

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

October 29, 2024

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:01 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington (via Zoom)
Steve Gibson (absent)
David Marriott
Philip Nelsen
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Tyson Jackson
Tammy Eveson
Stetson Talbot
Paul Smith

VISITORS:

Paul Pitcher	Sherry Cummings
Elaine Pitcher	Drake Jackson
Jeff Lee	Emily Lee
Rex Ashdown	Cheryl Jacobsen
Chris Price	Angie Payne
Jerry Burns	Cam Payne
John Crookston	Allen Dye
Karen Barres	Brian Hawks
Tony Pitman	Brian Hussey
Caylie Hussey	Dan Sears

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought

Councilmember Dave Marriott

b. Declaration of Conflicts of Interest

None given.

c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

Cam Payne: asked questions on the planning commission and their role and city council's expectations and overturning a planning commission denial.

Paul Pitcher: thanks for the progress on the park.

2. Consent Items. Minutes of December 12, 2023, January 23, 2024, March 26, 2024, and October 8, 2024.

Motion was made by CM Marriott to approve the minutes of December 12, 2023, January 23, 2024, March 26, 2024, and October 8, 2024. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

3. Eagle Scout Project. Request to fix the Barker Park Compass Course for an Eagle Scout Project. Requestor: Drake Jackson.

Drake Jackson: requested to fix the orienteering course at Barker Park. A presentation was given (attached).

4. Public Hearings

a. Commercial Planned Unit Development (CPUD) Overlay Zone. Consideration of a proposal to amend the zoning ordinance to establish a Commercial Planned Unit Development (CPUD) Overlay Zone, Ordinance 2024-20. (Presenters: Amy Mabey and Tammy Eveson)

Amy Mabey: this was recommended by the planning commission. This is for a text overlay. In practice it has been done for Bailey 2700 and Peakview without the ordinance, but this will allow it to be done for commercial, manufacturing and MCM developments. This is for cohesive uses. It can allow commercial developments with not all frontage but to share access, etc. The development would come forward with proposals. This is a tool that we see as a benefit. There can be design standards.

Motion was made by CM Urry to go into a public hearing to consider a proposed zoning ordinance to establish a Commercial Planned Unit Development (CPUD) Overlay Zone. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

Mayor Call: are there any comments from the public? Tony Pitman: I love this. Like HOA's- does the city have control and deny if they don't follow it. CM Nelsen: have requirements they manage themselves. CM Urry: the city doesn't oversee their maintenance. Tony Pitman: HOA's are a mess. CM Nelsen: HOA's are rough.

Motion was made by CM Nelsen to close the public hearing. 2nd by CM Urry. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

CM Marriott: what about open spaces and common spaces. CM Nelsen: are we approving the ordinance as written. Amy Mabey: the area is common in the developments and is shared. Open space is actual open space. Mayor Call: limits are in there for water requirements.

Motion was made by CM Marriott to approve the zoning ordinance to establish a Commercial Planned Unit Development (CPUD) Overlay Zone, Ordinance 2024-20. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

b. R-5 Zone Text Amendment. Consideration of an application to amend the R-5 Residential Zone text by removing location limitations from § 18.22.005 and allowing the zone to be applied in other areas of the city, Ordinance 2024-22. (Presenters: Amy Mabey and Tammy Eveson)

Motion was made by CM Marriott to go into a public hearing to consider amend the R-5 Residential Zone text by removing location limitations from § 18.22.005 and allowing the zone to be applied in other areas of the city. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

Amy Mabey: this is a proposal from Jeff Lee Investment to modify the R-5 zone text language on the location limit and broaden the use. The planning commission denied the request unanimously. The current language is not sufficient. The comments are in your packet. Currently we have a housing committee involved on a draft for smaller homes. The R-5 is one page which is part of the concern and not wanting it to apply to other places. CM Urry: the R-5 language is limited and problematic to residents. It is better for someone wanting density to

wait for an ordinance we are working on. Amy Mabey: we don't have a timeline to turn that ordinance over. Mayor Call: that is a problem. This is a timing issue. This is what we have to work with. I would hate to say whatever and whenever. If this is going to be good, we owe it to the community to move faster. CM Urry: we have a bit done already on that zone and let's give it to January at the latest. CM Marriott: is there a summary? CM Nelsen: most are opposed to the location for density, not the ordinance. CM Urry: this would be up to 6 units per acre for consideration. Mayor Call: that has not been to the planning commission or to the city council. Amy Mabey: if we are directed from city council to get it done faster. CM Marriott: that is aggressive. Jeff Lee: for two years working on zone and not done. I recognize that the R-5 is not a perfect zone, and it has issues. Look at it where Paul Pitcher lives. It is a clean neighborhood. That is what we are missing in Pleasant View. Mayor Call: the legislature has tied our hands. We can't require development agreements anymore. The zone is what it is. CM Urry: there is no guarantee if we remove the language anyone could do it. It is not a protection for you or the residents. Tony Pitman: a few months ago, I went to the planning commission and heard comments that we need to allow high density or lose \$1/2 million and fines from the state. After the meeting I talked to the state representative, Matt Gwynn, and he said all Pleasant View needs to do is follow their Moderate-Income Housing Plan and nothing beyond that. There was still misunderstanding when I met with Mayor and Administrator. It is the ULCT and the developers that are scaring cities to do high density. Christen is the regulator and said that is all you need to do. I have a copy of this in your packet. I am still going to talk to Matt Gwynn about this. There is still a disconnect. I am here to help. Jerry Burns: changing the language is a good thing to do. Need to keep a quality city and great residential areas and patio homes. Dan Sears: there have been several comments at the planning commission. CM Urry: they are in our packet. Dan Sears: there are natural springs, protected wildlife in the area and an increase in the density and traffic and constraints impact to families with kids there. There is something out of order. Allen Dye: how much can fit into the shoehorn. This opens the door. Haste makes waste. There is one decision tonight. Paul Pitcher: when we were considering downsizing, we couldn't find anything in Pleasant View, and we were not going to move from Pleasant View. We have a waiting list if someone dies in our area to move in. The houses are close together, yea, but there is a reason for that. The need for this is high. CM Urry: that is what we are doing.

Motion was made by CM Marriott to close the public hearing. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

CM Nelsen: Pleasant View is beautiful, and it can be controversial if build out areas. Pleasant View City should provide but it will happen in vacant lots. I am in favor of finding property, but we need an ordinance. Mayor Call: as a city this has been an issue.

Motion was made by CM Urry to deny the consideration of amending the R-5 language and based on the planning commission's recommendation. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

Amy Mabey: staff is okay with the time frame of a new ordinance.

5. General Plan Amendment. Consideration of an application to amend the General Plan to modify the designation for residential density for 6.31 acres of land located approximately at 475 West Pleasant View Drive, from the current designation of Low Density Residential (2-3 dwelling units per acre) to Medium and Low Density Residential and Agricultural (4-8 dwelling units per acre), Ordinance 2024-21. (Presenters: Amy Mabey and Tammy Eveson)

Amy Mabey: this is similar to the prior item. The planning commission recommend denial because the current future land use map would better fit the surrounding developments. This is a proposal from an applicant requesting a General Plan amendment. There were several comments presented at the planning commission and Amy summarized them with the council from the staff report. Amy Mabey: what portion is A-2? CM Urry: we are working on a patio

homes ordinance. If this is considered there should not be more than 6 units per acre not 8 units per acre. Mayor Call: the definition in the General Plan needs to be tightened. The R-5 was a skirt that was allowed. 8 units per acre is likely to high. CM Urry: you could get 6 units per acre if you met the requirements. Mayor Call: we need to come up with a better definition for 2-3 units per acre and 4-8 units per acre in the General Plan. That is a big jump. 4-8 units per acre is high density. Amy Mabey: the new ordinance is slated for the planning commission, and it is not clear in the General Plan. This could be tabled. The petitioner could move ahead with a new application. CM Arrington: I would look at clustering and keeping open space. Jeff Lee: do you factor in the roads for the number of lots? CM Urry: you would need to meet the requirements. Jeff Lee: I am 3 lots different from 1/3 lots to this. There are a total of 13 lots. The remaining parcel of 2.5 acres left in RE-20. Amy Mabey: the planning of the development is not at the General Plan stage. CM Urry: if tabled he could do both items simultaneously. Jeff Lee: okay then.

Motion was made by CM Nelsen to table agenda item #5 until we get definition for medium density. 2nd by CM Urry. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

6. Compensation. Discussion and possible consideration to approve amended Compensation Increases for Executive Municipal Officers in coordination with approved inflationary adjustments, Ordinance 2024-19. (Tabled from October 8, 2024) (Presenter: Amy Mabey)

Motion was made by CM Urry to approve item #6 (amended Compensation Increases for Executive Municipal Officers in coordination with approved inflationary adjustments), Ordinance 2024-19. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

7. Appointments. Discussion and possible action to appoint Bree Mitton as the Records Officer for the Public Works Department.

Motion was made by CM Marriott to appoint Bree Mitton as the Records Officer for the public Works Department. 2nd by CM Urry. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

8. Other Business.

Tyson Jackson: the park is in the grubbing stage for the pickleball courts. We are down three people. We will be bringing a modified ROW fees for boring, sidewalks and curb and gutter and new hydrant meter rental fee. The street overlay is being finished.

Stetson Talbot: we are down three people and we are maintaining stats. A shout-out to our officers they are stepping up. We are maintaining the same stats. CM Urry: we would like to meet the officers. Stetson Talbot: we will be moving a patrol officer to detective. The officers cite less than 1/3 of the cars they stop. We are working on vehicle deals. Mayor Call: I have more ideas. CM Marriott: is there more training for detectives? Stetson Talbot: it is just a different assignment.

Amy Mabey: CM Gibson and CM Marriott will be on the compensation committee. CM Urry and CM Nelsen will be on the fleet committee. CM Marriott and CM Nelsen are on the website committee. We have 12 proposals and I will be setting up meetings. There is a Weber County Housing Committee meeting on the 21st.

CM Arrington: are you sure we are recycling? Amy Mabey: yes. CM Arrington: can we put in the newsletter that we are recycling? I am getting compliments on the 35 mph on 600 W change. I would be in favor of changing 500 W to 35 mph and keep the school zone. Mayor

Call: we need a traffic study. CM Urry: include 1000 W in the study. CM Arrington: everywhere should be 35 mph. Tyson Jackson: some rules have changed per state code.

CM Nelsen: electric bikes with kids are becoming an issue. Some are going 40 mph. Amy Mabey: we had a meeting yesterday and we will have an article in the newsletter. CM Nelsen: if at all it is reckless driving.

CM Urry: Thank Bryce and Caleb for helping with Pumpkin Palooza. It was a success.

CM Marriott: I attended the WFRC meeting. We talked about the intersection at HWY 89 and 2550 N to change for a commercial area, Harrisville's public works building and the railroad crossing.

9. 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).

None.

10. Adjournment: 7:50PM