

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

**April 26, 2022**

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

**MAYOR PRO-TEM:** Steve Gibson

**COUNCILMEMBERS:** Ann Arrington  
Dave Marriott  
Phil Nelson  
Sara Urry

<b>STAFF:</b>	Debbie Minert	Amy Mabey
	Tyson Jackson	Ryon Hadley
	Amber Corbridge	Stetson Talbot
	Anthony Bersamin	Jessi Brummet

<b>VISITORS:</b>	Eli McConkie	Dan McConkie
	Heidi Nielsen	Dan Crandell
	Aaron Erickson	Connor Jeppson
	Angeana Erickson	Jade McKinney
	Charley Wintle	Analynn Erickson
	Megan Pautz	Jax Tew
	Taybree Lynn	Kimberly Lynn
	Jaclyn Wintle	Ethan Wintle
	Ryan Wintle	Becky McKinney
	Kristin Pautz	Megan Pautz
	Lacey Tew	Layla Saleh
	Michelle Saleh	Adam Rees
	Adrienne Rees	Daniel Pautz
	Carson Jones	John Tebbs
	Danielle Jeppson	

**1. Introduction**

**Pledge of Allegiance:** Phil Nelson

**Opening prayer, Reading or Expression of Thought:** Phil Nelson

**Declaration of Conflicts of Interest:**

None

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

Heidi Nielsen: She would like an update on the Transportation Master Plan. Amy Mabey responded that there will be a public open house following the study which is still taking place. Information will be posted in the next month or two on our website and in the newsletter.

## **2. Lomond View Elementary Robotics Club**

Angeana Erickson presented three of the four Robotics teams from Lomond View Elementary School. This year three teams made it to the State competition, and one team is progressing to the World Competition in Dallas, TX in May. They answered questions from the Council regarding the details of their upcoming competition. Each of the children answered questions and talked about what they have learned in this experience.

## **3. Deer Crest VI A & B.** Consideration of preliminary Subdivision Approval of Deer Crest VI A & B, located at approximately 4275 N 1400 W. *(Presenters: Amber Corbridge & Amy Mabey)*

Amber Corbridge presented the Planning Commission recommendation of approval with the following conditions:

1. Water efficient park strip with water-wise plants and drip irrigation
2. Applicant comply with water retention requirements
3. Satisfy all department staff review comments

CM Gibson: We have talked about water wise park strips in the past, and rocks are everywhere. What is a water wise park strip? Amber Corbridge: Essentially, it comes down to how it is irrigated, and choosing plants that don't need much water after they are established. There are approved water wise plants lists and programs such as the Jordan Valley Water District that we can reference in our Code. CM Urry: I think there is a State recommended list. CM Gibson: To me this is a homeowner responsibility, not the developer. Amy Mabey: Right now, our code does allow for water wise, but it is not required. This puts a directive on staff to do something. CM Gibson: That doesn't put anything on Deer Crest or on our decision tonight. Amber Corbridge: It's just a recommendation.

Motion was made by CM Urry to approve the preliminary subdivision of Deer Crest VI A & B, located at approximately 4275 N 1400 W with the conditions and recommendations from Planning Commission and Staff. 2<sup>nd</sup> by CM Nelson. Voting aye: CM Arrington, CM Gibson, CM Marriott, CM Nelson CM Urry. Motion passed 5-0.

## **4. Animal Regulations.** Continuation of Tabled Item – Consideration to amend Animal Regulations City Code § 6 to update definitions and adopt the use of forms, Ordinance 2022-10. *(Presenters: Lieutenant Stetson Talbot, Officer Anthony Bersamin and Animal Services Director Jessi Brummet)*

Lieutenant Talbot: We tabled this last time because of some questions on definitions. 6-4, definitions, number 5 says: "At-large" an animal shall be considered to be "at-large" when said animal is off the owner's property and not under immediate control, by means of a durable restraint device, capable of keeping the animal restrained: or an animal that is on the property of the owner and not securely confined by a leash, building, fenced area, or appropriate transport device. CM Marriott: So, an animal being on the property, not restrained, is considered at-large.

I have concern with that wording, that if it's on my property it has to be restrained. CM Gibson: I would question that too. Lieutenant Talbot: So, just get rid of the part following the colon? CM Marriott: If they're off the property, and they're unrestrained then they're at large. But if they're on the property I think we have to be really careful about that wording. CM Nelson: This language mirrors the County's ordinance, and it's probably to prevent an issue as opposed to resolving an issue that's already occurred. CM Gibson: We're trying to enforce something that's out of control. If I had a dog and it went off my property uncontrolled, then that's where we have a problem. I think that last "or" and then all the way to the end should be out. CM Nelson: I'm just trying to figure out why the County worded it that way. Lieutenant Talbot: I'd feel more comfortable taking that part out because we've beefed up the consequences for bite or attack.

Lieutenant Talbot: If you turn to 6.04.070 we changed the charge to relinquish a dog or cat from \$100.00 to \$250.00. People went and got animals during Covid, and now they're relinquishing them. We can't afford to feed them and re-home them for \$100.00. Amy Mabey: We have to keep them here for a while, and then if they go to Weber County, we have to pay a fee. Lieutenant Talbot: You want to make it so it's easier to deal with it yourself than to just bring it to us. Amy Mabey: We've had several calls from people who think it's "a steal" to come and drop off my dog. Lieutenant Talbot: We've had calls from people from other places saying they've heard they can relinquish their dog to us for \$100.00. Not after tonight. CM Gibson: Since we don't pay into Weber County's animal shelter, can a Pleasant View resident not take their animal to the shelter? Lieutenant Talbot: They would bring it to us, then we take ownership, and then relinquish it to Weber County. The cost to us is right around \$250.00. We don't make any money on it, that is our cost.

Lieutenant Talbot: The next part is under D-2, residents renting a cage are responsible for what is captured/trapped in the cage. We took out language about humane disposal because there are so many ways to interpret that. Jessi is good about helping with suggestions of what to do, but the resident is ultimately responsible. For raccoons and other wildlife, they have to call DWR. CM Nelson: We did confirm that they can go in the trash. CM Gibson: Pleasant View has an ordinance that says you can shoot them, if it's on your property and the bullet doesn't leave your property. CM Nelson: Weber County Solid Waste Management says that dead animals under 15 pounds can go in the trash.

Lieutenant Talbot: The only other part we added in was 6.04.110 on page 6-8. Phil got this from Weber County. CM Nelson: We may want to do the same thing, which is to remove everything after the colon. Lieutenant Talbot: Number 5 covers that as well, that animals on the owner's private property have to be under control. CM Arrington: If someone is throwing a frisbee with their dog in a park, is that considered field trials and obedience activities? Lieutenant Talbot: Yes, and we changed the County's wording from field trials and obedience "classes" to "activities". We wanted to have an ordinance would allow people to enjoy their dogs in the parks as they do now, because we don't have a lot of problems with them. Prior to these changes, there were very light consequences for dogs being out of control or biting. Now it's a mandatory court appearance, and they have to pay restitution, and are enhancements for 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> offenses. Bail schedule is currently being worked on.

CM Marriott: I have questions about B under 6.04.110. Do the words "picketed" or "staked out" only refer to a street, sidewalk, or public place? CM Nelson: What does that mean?

Lieutenant Talbot: This refers to driving a stake in the ground, not designated places to tie your horse. CM Marriott: I think this is more intended for feeding an animal along a public street.

Motion was made by CM Arrington to amend the Animal Regulations City Code §6, and adopt Ordinance 2022-10 with the red lines as stated. 2<sup>nd</sup> by CM Urry. Voting aye: CM Arrington, CM Gibson, CM Marriott, CM Nelson CM Urry. Motion passed 5-0.

**5. Assisted Living.** Continuation of a Tabled Item – Consideration to add “Assisted Living” as a use in CP-1, CP-2, and CP-3 Commercial Zones, Ordinance 2022-5. (*Presenter: Amy Mabey*)

Amy Mabey: These zones call for commercial, and per our code, assisted living is included as commercial. It meets the outline, possibly not the intent, which is something to take into consideration. We are working with the Planning Commission on updating the assisted living definition and requirements. I would recommend that you look at CP-2 as the others will be coming back with all of it, or you can wait. One of the options that the Planning Commission was given was to recommend that CP-2 be conditional so that it comes back to Planning Commission for review. You can continue to table CP-1 and CP-3 so that the current applicant (whose project is in CP-2) doesn’t get held up. CM Gibson: If we only do the CP-2 as a motion, what does that do to the ordinance? Amy Mabey: I think you could just strike the other two out of the ordinance. CM Arrington: So the proposal is to add assisted living to CP-1,2,&3, and we could just change it to add assisted living to only CP-2. Amy Mabey: Depending on your preference it could be conditional or permitted. Conditional does bring forward the requirement of Planning Commission review. Amber Corbridge: If you make it conditional you can set conditions and then the Planning Commission can approve or deny it. If it is permitted, they could not deny the use. CM Gibson: If it is conditional does it come back to us after going to Planning Commission? Amber Corbridge: No, the Planning Commission has final action on a conditional use. The code has a list of four items that they review. CM Marriott: I don’t have a concern with making it permitted, but we would have to make sure that we’re willing to allow that in the CP-2 that’s on 2700 North. Amy Mabey: What is being proposed is a 100-unit facility with 18 units being dedicated to memory care, with lots of outdoor spaces and amenities for guests. You’re not approving that project, just the use. We will be bringing back consideration of C-1, C-2, and A-5 where it is currently an allowable use. We will also further address assisted living definitions, such as adding three different intensity definitions.

Motion was made by CM Arrington to add “assisted living” to CP-2 with conditional uses, and adopt Ordinance 2022-5 with a continuation of tabled items on CP-1 and CP-3. 2<sup>nd</sup> by CM Urry. Voting aye: CM Arrington, CM Gibson, CM Marriott, CM Nelson CM Urry. Motion passed 5-0.

**6. 1000 West Improvements.** Consideration to allow the city to go out to bid for street improvements located at 1000 West for the conversion from a one-way to two-way street. (*Presenter: Amy Mabey*)

Amy Mabey: This is the option to go out to bid in coordination with Sunpro. We’re looking at improvements on 1000 West for the two-way conversion. We need to go out to bid to get started. There will be an escrow agreement coming before you in the coming weeks. We have a plan that was approved with the site plan. It’s not perfect with the concrete triangle, but that’s on our list.

Motion was made by CM Arrington to go out to bid for a street conversion on 1000 West, to change from a one-way to a two-way street. 2<sup>nd</sup> by CM Nelson. Voting aye: CM Arrington, CM Gibson, CM Marriott, CM Nelson CM Urry. Motion passed 5-0.

**7. Vehicle Surplus.** Consideration to surplus a Public Works Department Dodge Truck.

*(Presenter: Tyson Jackson)*

Tyson Jackson: This is an older Dodge with 105,000 miles and other very expensive service issues. It is already on the schedule to be replaced in the current budget. We will sell it at auction and purchase the replacement separately. We have a couple of staff members that are interested in it for parts. We will still follow the process of billing out all known issues, and then doing a sealed bid. CM Gibson: Will you set a minimum? Tyson Jackson: We will set a minimum by looking at a private sale in fair condition whose range is \$7,000-\$9,700, and then factoring in repair costs. CM Marriott: What has it been used for? Tyson Jackson: It has been a parts runner. It is a 2008 1500 quad cab, standard 4-wheel-drive with an 8-foot bed.

Motion was made by CM Arrington to consider surplus the Public Works department Dodge truck. 2<sup>nd</sup> by CM Urry. Voting aye: CM Arrington, CM Gibson, CM Marriott, CM Nelson CM Urry. Motion passed 5-0.

**8. Entertainment Stage.** Consideration to purchase an entertainment stage for use at city events. *(Presenter: Council Member Sara Urry)*

CM Urry: We have brought this up in Founders Day meetings, and here is a brief mention of our intent. Tyson applied for an EZ grant for an entertainment stage. We had a stage given to us that was thrown away. We've been borrowing and renting a stage from the County, but those stages are falling apart. Since we've moved our viewing area to the park, we need a stage to be used for Founders Day, as well as other city events. Tyson and I have done research and found that stages have a wide range of cost. The stage we are looking at will cost \$10,000-\$14,000 and will be portable, adjustable, and storable. We have \$2,000 from the EZ grant, and RAMP allocates money to municipalities after the money has been awarded according to population. Laurie, Tyson, Cindy, and Amy thought that the funds we got from the municipal award of \$10,000 could be used. The stage we chose can have railing, lights, and other things added later. CM Marriott: What size is it now? CM Urry: It is 288 square feet. If it goes over the \$10,000 we would have to have a budget amendment, but we have the money in the budget. CM Marriott: What does it cost to rent a stage? CM Urry: It costs about \$1,500 if we rent it from the county, but it's already booked for that day. Amy Mabey: One of the things that I've talked to the Mayor about is being more proactive in the future about applying for RAMP grants. We will talk more about being more strategic about what projects we want to apply for RAMP funding for. If there are other grant opportunities, we want to all be on the same page. CM Urry: We haven't really utilized the opportunities that we have in our city for grants. There are a lot of grants that we could be applying for that we haven't. They don't have to be dollar for dollar matching, it can be volunteer hours. CM Arrington: I don't think we were aware in the past, but now we are. Amy Mabey: It would be nice to have you all thinking about things that you would like to apply for grants for. CM Gibson: I think we need to get some good stuff here, and this fits in with that. We'll utilize this for the next 20-30 years. Last year was a dry run for having it here, and we desperately need it. CM Marriott: It was a terrible stage. CM Gibson: We

need to make this a nice place for our Founders Day. Amy Mabey: We can't order the stage until we have the amendment in place. If you approve this and the stage costs less than \$10,000 we can move forward. With the city ordinance it comes to the Council. This is just giving us the go ahead to move forward. CM Nelson: It's not the amount that we're approving today.

Motion was made by CM Arrington to give Council approval to bring the stage information forward and apply RAMP grants with the intent to purchase. 2<sup>nd</sup> by CM Urry. Voting aye: CM Arrington, CM Gibson, CM Marriott, CM Nelson CM Urry. Motion passed 5-0.

## **9. Closed meeting. None.**

## **10. Other Business**

Chief Hadley: We've had two cars stolen in the past month. On Easter morning we had a local suicide. We are doing what we can for the family. We got our radar trailer out and running and found out how to download traffic data information. We have this machine on loan and can move it anywhere in the city without it being noticed. It gives us time of day, location, speed, how many cars, average speed, and costs less than a radar speed sign. We can use both tools around the city. Lieutenant Stetson Talbot described about how the machine works, and how it can be used to respond to complaints about different areas in the city. It can be used to gather data without people knowing. He also answered questions from the Council. CM Gibson requested that a study be done.

Tyson Jackson: Jeff Strand will be retiring, and his last day is in May. We're trying to keep up on water use calls. Many people are proactively putting in xeriscaping. There was a discussion about Pineview water being turned on two weeks later than normal, and what the City's rules are concerning culinary water being used outside. Also discussed the state of our wells, water conservation, and scarcity of water proclamations. CM Gibson: Let's recommend that staff look at proclamations, adding tiers, etc. to avoid waste and let people know that we have to pull together to save water.

CM Arrington: Sara, Amy and I are going to meet with Dana Schuler about pickleball. There have been many donations to our new courts.

CM Urry and CM Marriott gave updates on Founders Day activities. The next Founders Day meeting is on May 3, 2022.

Motion was made by CM Arrington to adjourn. 2<sup>nd</sup> CM Marriott. Voting aye: CM Arrington, CM Gibson, CM Marriott, CM Nelson CM Urry. Motion passed 5-0.

**Adjournment 7:50 pm**