

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

September 12, 2017

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:01 P.M.

MAYOR: Toby Mileski

COUNCILMEMBERS: Scott Boehme
Jerry Burns (*attended via phone*)
Steve Gibson
Boyd Hansen
Sara Urry

STAFF: Laurie Hellstrom Ryon Hadley
Bill Cobabe Tyson Jackson

VISITORS: Boston John John Reynold
Lane Findlay Dana Schuler
Susan Becker Tara John
Debbi Raybourn Louann Rees
Mike Medina Roger Hartley
Dayton Bingham Dale Roberts
Art Bingham Mike Medina

Pledge of Allegiance: Boyd Hansen

Opening Prayer, Reading or Expression of Thought: Boyd Hansen

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

Louann Rees (4215 N 900 W): I am a real estate agent. Regarding the general plan and the property for sell; consider what UDOT allows and doesn't allow. It is zoned residential now and it is not reasonable to put in road. Businesses are going out a business. They work online.

Mike Medina (108 W 3150 N): I'm a commercial/real estate broker. From my experience soft commercial makes sense on the 2700 N corridor. UDOT dictates egress/ingress. With retail, the primary issue is getting in and that area at 600 W 2700 N will not lend itself to that. I would discourage retail there. There is not enough land and there are residents there.

Debbi Raybourn (4320 N 375 W): the dirt road behind my house is 4' above by back yard on 4300 N. Dirt will come down into my yard. I have no privacy in my back or front yard.

Dale Roberts: it would be nice if the city could consider a soccer program. AYSO is struggling. On the property at 600 W 2700 N, I disagree with the other two comments

made. Millennials still need to shop for food and they will go to restaurants. That area would be wonderful for that. If it is done right it would be successful.

Consent:

Motion was made by CM Boehme to approve the consent items (minutes of August 8, 2017 and August 29, 2017). 2nd by CM Hansen. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Hansen and CM Urry. 5-0.

1. Introduce the winners of American Spirit Essay Contest.

John Reynold introduced the two winners of the essay contest that are from Pleasant View City: Jennifer Giebel and Joshua Gonzales.

2. Presentation on the upcoming Weber School District bond. (Presenters Dr. Stevens and Lane Findlay)

Lane Findlay with the Weber School District presented a short video on the upcoming \$97 million bond. Part of the bond would pay for the new elementary school in Pleasant View City. Dr. Stevens the District goes out to bond every 5 to 6 years and we will not have to raise the tax rate.

3. Authorize the Mayor to enter into a contract modification with PEC for engineering on Skyline Drive. (Presenter: Mayor Mileski).

Mayor Mileski: there has been a snag. No action.

4. Work Session – Water Impact Fee Facilities Plan (IFFP) and the Water Impact Fee Analysis (IFA). (Presenters: Dana Shuler with Jones & Associates and Susan Becker with Zions Public Finance)

Dana Shuler and Susan Becker gave a presentation. Presentation attached.

5. Consider an update and amendment to the City's General Plan, Ordinance 2017-8.

Mayor Mileski: the map in the packet is not correct. CM Hansen: I am confused with Mike Medina's comments. Didn't he see the Maverick on 2700 N and the comment on having no value on the east or the west? Howard Dabb needs to be told to stop developing because it is not worth it. Bill Cobabe: someone told him or he has an agenda. CM Urry: the same guy (Mike Medina) said the direct opposite at an earlier meeting. A business will turn in on a 55 mph road. Mayor Mileski: there is not a point of sale business there. CM Hansen: there is a point of sales business there.

Motion was made by CM Gibson approve Ordinance 2017-8 an update to the City's General Plan and to include the correct map. 2nd by Burns.

Discussion:

CM Boehme: what are the other changes? Mayor Mileski: the strip in the corner on HWY 89 to pink by Willowbrook. CM Urry: at the planning commission the request for R-5 zone is for hotel and apartments not for patio homes. I contacted the state ombudsman and he said the R-5 ordinance is ambiguous. Mayor Mileski: the code is not good. If they don't build to the concept plan and the zone and revert back. CM Urry: we could get hotels. Mayor Mileski: no, they build by concept. Bill Cobabe: it's not explicit in the code but implied. CM Urry: only in one line. Bill Cobabe: I disagree with the ombudsman. If ambiguous it's in favor of the property owner. If in a lawsuit I would

not be successful. CM Hansen: it leaves the door open. Mayor Mileski: there was a conditional use permit request in the TOD area and they wanted phase 2 of The Station. I said no to the second phase but I was told by the attorney that I would probably lose. Bill Cobabe: there will be a public hearing later to consider the R-5 zone. CM Urry: the future land use is just the intent of the city. Bill Cobabe: we do not have to. We can go against it if for a good reason. CM Urry: on the proposed red area on 600 W 2700 N what can go in a 1.5 acre parcel? Bill Cobabe: looked up site examples in North Ogden and Farrwest: a Wendy's on .38 acre, a McDonald on 1.13 acres, and a Subway on .6 acres

Roll call vote. Voting Aye: CM Boehme, CM Burns and CM Gibson. Voting no: CM Hansen & CM Urry. 3-2

Other Business:

Boston John was introduced. He will be the Youth City Council liaison and a scholarship is involved with this.

CM Boehme: when will the sod be in at the sport park? Dana Shuler: the grades need to be tweaked. It needs a pump station and storage to irrigate. It's being designing now. CM Gibson: sod shouldn't be put in this time of year. Dana Shuler: I will get a cost to sod in the spring. CM Urry: it needs to go out to bid. Mayor Mileski: the restroom should be a minor RAMP grant application next year.

Bill Cobabe: we are getting closer to the Rulon White extension.

Tyson Jackson: Mac's well went down. I will have bids approval for the next meeting.

Ryon Hadley: updated the council on police statistics. There 594 calls last month and 134 of them with citations. The highway patrol is working in the area and we are encouraging it. There were 7 marijuana arrests in one day the WHS. There are approximately 2,400 kids there. I am updating our Lexipol police policy. There is an inquiry whether the schools should help fund crossing guards. We pay approximately \$18K for crossing guards.

CM Hansen: lights and mail boxes where knocked out on 1000 W.

Adjournment: 8:54 PM