

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

July 19, 2022

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
Steve Gibson
David Marriott
Philip Nelsen
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Amber Corbridge

VISITORS:

Ryan Barker	Bob Clayton
Dave Laloli	Florence Lee
Derek Draper	Jim Flint
Jayson Adam	Coy Thompson

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought
Council Member Phil Nelsen.

b. Declaration of Conflicts of Interest
None given.

c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)
Derek Draper: I have ways to save money. No sewer line upgrades for citizens and don't spend for private properties. Chief is the highest paid employee. Why is he paid more than the city administrator?

2. Consent Items.

a. Minutes of June 14, 2022; July 12, 2022 (2 sets)
b. Bills of Pleasant View City

Motion was made by CM Marriott to approve the consent items (Minutes of June 14, 2022 and July 12, 2022 (2 sets) and the bills of Pleasant View City. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

3. Recognition. Recognizing Jill Mitton for many years of service as the Pleasant View City Community Emergency Response Team (CERT) Coordinator. (Presenter: Ann Arrington)

CM Arrington: I would like to publicly thank Jill Mitton for putting her whole soul into CERT for the past 30+ years. Jill Mitton: it has been a labor of love and fun. I am resigning but there is still more that can be done.

4. Firework Restrictions. Discussion and possible action to consider modifying the map for firework restricted areas within the city, Ordinance 2022-22. (Presenter: Ryan Barker)

Ryan Barker, North View Fire District Fire Marshal: the state requires to be proactive and prohibit areas from burning. If so, the state will cover the bill. CM Urry: the new area is the west end. Ryan Barker: yes. To the county line. Ryan Barker: we need to educate more. We are not in the business of citing. CM Marriott: does this go to the full road to the north side of Pleasant View Drive? CM Gibson: how do you enforce? Mayor Call: they try to enforce and cite if a fire is started. CM Marriott: the ordinance already in place it is just a boundary change. CM Nelsen: a violation is a class B misdemeanor.

Motion was made by CM Gibson to modify the ordinance as stated in Ordinance 2022-22. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

5. Preliminary Subdivision Plat. Discussion and possible action to consider Preliminary Subdivision Plat Approval for Peakview Plaza PUD containing seven (7) lots on 9.59 acres at approximately 400 W 2550 N in the C-2 Zone. (Presenter: Amy Mabey)

Amber Corbridge: the planning commission unanimously approved subject to staff requirements. The subdivision plat was shown. It is mixed commercial. They will need their CC&R's for the final review. Mayor Call: do they come back for final? Amber Corbridge: yes. CM Arrington: do they need to help with infrastructure on 2550 N? The road is terrible there. Amber Corbridge: the engineer will catch it if required. Mayor Call: is there sidewalk there? David Laloli: no. CM Urry: so that is one of the requirements. CM Marriott: do we need 2550 N to be a high traffic road? It will become more and more congested. Amy Mabey: the intent is a signal on 2700 N with a light. CM Urry: and the road connects to the other side. CM Marriott: we need to push traffic to 2550 N from 2700 N. CM Urry: are there plans to widen 2550 N? CM Gibson: that is a long time away. Mayor Call: 2550 N was used as a UDOT collector road and they turned it over to Pleasant View and made 2700 N the major road. There is also a school on 2550 N. CM Nelsen: there should at least be a bike lane on 2550 N. Mayor Call: the final should have a better site plan.

Motion was made by CM Gibson to approve Preliminary Subdivision Plat Approval for Peakview Plaza PUD. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

6. Final Subdivision Plat – Discussion and possible action to consider final subdivision plat Approval for Monte Vista Estates Subdivision located at approximately 1650 West 3125 North and consisting of 5.8 acres with 11 single-family residential lots. (Presenter: Amy Mabey)

Amber Corbridge: preliminary was approved last meeting. There are no changes for final. We recommend approval subject to redline and staff comments.

Motion was made by CM Arrington to approve final subdivision plat approval for Monte Vista Estates Subdivision subject to redline and staff comments. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

7. Drainage Agreement. Discussion and possible action to consider and Drainage Agreement between Utah Department of Transportation and Pleasant View City for the collection and conveyance of stormwater from city property and discharge into UDOT's drainage facilities for Matthew Meadows Subdivision located at approximately 1650 W Hwy 89. (Presenter: Amy Mabey)

Amy Mabey: the drainage and conveyance is for Matthew Meadows Subdivision with UDOT. Mayor Call: has this received UDOT's approval? Amy Mabey: yes. this is adjacent to UDOT's road but I don't know the final destination.

Motion was made by CM Urry to approve the Drainage Agreement between Utah Department of Transportation and Pleasant View City for the collection and conveyance of stormwater from city property and discharge into UDOT's drainage facilities for Matthew Meadows Subdivision located at approximately 1650 W Hwy 89. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

8. Public Hearing – Ordinance Amendments. Discussion and possible action to consider amending the definitions in the Pleasant View City Code § 18.04.065 Assisted Living Facility, § 18.04.442 Nursing Home, § 18.04.464 Residential Facility for Elderly Person, and § 18.04.467 Retirement Home – and consolidating these definitions to Assisted Living Facility (Large), Assisted Living Facility (Small) and Assisted Living Facility (Limited Capacity) and includes zoning modifications to allow:

- **Assisted Living Facility (Large)** as a Conditional Use in CP-2, CP-3 and MCM Zones;
- **Assisted Living Facility (Small)** as a Conditional Use in CP-1, CP-2, CP-3 and MCM Zones; and
- **Assisted Living Facility (Limited Capacity)** as a Conditional Use in RE-15, RE-20, A-5, CP-1, CP-2, CP-3 and MCM Zones. Ordinance 2022-21. (*Presenter: Amy Mabey*)

Motion was made by CM Arrington to go into a public hearing to consider amending the definitions as stated above. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Amy Mabey: we have been very thorough with the language. We realized that there were four different definitions and they were scattered in the code. This was a staff proposal to clear it up. The changes were reviewed with redlines and the summary chart. CM Arrington: is it limited in the RE-15 and RE-20? Amy Mabey: yes. A residential blend with a capacity from 2 to 5. Amber Corbridge: they would be conditional uses. CM Arrington: do we set the conditions now? Amber Corbridge: neighborhood compatible with parking etc. CM Nelsen: does it address behavioral facilities? I can't see a drug behavioral in a neighborhood. Amy Mabey: no. that is a separate code. CM Nelsen: are they state licensed? Amy Mabey: they are difficult to deny. Amber Corbridge: if they met the conditions. They can be denied if they don't met all the conditions. CM Gibson: I would want to be in a housing unit in a residential area. I wouldn't want to be in a industrial zone. CM Urry: could there be a home in the backyard? Amy Mabey: no. That is an AAA. CM Gibson: take it out of the RE-15? CM Arrington: yes. CM Nelsen: the big concern is covering state code. Could be allowing nursing that is my concern. Amy Mabey: it may be listed separately as rehabilitation/treatment facility. Mayor Call: careful with mixed uses. A use could have a rehabilitation for those from a hospital to a transitional home. CM Nelsen: do we want a 2 to 5 unit half-way house? Mayor Call: no. CM Gibson: take that code out? Amy Mabey: that is a different definition. Amy Mabey: state and federal law on rehabilitation can't be completely banned. CM Arrington: take this out of residential. CM Gibson: lets table this for the definitions. Amy Mabey: there is no time crunch. I would like to address the rehabilitation and look at that. Mayor Call: we want assisted living for the elderly. Any public comments? None given.

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

Motion was made by CM Gibson to table item #8 to clarify the limited compliance. No second.

Motion was made by CM Gibson to amend the ordinances as stated in item #8 except take out limited capacity facilities from RE-15, RE-20 and A-5 zones and allow the uses in the CP-1,

CP-2 , CP-3 and MCM. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

9. Consolidated Fee Schedule. Discussion and possible action to amend the Park Field Reservation Fees and add a Police Assistance Events Fee to the Consolidated Fee Schedule, Resolution 2022-Q. (Presenter: Laurie Hellstrom)

Motion was made by CM Nelsen to approve the Park Field Reservation Fees and add a Police Assistance Events Fee to the Consolidated Fee Schedule, Resolution 2022-Q with the amendment to \$75 per officer per hour. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

10. Fraud Assessment. Presentation of the Fraud Risk Assessment for Pleasant View fiscal year 2022-2023. (Presenter: Laurie Hellstrom)

Motion was made by CM Marriott to approve the Fraud Risk Assessment for Pleasant View fiscal year 2022-2023 as stated. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

11. Purchasing Policy. Discussion and possible action to consider amending the city's purchasing policy to clean-up thresholds approvals and amounts, Ordinance 2022-23. (Presenter: Amy Mabey)

Amy Mabey: this is to clean up what the intent was.

Motion was made by CM Arrington to approve amending the city's purchasing policy to clean-up thresholds approvals and amounts, Ordinance 2022-23. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

12. Closed Meeting. Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

No closed meeting.

13. Other Business

Ryon Hadley: speed trailer examples were reviewed. Mayor Call: could we use the study for 600 W and bring it back to the council? Ryon Hadley: June there were 1000 calls (traffic stops are counted as calls), 171 citations with 60+ coming from highway patrol and 8 arrests.

Amy Mabey: we met with Representative Wilcox and Representative Quinn to coordinate working with UDOT and developments.

CM Nelsen: congratulation on no Truth in Taxation hearing. Will we be allowing pickleball court reservations? Amy Mabey: not currently with the limited capacity but intent to with the new courts.

CM Arrington: we had a fiber meeting today. It is not going anywhere. One company signed the agreement. Some of it is the topography. There are still residents are complaining. Mayor Call: it is market driven. Amy Mabey: I will put out what we have done.

CM Urry: I am grateful for city staff and the city for not having to raise taxes.

Mayor Call: we need cherrywood for the Salmon Bake. If they cut we will load and take it.

14. Adjournment: 7:49 P.M.