

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

November 9, 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 (via Zoom)
Kevin Bailey
Steve Gibson
David Marriott
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Tyson Jackson

VISITORS:

Dana Shuler	Amanda Payne
Weston Hardy	Aaron Olson
Andy Nef	Dave Laloli
Jeremy Scheer	Ryan Wicknick
Tony Pitman	Stu Gibby
Derek Draper	

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 (public – limited to 3 minutes)

None were given

Business:

1. Discussion and possible action to grant an exemption to the Home Occupation conditions for a business to be conducted outside the primary premise located at 1080 W 3150 N to the premise located at 3361 N 850 W for an ultrasonic cavitation procedure business. Requester: Amanda Payne. (Presenter: Laurie Hellstrom)

Laurie Hellstrom presented the information from the staff report. Amanda Payne: it is liposuction. We will not have clients together or do procedures together. I have a

professional license and each of us have our insurance and licensed to do the procedure.

Motion was made by CM Urry to grant an exemption to the Home Occupation conditions for a business to be conducted outside the primary premise located at 1080 W 3150 N to the premise located at 3361 N 850 W for an ultrasonic cavitation procedure business. 2nd by CM Bailey. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

2. Discussion and possible action to consider approval of preliminary subdivision plat to Matthew Meadows Subdivision, 14 lots, located at 1650 W Hwy 89, parcels #19-014-0054, 19-014-0055 and 19-014-0031, petitioners Fred Bollingbroke and Jeff Bollingbroke. (Presenter: Jill Hunt)

Jill Hunt: the location is off of Hwy 89 and Pleasant View Drive. The plat was shown. Parcel A is the detention basin. Himmelright's own a sliver. It will be fenced along Hwy 89. They are waiting for a permit for entrance from UDOT onto Hwy 89. The lots meet the requirements. Mayor Call: this is conditioned on approval from UDOT. CM Bailey: are the Himmelright's ok? Jill Hunt: they met our standards and zone. It doesn't touch this property and access is still the same. CM Arrington: is the UDOT access for Dickamore also? Jill Hunt: yes. it depends on their application. Mayor Call: I am sure UDOT will limit accesses but that is up to UDOT. They may need to come back for an approval on a new plan.

Motion was made by CM Bailey to approve preliminary subdivision plat to Matthew Meadows Subdivision contingent on UDOT's allowing an access as laid out and other staff report conditions. 2nd by CM Arrington. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

3. Discussion and possible action to consider approval of final subdivision plat and escrow approval to Heart of Pole Patch #3, 7 lots, located at 250 W 4500 N, parcel #16-357-0010, petitioners Aaron Olsen and Johnny Ferry. (Presenter: Jill Hunt)

Jill Hunt showed the location and layout. They received preliminary about a month ago. The escrow agreement is posted, signed and the mylar is ready to sign. It meets the ordinance. Staff recommends approval. CM Gibson: what about the sidewalk issue? Jill Hunt: it will abut to the curb and 5 feet.

Motion was made by CM Gibson to approve final subdivision plat and escrow approval to Heart of Pole Patch #3. 2nd by CM Urry. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

4. Discussion and possible action to consider a roadway dedication at 1740 W 2700 N to Pleasant View City. Petitioner: Dee Hansen. (Presenter: Jill Hunt)

Jill Hunt show the plat. The entrance is to a commercial development. It is paid and up to city standards. CM Arrington: is it to industrial standards? Dana Shuler: it is thicker payment sections.

Motion was made by CM Gibson to approve the roadway dedication at 1740 W 2700 N to Pleasant View City. 2nd by CM Bailey. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

5. Public Hearing – Discussion and possible action to consider a rezone from a split zone of RE-20 (residential) and A-2 (agriculture) to RE-20 (residential) located at approximately 3453 N 1000 W, parcels 17-062-0045 and 17-062-0099, petitioner Stuart Gibby, Ordinance 2021-10. (Presenter: Jill Hunt)

Motion was made by CM Bailey to go into a public hearing to consider a rezone from a split zone of RE-20 (residential) and A-2 (agriculture) to RE-20 (residential) located at approximately 3453 N 1000 W, parcels 17-062-0045 and 17-062-0099. 2nd by CM Marriott. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

Jill Hunt showed the location and plat with zoning. Stu Gibby would like to build a home but he doesn't have the two acres. The proposal is to zone it to RE-20 for both lots. It fits the General Plan and it will clean up the zoning. Staff recommends rezoning it to RE-20. Mayor Call asked for comments from the public. None were given.

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

Motion was made by CM Gibson to adopt 2021-10, a rezone from a split zone of RE-20 (residential) and A-2 (agriculture) to RE-20 (residential) located at approximately 3453 N 1000 W, parcels 17-062-0045 and 17-062-0099. 2nd by CM Bailey. Roll call vote. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

6. Public Hearing – Discussion and possible action to consider an amendment to Pleasant View City's General Plan and Future Land Use Ordinance for amendments to the east side of the city, Ordinance 2021-11. (Presenter: Jill Hunt)

Motion was made by CM Urry to go into a public hearing to consider an amendment to Pleasant View City's General Plan and Future Land Use Ordinance for amendments to the east side of the city. 2nd by CM Bailey. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

Jill Hunt reviewed items 6, 7 & 8 from a presentation. Jill Hunt: we recommend the MUW amendment. The MUE we were asked to amend it with a residential component. The verbiage change is from a 50% residential to 75% in the MUW. The staff recommends denial of the MUE change.

CM Arrington: the MUE now has no residential component? Jill Hunt: correct. CM Urry: this MUW change is in line with the General Plan. Mayor Call: any comments from the public? Tony Pitman: I support staff and the planning commission's recommendation. In the MUE, I understand that this is a project with a residential component and that causes a red flag. The project should stand alone. Dave Laloli: I am from Plain City. I own the land on 2700 N (in the MUE area). I requested this. The project can stand alone. We believe you can get over-saturated with commercial. We are planning for casual dining. This would secure a staple target and bring in and attract high quality dining. My request is the same as that for the MUW area. Mayor Call: have you calculated the project with 70%? Dave Laloli: with a 1-to-2-acre land with 70 units and three story walk up. Mayor Call: what about parking? Dave Laloli: we would have an access agreements and up to city standards. Mayor Call: Tyson, do you see a problem for water with that many units? Tyson Jackson: it is more to do with updating the planning and studies and the CFP's not with providing water. We need the plans for infrastructure. CM Urry: plans need to be updated for more density? Tyson

Jackson: yes. One area would affect another area. It is not just one change. Ryan Wicknick: I have worked with Dave Laloli on projects and a residential component helps. Projects want to know that there are bodies and it creates more success.

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

CM Gibson: 70 units to support a business may not make a big difference. That seems like a stretch to me. We are drawing a line on the General Plan. I can't support this high density. In 10 to 15 years I think that would be a problem and with increased policing. It could be nice now but down the road not so. We have a plan and we need to stick with it. CM Marriott: we don't have much commercial area. We don't need residential there. CM Urry: I agree with CM Gibson and CM Marriott. We have a line for commercial. We have held out this long for commercial.

Motion was made by CM Urry to deny the amendment to ordinance 2021-11 (MUW General Plan amendment) based on the staff's and planning commission's recommendations. 2nd by CM Arrington. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

7. Public Hearing – Discussion and possible action to consider an amendment to Pleasant View City's General Plan and Future Land Use Ordinance for amendments to the west side of the city, Ordinance 2021-12. (Presenter: Jill Hunt)

Motion was made by CM Gibson to go into a public hearing to consider an amendment to Pleasant View City's General Plan and Future Land Use Ordinance for amendments to the west side of the city. 2nd by CM Bailey. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

Mayor Call: any comments from the public? No comments from the public.

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

CM Gibson: I feel bad to draw a line on the General Plan on the west side. Mayor Call: the reason is infrastructure and water.

Motion was made by CM Gibson to approve Ordinance 2021-12 (amendment to Pleasant View City's General Plan and Future Land Use Ordinance for amendments to the west side of the city). 2nd by CM Bailey. Roll call vote. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

8. Public Hearing – Discussion and possible action to consider amendments to the Mixed-Use East zone in Chapter 20.40 to add a residential component and change the boundary, Ordinance 2021-13. (Presenter: Jill Hunt)

Amy Mabey: strike this from the agenda.

9. Discussion and possible action to consider a resolution establishing an intent to modify city recreational offerings by expanding pickleball courts at Pleasant View Park, Resolution 2021-J. (Presenter: Amy Mabey)

Amy Mabey: this to have a formal agreement. This is contingent on funding. If we move forward RAMP funding will be applied for. CM Urry: we need to go forward and look for donations. CM Gibson: I don't want another lemon. Amy Mabey: this will become a city asset. The \$5k is for seed money to help them. CM Arrington: the

PVPA's intent is to hand the courts over to the city. We are asking to move forward and get funding. Mayor Call: we are not moving the recreation building with this.

Motion was made by CM Gibson to enter into the agreement according to Resolution 2021-J. 2nd by CM Urry. Roll call vote. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

10. Discussion and possible action to approve an auditing engagement agreement with Child Richards CPAs & Advisors for the 2021 fiscal year. (Presenter: Laurie Hellstrom)

Motion was made by CM Bailey to approve the auditing engagement agreement with Child Richards CPAs & Advisors for the 2021 fiscal year. 2nd by CM Marriott. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

11. Discussion and possible action to approve a new job position of a fulltime Animal Control/Code Enforcement Officer. (Presenter: Amy Mabey)

Amy Mabey: the code enforcement will be taken from Jill Hunt to this position. I have talked to the Chief and this will be a fulltime position along with animal control. There is a safety concern with the administration doing code enforcement. This would be someone with a uniform. This would be \$68K more. The job would start in January and the budget would be an additional \$37K. CM Bailey: has the job been posted? Ryon Hadley: the current animal control officer is retiring. CM Gibson: we are weak in enforcing. It needs some teeth. I want to see this rebuilt.

Motion was made by CM Bailey to approve the new job position of fulltime Animal Control/Code Enforcement Officer. 2nd by CM Urry.

Discussion: CM Marriott: it needs teeth but it needs to be backed up by the city council. We need to make the tough decisions and hold to it. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

12. Public Hearing – Discussion and possible action to amend the budget for the 2021-2022 fiscal year for engineering fees to review expanding pickleball courts, a fulltime animal control/code enforcement officer and auditing services, Resolution 2021-K: (Presenter: Laurie Hellstrom)

Motion was made by CM Bailey to go into a public hearing to consider amending the budget for the 2021-2022 fiscal year for engineering fees to review expanding pickleball courts, a fulltime animal control/code enforcement officer and auditing services. 2nd by CM Marriott. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

Laurie Hellstrom reviewed the budget amendments. Dereck Draper: where is the money coming from? Amy Mabey: from the carryover.

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

Motion was made by CM Bailey to approve Resolution 2021-K, amending the budget for the 2021-2022 fiscal year budget. 2nd by CM Arrington. Roll call vote. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

13. Present the Storm Water Management Plan. (Presenters: Dana Shuler and Tyson Jackson)

Dana Shuler presented the new plan. Under the requirements of Utah it needs to address education, publication, discharge, etc. This is a housekeeping item. The old plan was 300 pages. We didn't include the appendices. This forces people to be stewards. It deals with water quality. Mayor Call: I am concerned with LID because nothing gets out to the lake anymore. Dana Shuler: I am preparing a letter on that for you. I don't know the results yet. No action. Presentation only.

14. Purchase of 2022 HV613 10-Wheeler with full snowplow package in the amount of \$219,927.30. (Presenter: Tyson Jackson)

Tyson Jackson: this is in the budget from 5 different departments. This is not 4-wheel drive and is to be used to haul out of the decant. CM Arrington: are you retiring any from the fleet? Tyson Jackson: the 1994 and 2001 sander.

Motion was made by CM Gibson to approve the purchase of 2022 HV613 10-Wheeler with full snowplow package in the amount of \$219,927.30. 2nd by CM Marriott. Voting aye: CM Ann Arrington, CM Bailey, CM Gibson, CM Marriott, CM Urry. 5-0

15. Closed Meeting.

No closed meeting

16. Discussion and possible action from the closed meetings.

No closed meeting.

OTHER BUSINESS:

Amy Mabey: if you are interested in a ride along with the police let me know. At the City Manager's conference they emphasized training. We have asked the property owners on 1000 W street (north-end) to donate the ROW for curb and gutter.

CM Arrington: there is chatter on Facebook regarding speeding. Should this be on the agenda and get the speed trailer for data?

CM Gibson: Woodruff Auto has been in the city 30 years. He has been a supporter of the car show for 25 years.

Mayor Call: there is a meeting next week.

Adjournment: 7:56 P.M.