM on purchasing property behind them to extend Rulon White Blvd. and we will be meeting with Weber County on funding. The triangle parcel is wanting a multi-family zone.

CM Urry: is the city interested in donating to the One Book One School program?
CM Gibson and Mayor Call: donate privately if anyone wants to.

CM Arrington: I would like to have a ride along with Tyson and Ryon. Mayor Call: you should also have a ride along with Bart on storm water. CM Urry: I would also like to be involved. CM Marriott: we should all go on the drive together.

Mayor Call: at our work session we will be identifying projects and funding methods, the website, etc.

Adjournment: 8:59 P.M.