

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

July 27, 2021

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

Kevin Bailey

Steve Gibson

David Marriott

Sara Urry

STAFF:

Amy Mabey

Laurie Hellstrom

Tyson Jackson

Jill Hunt

Debbie Minert

Stetson Talbot

Ryon Hadley

VISITORS:

Dana Shuler

Lorna Guffey

Tammy Hunt

Art Bingham

Derek Draper

Conrad Ferrin

Joel Rackham

Merle Guffey

Bruce Hunt

Mike Flood

Jim Flint

Tari Draper

Toby Mileski

Pledge of Allegiance: Leonard Call

Opening Prayer, Reading or Expression of Thought: Leonard Call

Declaration of Conflicts of Interest:

None were given.

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

Conrad Ferrin: I read the article in the newsletter on wasting water. There was a water truck filling up at a hydrant and then dumping it in Box Elder County. Mayor Call: I also notice that but hydrant belongs to Weber Basin Water. Conrad Ferrin: we still have the problem in the front yard with gravel washing out. I also received a nuisance letter for trailers in the yard but who doesn't. It also has no name. Why is it not signed? Who do I report to? There is not a weed in our yard and the trailers are in the back. Who turned me in? I talked to all my neighbors.

Derek Draper: if something is sent out for compliance then there should be the code and what they did wrong. My concern is the water policy code and the enforcement. It is vague. Why waste time if it won't hold up in court? You need to be clear on what is a violation. Amy Mabey: we worked with the city attorney. We needed it in a timely manner that is why it is a proclamation. We will then look at the ordinance. We hope many will not violate it and we will tweak it as we move forward.

Consent Items:

Motion was made by CM Gibson to approve the consent items with change (minutes of May 25, 2021, June 8, 2021 and June 10, 2021, and the bills of Pleasant View City). 2nd by CM Marriott. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Business:

1. Public Hearing – Discussion and possible action to rezone properties along 1000 W, Pleasant View Drive and 850 W to correct zones and split-zones.

Ordinance 2021-7. (Presenter: Jill Hunt)

Motion was made by CM Bailey to go into a public hearing for the rezone of properties along 1000 W, Pleasant View Drive and 850 W to correct zones and split-zones. 2nd by CM Arrington. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Jill Hunt gave a power point presentation. The request is to clean up the zoning and bring all into compliance. It will give a clear expectation for those lots. The map of the area and lots were shown. A current zoning map and general plan maps were shown. Jill Hunt: in the back of the lots is A-2 and the front is RE-20. There is a CP-1/RE-20 lot that needs to be updated. There can't be residential and commercial on one lot. Mayor Call: how will this affect values? Jill Hunt: because there is a home on the properties all will be assessed as residential. Most of the taxes will stay the same except the Hunt's property that has been split by the County and it would change tax wise. CM Bailey: if I had a ¾ lot in an A-2, no tax change? Jill Hunt: according to the assessor's no. None of these would change except for two. I included the feedback I received, the animal differences and the whys? CM Bailey: in this effort to cleanup properties, I don't see the property behind Ferrin's included. Jill Hunt: that property will be in next part after this. Mayor Call: why did this happened? Jill Hunt: possibly zoned at so many feet back from the street and maybe it was allowed at the time. It is to make sense and cleanup with no confusions. CM Gibson: are they taxed lower? Jill Hunt: an A-2 parcel requires 150' frontage and they don't comply with the code. If we did this rezone for them they won't have to pay for it. Bruce and Tammy Hunt are worried about losing opportunities.

Toby Mileski: this is a forced zone change. What is behind the motive? These homes were approved and permitted in the zone at the time. Things change and ordinance change and made them non-compliant. What was the zone 50 years ago? Hunt's property will be taxed with a significant change and it will never go back to RE-20 or mixed zone. Vote no on the changes.

Lorna Guffey: who asked to clean up the properties? Mayor Call: we saw this when looking at Stuart Gibby's property. Lorna Guffey: why change some that doesn't need to be changed. Why not grandfather us in? Mayor Call: you said it doesn't fit. CM Arrington: how does this negatively affect you? Lorna Guffey: why change? CM Arrington: it is a positive to clean it up. Lorna Guffey: look on your books. What will it be in 2025? CM Arrington: do you have a specific on how this negatively affects you?

CM Marriott: not affect you negatively. The rules have not changed. Lorna Guffey: it would change in 2025. I lived here for 70 years and all I have seen is change and I'm not embracing it. Why change unless you want more money. Why is it important to change?

Tammy Hunt: I agree with the lady. When we were renting the property it was agriculture. When we bought it changed to ½ and ½ and we were paying at the commercial tax rate. 5 years ago we appealed this to the County and they would not put it back to agriculture. We want a win-win. I don't know when the change on the road allowance restriction happened. We bought Toby's property and we can extend the road in there. We would like to develop at some point. If all commercial it may not give us what we want. We want an assisted living in there. If we can't get a change back then what?

Bruce Hunt: we are paying partial residential and commercial. We have a good view. What do you think we should do? We now have 130' frontage with Toby's property. Do you know what would fit there? We want to keep options open and bless the community. CM Gibson: how about a pickleball? Bruce Hunt: but does it fit there? Jill Hunt: this is the property that is split. Mayor Call: there is not a building on it yet. Jill Hunt: this is to bring the zone to the property line. CM Marriott: can we separate this one out? Mayor Call: we are doing this as a cleanup. I am not sure this is a cleanup. When they are ready ask for the appropriate zone. Bruce Hunt: I have an office and contractor equipment there. Amy Mabey: if someone were to apply what zone would be applicable on the lot? Jill Hunt: if it is kept split we would look at each zone for what they want to do and if it complies. CM Arrington: what is the cost to apply? Jill Hunt: today \$350. Amy Mabey: there is a benefit to the residential to cleanup. CM Urry: we are not changing the use or tax.

Art Bingham: how will it affect me negatively, by increasing my taxes. I have 1.32 acres the back is A-2 and if change to RE-20 it would increase my taxes. I bought with an agriculture use. I may want to have an orchard and trees production. Mayor Call: we need to get clarification from the assessor for each lot. Art Bingham: the back piece I would like to pick-up property from neighbors. CM Urry: you always have the ability to ask for a rezone back. Jill Hunt: they would need to subdivide to add property.

Joel Rackham: I am on 850 W. I see the benefit from moving to RE-20 from A-2 except when it doesn't meet the requirements. Will it support corrals and how many corrals? The side yard for RE-20 and A-2 are the same except if a building in is 6' behind and then the side yard is 1' for RE-20 and 10' for A-2. Are there any easement changes that would affect people like me? If goes to RE-20 the setback is off by 9". It would impact building codes. There are some negative impacts. Mayor Call: how did this subdivision happen this way? Jill Hunt: I don't know why they weren't rezoned.

Merle Guffey: why? I have lived there for 50 years. I can't afford Pleasant View now. The building has been there for 120 years. I was there long before the zoning. What good is this change except for revenue to the city. Jill Hunt: the original goal was not for taxes. I would suggest I get information from the assessor. CM Bailey: the interest was to cleanup and not for revenue and at no cost. Jill Hunt: all of Merle's property is A-2. Merle Guffey: my property was surveyed and is the same size except with Orchard Subdivision I was three feet short. Leave me alone. Grandfather me in. It is not hurting you. CM Marriott: the intent was to correct not harm. I would like to see this done lot by lot. Mayor Call: or by like properties done together.

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

Motion was made by CM Arrington to table for more information. 2nd by CM Marriott.

Discussion: CM Gibson: take out certain areas. CM Urry: look at individual lots and go forward. CM Gibson: it would be nice to cleanup. Mayor Call: we need to discuss the affect it has on the value of each one. CM Arrington: we don't know the negative impacts at this point. Mayor Call: Art Bingham has plans for A-2. CM Marriott: zone it to A-2. Jill Hunt: it would be nonconforming. A-2 needs 150' frontage.

No vote taken.

Motion was made by CM Arrington to deny the rezone. 2nd by CM Gibson.

Discussion: Mayor Call: lets have a workshop on how to cleanup. CM Marriott: this would be a mistake for a new city council to have to address. Mayor Call: we need to cleanup and solve problems. CM Marriott: maybe some are okay to change and others are not. Mayor Call: 1000 W has been there a long time.

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

2. Presentation from Weber County School District regarding an upcoming school bond that will appear on the November ballot. (Presenters: Dr. Jeff Stephens, Superintendent & Lane Findlay, Community Relations Director)

Jeff Stephens presented information and a video on the school bond that will be on November's ballot. We are taking into consideration enrollment, age of facilities and the tax the payer's money. The bond will be for \$270M to \$280M.

3. Discussion and possible action to approve a Development Agreement with Simon Goe Subdivision for the upsizing of infrastructure for the extension of Parkland Blvd, north of 2775 North. (Presenter: Jill Hunt)

Jill Hunt: the information is in the packet. This is to upsize the road. Amy Mabey: there was savings on the Rulon White Road and we applied to WACOG to extend the funds.

Motion was made by CM Gibson to approve a Development Agreement with Simon Goe Subdivision for the upsizing of infrastructure for the extension of Parkland Blvd, north of 2775 North. 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

4. Discussion and possible action to approve Budge Farms' development agreement for improvements to infrastructure in and adjacent to the subdivision. (Presenter: Jill Hunt)

Jill Hunt: this is to upsize the utilities and include the work to be done on Craven's ROW. Dana Shuler: this is for several items i.e. items in the Craven's agreement, items in a deferral agreement with Code Craven, solve some water leakages and services, in lieu of improvement a PRV vault traded for upsizing a line in the area. We will pay the developer and recoup some of it from the development agreement some from the water fund and some from budgeted Zone 1 project money. The is a win-win-win for everyone.

5. Discussion and possible action to approve the escrow agreement and final subdivision plat for Budge Farms Phase 1, located at approximately 3125 N 1500 W. (Presenter: Jill Hunt)

Jill Hunt: we have what is needed. The escrow is posted and taxes are current. It meets the requirements for final.

Motion was made by CM Arrington to approve the escrow agreement and final subdivision plat for Budge Farms Phase 1, located at approximately 3125 N 1500 W. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

6. Discussion and possible action to approve a revised agreement between Craven Living Trust and Pleasant View City regarding the construction of Zone 1 Reservoir and Transmission Line Water Improvements located at 1400 W 3200 N. (Presenter: Tyson Jackson)

Tyson Jackson: this is for an easement. The Craven's consented with some added items. Dana Shuler: this is a modified agreement which added the PRV and fences.

Tyson Jackson: this will connect to both ends of Mt Orchard Drive.

Motion was made by CM Gibson to approve the revised agreement between Craven Living Trust and Pleasant View City regarding the construction of Zone 1 Reservoir and Transmission Line Water Improvements located at 1400 W 3200 N. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

7. Discussion and possible action to approve a Water Infrastructure Assessment Agreement for Pole Patch. (Presenter: Tyson Jackson)

Tyson Jackson: Pole Patch can't rebuild their system. They will give us money for a capital facilities plan and for maintenance costs and replacement to get their water infrastructure up to city standards. It is an agreement on what needs to be done.

Mayor Call: they never had their own water. I like that we control the system. Dana Shuler: this is a phased approach. This is phase 1 - to figure out what is needed. They approved the agreement and they will make a deposit with the city.

Motion was made by CM Urry to approve the Water Infrastructure Assessment Agreement for Pole Patch. 2nd by CM Marriott. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

8. Discussion and possible action to award the Pleasant View Drive Water Transfers and Storm Drain Spot Repair Project. (Presenter: Tyson Jackson)

Tyson Jackson: this needs to be tabled.

Motion was made by CM Gibson to table until Tyson Jackson brings this forward. 2nd by CM Bailey. V Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

9. Closed Meeting.

No closed meeting.

10. Discussion and possible action from the closed meetings.

No closed meeting.

Other Business:

Tyson Jackson: we cut the tree on the south side of the CERT building. We are getting ready to demo for the veteran's monument.

Amy Mabey: I am working on education on the water issue. Mayor Call: I think people are going to comply.

Adjournment: 8:16 P.M.