

**PUBLIC NOTICE OF A MEETING
OF THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

November 10, 2020

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting **through ZOOM** on Tuesday, November 10, 2020, **commencing at 6:00 PM.**

In order to attend the meeting log into YouTube or

<https://tinyurl.com/te9g43j>

Comments will be monitored and responded to as applicable.

We encourage email comments and concerns sent to lhellstrom@pleasantviewcity.com

The agenda consists of the following:

Pledge of allegiance: Kevin Bailey

Opening Prayer, Reading or Expression of Thought: Kevin Bailey

Read the Electronic Meeting Determination for conducting a meeting w/o an anchor location

Declaration of Conflicts of Interest

Comments/Questions for the Mayor & Council (public)

Consent Items:

- Minutes of October 13, 2020, October 21, 2020 and October 27, 2020

Business:

- 6:05 P.M. 1. Discussion and possible action to grant preliminary subdivision plat approval to Deer Crest Phase 5 located at approximately 4275 N 1100 N. Applicant: Brent Hansen. *(Presenter: Jill Hunt)*
- 6:20 P.M. 2. Discussion and possible action to grant preliminary subdivision plat approval to Simon Goe Subdivision (commercial) located at approximately 1600 W (Parkland Blvd), Parcel No. 19-016-0155, 19-016-0034, and 19-016-0033. Applicant: Jason Ball. *(Presenter: Jill Hunt)*
- 6:35 P.M. 3. Request approval to begin seeking price quotations for a new phone system. *(Presenter: Laurie Hellstrom)*
- 6:40 P.M. 4. Appoint an Acting City Administrator until the City Administrator's vacancy is filled. *(Presenter: Mayor Call)*
- 6:45 P.M. 5. Approve the removal of Bill Cobabe, prior City Administrator, as a check signer on America First Credit Union account. *(Presenter: Laurie Hellstrom)*
- 6:50 P.M. 6. Closed Meeting.
7. Discussion and possible action from the closed meeting.

Other Business

Adjournment

The City Council at their discretion may change the order and times of the agenda items.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.

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

October 13, 2020

The public meeting was held through ZOOM with an anchor location at the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:03 P.M.

MAYOR:

Leonard Call

Attendance method:

(via Zoom and office)

COUNCILMEMBERS:

Ann Arrington

(via Zoom)

Kevin Bailey

(via Zoom and office)

Steve Gibson

(via Zoom)

David Marriott

(via Zoom)

Sara Urry

(via Zoom)

STAFF:

Bill Cobabe

(via Zoom and office)

Laurie Hellstrom

(via Zoom and office)

Ryon Hadley

(via Zoom and office)

Tyson Jackson

(via Zoom)

Jill Hunt

(via Zoom)

VISITORS:

Doug Hamblin

(via Zoom)

Jason Hamblin

(via Zoom)

Pledge of Allegiance: Steve Gibson

Opening Prayer, Reading or Expression of Thought: Steve Gibson

Declaration of Conflicts of Interest:

Mayor Call: I am North View Fire District's Deputy Chief and I will help presenting on item #2. I am not voting. I am a member of the Fire District.

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

None were given.

Consent Items:

Motion was made by CM Bailey to accept the consent items (minutes of September 15, 2020 and September 22, 2020 (open & closed)). 2nd by CM Arrington. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Business:

1. Discussion and possible action to grant final subdivision plat approval and escrow for Rocky Meadows Subdivision located at approximately 1160 W 3100 N, applicant Doug Hamblin. *(Presenter: Jill Hunt)*

Jill Hunt: there is a checklist in the staff report to show what was needed and presented. The staff report was reviewed. Dana Shuler and I recommend approval.

The bank has the escrow and it has been posted. Mayor Call: are there any conditions? Jill Hunt: Dana Shuler said there is nothing left to do. CM Marriott: are we only approving the lower half of the subdivision? Jill Hunt: yes. Only phase I. CM Arrington: I am concern with the length of the cul-de-sac from HWY 89. I am just making sure it is within code. Jill Hunt: it is. It doesn't exceed 500' and Ryon Barker has approved it.

Motion was made by CM Gibson to approve final subdivision plat approval and escrow for Rocky Meadows Subdivision Phase I located at approximately 1160 W 3100 N. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

2. Discussion and possible action to grant Cares Act Funding to the North View Fire District in the amount of \$38,858.60 (39% of the total cost) for (3) 12-lead heart monitors, splash guards and reusable cartridge respirator. (Presenter: Leonard Call, Pleasant View City Mayor and North View Fire Deputy Chief)

Mayor Call: there is information in the city council packet on background information on the CARES Act money. The city will almost get approximately \$900K. 90% of it is going to businesses. The rest we have kept for government purposes. Jeremiah with North View Fire has reached out to the other two cities and they approved the request administratively but our is here for the council to approve. There are guidelines that need to be met. I believe the request meets the guidelines but we want to have minutes on this if the Federal Government decides that it doesn't qualify and then North View Fire needs to pay back Pleasant View their share of it. CM Gibson: are these items they are short of or needed to go placed where there is Covid? Mayor Call: the 12-lead monitors will free up some of the guys so not all the guys are being exposure to Covid. There used to be one a week and now there is three a day. Pleasant View cases went up to 10 cases in 2 days. CM Gibson: we are getting three 12-lead monitors and that is no problem but is this something new or additional? Mayor Call: it is new to handle Covid exposure. CM Gibson: what is the life span? Mayor Call: Five to seven years but North View Fire will have to replace them. They may be asking for another round of PPE (personal protection equipment). They have the full level of protection. CM Gibson: has any of them come down with Covid? Mayor Call: not in North View Fire. CM Marriott: is there a reason for three monitors? Mayor Call: one for each of the three ambulances. CM Bailey: have they got these expenses already? Mayor Call: not the monitor but the PPE is a reimbursement.

Motion was made by CM Bailey to grant Cares Act Funding to the North View Fire District in the amount of \$38,858.60 (39% of the total cost) for (3) 12-lead heart monitors, splash guards and reusable cartridge respirator contingent that if the purchase is not kosher for the CARES Act funds and is not allowed that the North View Fire District return the money to us. 2nd by CM Gibson. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

3. Discussion and possible action to approve Change Order #2 and final for the Multi-Sports Complex Deceleration Lane Project. (Presenter: Tyson Jackson)

Tyson Jackson: the apron is the one item left to complete. The quantity went up by UDOT and the slope was increased. Mayor Call: this is frustrating. They (UDOT) approved it and then their inspector changed it. That is hard to budget. CM Marriott: why accept it? It was approved by the engineer. Mayor Call: they have the right to

change the project. Tyson Jackson: we have approved drawings and they sign off on it. It is a common practice. We also do it if there is a safety concern. CM Marriott: if we don't push back they will continue to do it. Mayor Call: we are not paying UDOT. CM Marriott: we pay the contractor. Tyson Jackson: they will say that they don't accept the job. CM Urry: does the inspector know what UDOT required and is it their prerogative? Tyson Jackson: Dana Shuler said that she would like to bring that up. Mayor Call: tactfully we need to bring that up. We are not the only ones complaining. CM Marriott: we need to be better at it. Is the work not done? Mayor Call: the work is done. CM Gibson: it is a nice deceleration lane. We are on their road. The fault lies with the engineers. Mayor Call: the inspectors need to come into the process earlier.

Motion was made by CM Gibson to approve Change Order #2 and final for the Multi-Sports Complex Deceleration Lane Project as listed (\$15,444.80). 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

4. Discussion and possible action to award the 4575 North Trailhead Paving Project. (Presenter: Tyson Jackson)

Tyson Jackson: Priority Paving was the low bid at \$22,575.85. We had \$35k budgeted. RAMP will pay \$23k. The road is already cut in. Mayor Call: will we pave before the end of the season. Tyson Jackson: hope so. CM Gibson: how far down? Tyson Jackson: Cottonwood Drive intersection to the east. CM Gibson: is the parking enlarged? Tyson Jackson: yes.

Motion was made by CM Gibson to award the 4575 North Trailhead Paving Project to Priority Paving in the amount of \$22,575.85. 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

5. Discussion and possible action to consider the purchase or lease options for:

F420 Backhoe. Purchase price \$55,000

Wheelloader. Purchase price \$145,636.41

Mini Excavator. Purchase price \$76,000

Commercial Grade Trailer. Purchase price \$13,921.

(Presenter: Tyson Jackson)

Mayor Call: I hope you all read the report. Good job putting this together Tyson. Tyson Jackson: in summary the backhoe lease is coming to an end in October and I hope you see why we need equipment. Mayor Call: do we have \$310k in the budget? Laurie Hellstrom: yes. Tyson Jackson: the money is there. Tyson explained the equipment. There is no maintenance in the leases. We have the money and we don't have to pay interest. They are 10 to 15 year machines. Mayor Call: my concern is not the equipment but having a long-range equipment replacement program. CM Gibson: are these equipment in the parking lot? Tyson Jackson: no. The backhoe is on the lease. CM Gibson: all the proposals are for purchases and not leases? Tyson Jackson: correct.

Motion was made by CM Arrington to purchase the items listed (F420 Backhoe-purchase price \$55,000, Wheelloader-purchase price \$145,636.41, Mini Excavator-purchase price \$76,000, Commercial Grade Trailer-purchase price \$13,921). 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

6. Closed Meeting.

Motion was made by CM Bailey to go into a closed meeting to discuss purchase of property. 2nd by CM Marriott. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Minutes of the closed meeting are protected records and are filed separately.

Motion was made by CM Gibson to end the closed meeting. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Motion was made by CM Urry to go into a closed meeting to discuss pending litigation. 2nd by CM Gibson. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Minutes of the closed meeting are protected records and are filed separately.

Motion was made by CM Bailey to end the closed meeting. 2nd by CM Marriott. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

7. Discussion and possible action from the closed meeting.

No action from the closed meeting.

Other Business:

Ryon Hadley: we have new email: TIPS @ PLEASANTVIEW CITY.COM. The Pumpkin Palooza went well and \$427 was donated there for the canine officer. We have raised \$5,500 so far. We are going to review our policy on aggression. We want a dually trained dog on aggression and narcotics. We have had 12 vehicle burglaries in one week. The 2012 Dodge animal control vehicle has been put on the website for sale.

Bill Cobabe: there is 7,715.97 cubic yards of material at our green waste site. We got a chipper there. There is a workshop next week with EDC Utah. The 2020 Land Use Conference this year is free. There are five dates. Next week I will be with the City Manager group.

CM Bailey: thank Tyson and company and staff. Mayor Call: we need to come up with a plan for the wood chip pile.

CM Urry: there are some interested in the mulch. Pumpkin Palooza went well and the food trucks. The planning commission met on the 2700 N rezoning and were in favor of it.

Mayor Call: there will be a one-hour work session on communication planning on facts not sales and on strategic planning on November 14th.

CM Marriott: we should have a cemetery in Pleasant View. Mayor Call: we (Ben Lomond Cemetery) have been working on it. We need 5 acres. Ben Lomond is 2/3 full but it still has 20 plus years left. Pumpkin Palooza was well attended. I think Covid is moving towards herd immunity.

Adjournment: 8:07 P.M.

**MINUTES OF THE JOINT MEETING OF THE
CITY COUNCIL AND PLANNING COMMISSION
OF PLEASANT VIEW CITY, UTAH**

October 21, 2020

The public meeting was held through ZOOM with an anchor location at the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:02 P.M.

MAYOR:

Leonard Call

Attendance method:

(via Zoom and office)

COUNCILMEMBERS:

Ann Arrington
Kevin Bailey
Steve Gibson
David Marriott
Sara Urry

(absent)
(via Zoom and office)
(absent)
(absent)
(via Zoom)

PLANNING COMMISSION MEMBERS:

Andy Nef
Alicia Lund
Keith Preece

(via Zoom)
(via Zoom)
(via Zoom)

STAFF:

Bill Cobabe
Laurie Hellstrom
Jill Hunt

(via Zoom and office)
(via Zoom and office)
(via Zoom)

VISITORS:

Chris Roybal

(via Zoom)

Business:

Give landscape of economic development.

Chris Roybal, president of North Utah Economic Alliance. That is a regional partnership founded by Weber County and Davis County a year ago. We work with economic development and potential clients. We market to the Davis and Weber Counties area together. We don't draw lines. We are a 600,000-population base. We are leaking out, pre-Covid numbers, 100,000 of our labor pool from Weber and Davis Counties to Salt Lake County. The work pool from Salt Lake leaking in is 60,000 for a net of 40,000. We are trying to reverse that and create employment in Weber and Davis Counties. We want to create job locations and stay in our region. We started a data base of locations that can be built on or what is needed to get properties shovel ready and market them better. We are affiliated with EDC Utah. All the state leads run through EDC Utah. They start there and filter out from there. The better we understand your property and locations and infrastructure the better to get out in front of a client.

We generally work on office and industrial projects but we are willing to help with retail. Holins with the County works in that more heavily. We want to make sure you have good regional numbers. Once we get good data on shovel ready sites or not quite ready sites. What are the infrastructure needs? Mayor Call: regional detention basin in that area, get a railroad crossing in, and development ends at the dead end at current industrial area but we want to see how people want to chop up that area. There are nine properties in that area. Chris Roybal: that is another challenge. When you have multiple landowners it is difficult to master plan. We need to understand who the landowners are and intentions and history of the ground. Down the road that will be an important piece of property. BDO is almost sold out. I also want to see office project there. Interested client will start to look north. CM Urry: we need to be proactive with property owners and their intentions. What is Class A office? Chris Roybal: Class A is a high-grade office and built out and more expensive. We are really interested in your 200-acre industrial site. Master plan site are better with shovel ready. A lot of Industrial projects are okay with building and they go up faster. We do work with a lot of local companies. We want to keep them here. CM Urry: where do we start? Chris Roybal: we can help you create a data base of commercial properties listed and not listed and break them down into industrial, retail, office, master plans, do you have willing sellers, etc. Keep it updated quarterly. We also want market prices, traffic, demographics, population numbers. There is only so much you can do on the public side if there is no interest from the private side. If get inquiry we have the information available. Remember they are looking at you regionally. What else we do with data – we market to national sites and bi-monthly flyers. We have tight labor market and a young labor pool. Andy Nef: that is one of the biggest concerns is the labor market. Employment numbers are low and companies are stealing labor from each other. Chris Roybal: we are leaking out jobs because we don't have it. That market creates and drives to better wages, career opportunities. You need to tackle each property owner separately. Create a relationship and maybe there are different ideas for each property. CM Bailey: my concern is infrastructure is important but we are a ways away from that. How important is it to get the infrastructure in? Chris Roybal: that is a complex question. some want to do infrastructure themselves and others what it in place. The last thing you want to do is put in infrastructure where companies don't want it. Let see where the gaps are in infrastructure and costs. Find out why companies pasted over Weber County and went north and ask what we could do. We can help you with that. Look at other public monies to help with infrastructure and look at tax incentives which may be out of your ability to do that. Mayor Call: we need to look at the things we can do. We can reach out to property owners. Chris Roybal: lets keep the door open. If you don't hear from us, call us. Mayor Call: does the data base include all inventory? Chris Roybal: we want to collect information on properties of 4-acre to 5-acre sites for commercial, office, etc. Mayor Call: we will do a complete inventory for us with all and smaller properties. Chris Roybal: we will start it and you finish it. CM Urry: you will work Mayor Call and Jill Hunt? Chris Roybal: this is a team sport. Thanks.

Adjournment: 6:57 P.M.

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

October 27, 2020

The public meeting was held through ZOOM with an anchor location at the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:03 P.M.

MAYOR: Leonard Call
Attendance method: (via Zoom)

COUNCILMEMBERS:
Ann Arrington (via Zoom)
Kevin Bailey (via Zoom)
Steve Gibson (via Zoom)
David Marriott (via Zoom and left at 7:20PM)
Sara Urry (via Zoom and office)

STAFF:
Bill Cobabe (via Zoom and office)
Laurie Hellstrom (via Zoom and office)
Ryon Hadley (via Zoom and office)
Jill Hunt (via Zoom)
Allison Christensen (via Zoom)

VISITORS:
Lesha Spencer (via Zoom)
Sydnie Palmer (via Zoom)
Sam Gibby (via Zoom)
Craig North (via Zoom)
Marc Christensen (via Zoom)

Pledge of Allegiance: Ann Arrington

Opening Prayer, Reading or Expression of Thought: Ann Arrington

Read the Electronic Meeting Determination for conducting a meeting w/o an anchor location: Leonard Call

Declaration of Conflicts of Interest:

None were given.

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

None were given.

Consent Items:

Motion was made by CM Gibson to accept the consent items (bills of Pleasant View City). 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Business:

1. Introduction of and discussion with the Youth City Council Mayor, Sam Gibby and Youth City Council Representative, Sydnie Palmer.

The Youth City Council Mayor, Sam Gibby, and Youth City Council Representative, Sydnie Palmer, were introduced. Sydnie Palmer will be attending the City Council meetings. There are 35 registered members.

2. Public Hearing. Discussion and possible action to consider a rezone for parcels along 2700 N as follows:

<u>Parcel No.</u>	<u>Current Zone to Proposed Zone</u>
17-072-0065	MUE to C-2
17-063-0071	MUE to C-2
17-063-0067	MUE to C-2
17-060-0047	RE-20 to CP-2
17-060-0035	RE-20 to CP-2
17-063-0027	MUE to C-2
17-063-0021	RE-20 to C-2
17-063-0022	RE-20 to C-2
17-066-0023	RE-20 to C-2
17-066-0025	RE-20 to C-2
17-066-0026	RE-20 to C-2
17-066-0094	A-2 to C-2
17-063-0021	RE-20 to CP-2
17-418-0021	RE-20 to CP-1
17-418-0022	RE-20 to CP-1

Ordinance 2020-12. (Presenter: Jill Hunt)

Motion was made by CM Marriott to open a public hearing to consider a rezone for parcels along 2700 N as stated above. 2nd by CM Arrington. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Jill Hunt: showed a map of the area to be rezoned. The current zones of the properties are RE-20, MUE and A-2. Why we are rezoning – because we want to preserve these lots for commercial use. Jill showed the General Plan and noted that all those properties are commercial. The MUE zone has some industrial uses and we are requesting that to be rezoned to C-2 and the ER building fits there and is still would be in compliant in that zone. The two lots in Fox Hollow Phase 5 we are requesting to be a CP-1 zone which is neighborhood commercial. Jody Deemer is hopeful for professional type businesses there. The CP-2 zone is more open than the CP-1 zone. I have talked with Jon Ulibarri at Weber County on what happens to property if rezoned. They can still use the property as it is being used until that use stops. There are a lot of parcels under 5 acres and they can still qualify for green belt. You can find that information on the County's website. There was a question on who pays the roll back taxes and when. When someone buys the property the taxes apply and there is no set person that has to pay the taxes that is negotiable. CM Gibson: what is the difference between A-2 agriculture and green belt? Jill Hunt: A-2 is less tax and they can apply for green belt no matter what zone. If the land is rezoned the use can still stay there. Bill Cobabe: greenbelt is for productable uses. CM Gibson: that could be a problem with these property owners. CM Urry: does it matter how much hay is produced? Jill Hunt: there

is an annual production requirement. You can call Weber County. They are a good resource. CM Arrington: there is a minimum of 5 acres but also 2 acres qualify? Jill Hunt: yes. Commercial is taxed at 100% and residential is taxed at a percentage. I sent you comments that I have received. A lawyer wants to have an agreement. I talked with Brent Bateman and you can't have an agreement that triggers a legislature action. The agreement suggests to go along with the land. CM Urry: a zoning change is legislative and a deed restriction won't stick and not work. Jill Hunt: correct. One of the reasons to do or don't do is that property tax will go up and we don't want to put that on people but if we don't rezone it then any use in the current zone can come forth including residential development and I can't say no if allowed and then there goes that lot. Mayor Call: are there any residential in C-2 or CP-2? Jill Hunt: no and not mixed uses. CM Bailey: what about the small home in that area? Jill Hunt: we are not touching that lot. It fronts on 2550 N and it is established. If there are two zones on a lot they can chose the zone. We have met our max with storage units and that can't be applied for anymore. Mayor Call: how are C-2 and CP-2 different? Jill Hunt: C-2 has more uses it is like a tier 3. CP-2 is like a tier 2. Jill listed some of the uses. C-2 has storage unit. CM Gibson: we need to hear from the public. Bill Cobabe: there is comment from Rex Belnap stating the A-2 tax is \$3,717 and the commercial tax will be \$20,561. Bill Cobabe: I looked at the value of property at \$1.3 million \$1.4 million and in 2012 the zone went to A-2 and value dropped by \$1 million. The tax was \$20K and went to \$4,584 and then gone down more. Bill Cobabe: Rex Belnap said that his lawyer says a deed restriction can be placed on the buyer. Bill Cobabe: a development agreement on city and property is not binding to legislative actions and that type of deed restriction is not binding and it neither helps. Bill Cobabe: Rex Belnap asked if all the council members had a time to read their concerns. And state that the commercial zone will not help them sell their land and the history is not favorable. I have a note from John Hansen and listed the property and he said it may or not sell better being in commercial. CM Marriott: clarify the deed? Bill Cobabe: a deed restriction is not enforceable by the city. It only takes the majority of one to change the restriction. That is not a good answer for this. CM Urry: we can't do that per Brent Bateman and it is not binding on the city to enforce a commercial zone in the future. Bill Cobabe: Rex Belnap is concern with property tax increasing and taking two years to get there and access to water. It will affect his property taxes and it could be significant. CM Urry: if we move forward property owners can come back and ask to have a rezone. Do we know why? CM Marriott: for an agriculture use. Bill Cobabe: it takes two years to get into green belt. CM Bailey: the development agreement is not viable? Bill Cobabe: no. Bill Cobabe: Rex Belnap said to scrub the deed restriction they have started agriculture.

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

CM Marriott: have they had offers? It doesn't seem they are trying to sell and hanging on to it. Mayor Call: I have talked to a broker about that property but they wanted high density. CM Urry: we are being proactive with what we are doing. Things might change and it is important to our economic future. CM Gibson: I don't like the idea of change. I don't feel that we will get something that we will want along there. We should look out west. Retail is going away and I don't want light manufacturing. Maybe a mixed use. I don't want to see tax increases just to see a commercial zone there. We need a better plan than to rezone these properties. I don't want to see property owners

suffer. I don't see strip malls there and gas stations come and go. I have talked with David Chugg. I don't want to make a motion now. CM Arrington: I have attended several EDC Utah meetings. If we want to attract commercial we need to have the zone. The way we have it now we can't protect the master plan. The way it is now we won't be able to say no to something. That is my overall concern but as a whole and if we don't we have a hodge-podge and a mess. CM Urry: I second Ann's comments. In talking with John Ulibarri, Roybal, and others they all say yes. We need to be proactive to see things happen. We have a whole city to look after. CM Gibson: 2700 N will never be a stop and shopping area. We have the northwest side of City by the Chevron and the CDA area. CM Bailey: we have heard the pitch that they are marketing northern Utah and that we need to be proactive. I hate to see property tax increase. Are there other options? If we want anything along 2700 N this has to happen. CM Marriott: I agree with CM Bailey. It is hard to raise taxes there but not change tax if in greenbelt and some could get into greenbelt. You know HWY 89. Washington Blvd, Riverdale were all planned to be pass through roads and there is commercial there. We need to be proactive. There is a lot we can do to make 2700 N a high flow and still commercial area. It is time we be proactive. CM Urry: this is one step.

Motion was made by CM Urry to approve the rezone of properties Ordinance 2020-12 as listed above. 2nd by CM Arrington.

Discussion. CM Marriott: north of 2700 N to the east why is that not include? Bill Cobabe: it is already C-2. CM Bailey: is Fleming's property C-2? Jill Hunt: yes.

Vote: Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Marriott and CM Urry. Voting nay: CM Gibson. (4-1)

3. Public Hearing. Discussion and possible action to consider a rezone from A-2 (agriculture) to RE-20 (residential) for parcels 17-062-0121 & 17-062-0122 located at approximately 973 W 3200 N, Ordinance 2020-13. Applicant: Brock Winzler. (Presenter: Jill Hunt)

Motion was made by CM Arrington to go into a public hearing to consider a rezone from A-2 (agriculture) to RE-15 (residential) for parcels 17-062-0121 & 17-062-0122 located at approximately 973 W 3200 N. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Jill Hunt: Brock Winzler is the applicant. Jill showed that area. Brock Winzler purchased a portion of the property and Blaisedell's property doesn't fit in the A-2 and to make it compliance the request rezone. They need the rezone first. I have received one comment from Joel Judd making sure what zone it is and make sure there are no problems. The planning commission recommend approval. CM Marriott: the property to the west is also in? Bill Cobabe that is only for the subdivision. CM Bailey: is that an easement? Jill Hunt: that will be part of the minor subdivision process. Brock convinced the Blaisedell to end at that south side of lot because they didn't want a jog in their lot.

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

Motion was made by CM Bailey to approve a rezone from A-2 (agriculture) to RE-20 (residential) for parcels 17-062-0121 & 17-062-0122 located at approximately 973 W 3200 N, Ordinance 2020-13. 2nd by CM Urry. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

4. Public Hearing. Discussion and possible action to consider amending the 2020-2021 fiscal year budget, Resolution 2020-Q. (Presenters: Laurie Hellstrom and Ryon Hadley)

Motion was made by CM Bailey to go into a public hearing to consider amending the 2020-2021 fiscal year budget. 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Laurie Hellstrom: we're going to be amending the budget for two items. One of them is for a police officer for a half of a year starting from January. We're going to amend the budget for our sales tax revenue. I've taken another look at it and it has been coming in higher than we were anticipating. I'm still kind of cautious and I don't want to go too high on my estimates so I'm guessing we can still up it another \$275k. The other reason we're going to be amending the budget is for that additional amount on that land purchase on Highway 89 in the amount of \$100k. The cost will be shared between the water, sewer and storm sewer departments. In your packet you have an outline on the cost of a police officer. Ryon Hadley: we are getting a lot a more violent calls. We are 1,088 ahead of call from of last year. We are looking at our schedule. Investigations has 75 cases and the resource officer is tied up. The sergeant is the only double coverage. It is getting dangerous. This would add 40 hours of double coverage and in the future we will need another for around the clock double coverage. It is about \$55K to \$58K for 6 months. We will use an existing car until July. There are a lot of issues with single coverage and we still need to work with vacation, sick and training time off. We will get moving on recruiting if approved.

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

Motion was made by CM Bailey to approve amending the 2020-2021 fiscal year budget, Resolution 2020-Q. 2nd by CM Arrington. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

5. Discussion and possible action to grant preliminary subdivision plat approval to Lindee's Loft Subdivision located at approximately 3367 N 1000 W and 3479 N 1000 W, Parcel No. 17-062-0047, 17-062-0046, and 17-062-0043. Applicant: Lesha Spencer. (Presenter: Jill Hunt)

Jill Hunt: this subdivision is off of 1000 W. Jill Hunt showed the area. It is Stimpson's and Singleton's properties. Lesha Spencer is on Zoom. This is changing 3 lots to 23 lots. Jill Hunt showed the layout of the development. There will be a temporary turnaround on parcel B and parcel A is a detention pond. This fits well. There was one comment from Scott Turner (an existing back neighbor) regarding whether this was too close to his back yard. I told him it was the same zone that he is in. This meets all the standards. Parcel A & B will be deeded to the city. CM Marriott was excused from the meeting. CM Arrington: is a temporary turn-a-round road base? Jill Hunt: it depends on the type of subdivision whether it is phased or not. If it is not phased it will be asphalt but no curb and gutter.

Motion was made by CM Arrington to approve preliminary subdivision plat approval to Lindee's Loft Subdivision located at approximately 3367 N 1000 W and 3479 N 1000 W, Parcel No. 17-062-0047, 17-062-0046, and 17-062-0043. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson and CM Urry. 4-0

6. Discussion and possible action to grant final subdivision plat and escrow approval to The Orchards Phase 3 Subdivision located at approximately 3225 N 1000 W. Applicant: Craig North. (Presenter: Jill Hunt)

Jill Hunt: this is at 3200 N and 1000 W. We brought this before you earlier with modifications of the sidewalks. He is ready for final. There was a pre-con today. Jill Hunt showed the layout. Hopefully you were able to look over your packet. The requirements are all there and he's actually met every single one of them. The only thing we're waiting on is the mylar. He does have the escrow and I did verify it. If approved he is going to be putting the sidewalk in and making those modifications that we spoke about. The only thing that Craig North and I were talking about for building-wise is that garage. He's going to make sure that the setbacks are accurate and if not then they will take care of that. Other than that everything's great. We're recommending approval.

Motion was made by CM Gibson to grant final subdivision plat and escrow approval to The Orchards Phase 3 Subdivision located at approximately 3225 N 1000 W. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson and CM Urry. 4-0

7. Closed Meeting.

Motion was made by CM Bailey to go into a closed meeting to discuss property acquisition. 2nd by CM Urry. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson and CM Urry. 4-0

Minutes of the closed meeting are protected records and are filed separately.

Motion was made by CM Bailey to end the closed meeting. 2nd by CM Gibson. Voting aye: CM Arrington, CM Bailey, CM Gibson and CM Urry. 4-0

8. Discussion and possible action from the closed meeting.

None.

OTHER BUSINESS:

Bill Cobabe: we are working with Regency through the development agreement to extend Rulon White Blvd and preliminary plat. The city has a minimum and maximum standard for arterial roads which is 80'. We are asking the development to give 107' right-of-way and 37' is required for the development. We are also asking to increase the size of utilities to handle the development in that area and they are willing to work with us. Brooke Stewart with WACOG is willing to help along with Holin on potential buyers. It won't sit vacant for long. This will be hard for me to move forward. Thank you.

Ryon Hadley: we were call out last week to a home in Pole Patch where we found a man taking a shower. We are working on a \$4,500 grant for riot shields for each marked vehicle and a grant for a radar trailer. We will have a long warrant list.

CM Urry: there will be reindeer on November 2nd and there will 500 flag at city hall from Follow the Flag.

Adjournment: 7:58 P.M.



City Council Staff Report

Deer Crest Phase 5 Preliminary November 5, 2020

BASIC INFORMATION

Application Number: 20.004
Applicant: Brent Hansen
Owner: Hansen Development Corp
Acreage: 10
Lots: 16
Location: 4300 N 1175 W
Future Land Use Map Designation: **Very Low Density 1-2 units per acre**
Current Zoning District: **RE-20**
Previous Meetings:

Preliminary Planning Commission: November 5, 2020

PLANNING COMMISSION RECOMMENDATION

It was presented to the Planning Commission November 5, 2020 and was recommended by Commissioner Walker to recommend approval to the City Council. It was seconded by Commissioner Stokes. The voting was unanimous in favor to recommend approval to the City Council on the Deer Crest Phase 5 Preliminary.

CHECK LIST

Complete Application:

- Application ✓
- Affidavit(s) ✓
- Plans ✓
- Envelopes ✓
- Will Serve Letter(s) ✓
- Fees ✓

FINDINGS & CONDITIONS

The City Engineer and Planning Department recommend **approval**.

Findings:

- 1) All requirements of the Fire Chief are met. ✓
- 2) All requirements of the City Public Works Director are met. ✓
- 3) All requirements as stated in Title 18 of the Pleasant View City Code are met. ✓
- 4) All other local and State requirements are met and maintained. ✓

ANALYSIS

General Plan and Future Land Use Map

Compliant

It calls for the property to be Very Low Density 1-2 units per acre. This designation notes:

Very Low Density Residential is primarily located north of the Ogden-Brigham Canal to 4300 North, to the eastern city limits, and from approximately 500 West to the eastern city limits, extending northward from 4300 North to 4575 North. This land use classification serves as a smooth transition between the much larger lots of the Rural Residential development pattern. High-quality construction features and up-scale architectural standards shall be strongly encouraged. Development of this area should also be sensitive to run-off water detention and control, and development should occur with no more impervious surface than necessary.

The proposed preliminary subdivision appears to meet the goals noted in the General Plan. Below show the requirements for preliminary subdivision.

17.06 - PRELIMINARY SUBDIVISION APPLICATION AND APPROVAL

17.06.010 Intent:

1. It is the intent of this Ordinance that Preliminary Subdivision Application approval is a discretionary action of the City Council, accompanied with findings of fact, following the receipt of a Planning Commission and Development Review Committee (hereinafter referred to as DRC), recommendation.
2. It is the intent of this Ordinance that all items applicable to a Preliminary Subdivision Application be fully addressed by the applicant(s), the City, and all other applicable reviewing agencies prior to any action by the Planning Commission or City Council.
3. For the purposes of this Ordinance, the procedures, and requirements for the consideration of Preliminary Subdivision Applications are provided to allow for the consideration of all items in relation to the subdivision of land. The DRC and Planning Commission shall identify and address all items applicable to a Preliminary Subdivision Application prior to providing a recommendation to the City Council.
4. It is intended that the Planning Commission give consideration to the design of the subdivision in relationship to the existing natural environment in the project area and the surrounding properties and to the compatibility of the design with the existing physical characteristics of the community. It is further intended that the Planning Commission review all applications in relationship to their compatibility with the elements of the General Plan.
5. It is intended that the DRC shall provide both a general compatibility and design analysis and a technical evaluation of the construction elements of a subdivision in preparing recommendations to city officials.
6. It is intended that the City Council shall identify and address all items applicable to a Preliminary Subdivision Application, including special consideration of Planning

Commission and DRC recommendations, prior to approving, approving with conditions, or denying a Preliminary Subdivision Application. (Ord.2008-5, dated 4/8/08)

17.06.020 Requirements for Preliminary Subdivision Applications: No preliminary subdivision application shall be considered until a concept application and review has been completed. All Preliminary Subdivision Applications, filed with the City, are required to provide the following information:

1. Application. A Preliminary Subdivision Application form, provided by the City, shall be completed and signed by the owner(s) as identified on the property assessment rolls of Weber County, or authorized agent of the owner(s), of the lands proposed to be subdivided. The Preliminary Subdivision Application shall be accompanied by the application fees, those items found on the check list provided with the application, and as found herein:
 - a. A list of all current property owners as found in the records of the County Recorder, within 500 feet of any part of the proposed subdivision.
 - b. Mailing labels for all property owners as found in item a.
 - c. A copy of all plat maps, as provided by the County Recorder, that cover the area of the proposed subdivision and the adjacent owners found in item a.
2. Preliminary Subdivision Plat. A preliminary plat, prepared by a licensed land surveyor, or engineer, shall be provided. The preliminary subdivision plat shall be prepared in permanent ink and all sheets shall be numbered. A minimum of one (1) 11x17 size and five (5) 24x36 size paper copies, and a digital copy in a format acceptable to the City Engineer shall be required. The preliminary subdivision plat shall show the following:
 - a. A layout plan of the proposed subdivision, at a scale of no more than 1" = 100', or as recommended by the City Planner and/or City Engineer.
 - b. The proposed name of the subdivision and the section, City, range, principal median, and County of its location shall be located at the top and center of the preliminary plat.
 - c. A title block, placed on the lower right-hand corner of the plat showing:
 - i. Name and address of owner of record and the name and address of the licensed surveyor responsible for preparing the preliminary plat.
 - ii. Date of preparation of the preliminary subdivision plat, and all revision dates.
 - d. North arrow, graphic and written scale, and basis of bearings used.
 - e. All proposed lots, rights-of-way, and easements created by the proposed subdivision and their bearings, lengths, widths, name, number, or purpose. Each proposed lot shall identify required setback lines (the buildable area) including front, side, and rear as required by the Zoning District in which the proposed subdivision is located.
 - f. A vicinity map of the site at a minimum scale of 1" = 1000'.
 - g. Surveyed boundary of the proposed subdivision; accurate in scale, dimension and bearing, and giving the location of and ties to the nearest survey monument.
 - h. The location of the property with respect to surrounding property and roads, and the names of all adjoining property owners of record.

- i. The legal description of the entire subdivision site boundary.
 - j. The location of any common space or open space areas including the location of all property proposed to be set aside for public or private reservation, with the designation of the purpose of those set aside, and conditions, if any, of the dedication or reservation.
3. Required Subdivision Site Information. The following subdivision site information is required and any mapping information shall be provided at the same scale as the preliminary subdivision plat, and may be on separate sheets, if necessary:
- a. A geologic report (text, maps, hazard assessments) performed by an engineer/geologist with appropriate expertise, that includes:
 - i. Study area context map (vicinity map with the area identified)
 - ii. Provide the actual study area map and generally describe, including site photography
 - iii. Geomorphology map (landslide, avalanche, and rock fall hazards) and hazard assessment
 - iv. Geology map (bedrock, sediment layers, alluvial fans, active/intermittent stream channels, debris flows) and assessment
 - v. Fault map, fault type, suggested buffer/setback area, and hazard assessment
 - vi. Hydrology map (streams, springs, wetlands, recharge and discharge areas, floodplains, watersheds) including buffer area recommendations and hazard assessment
 - vii. Slope map (0-15%, 15-20%, 20-25%, 25-30%, 30+%) and hazard assessment
 - viii. Soils map and chart (type, NRCS rating, depth to water table, depth to unstable layers, shrink/swell potential, development limitations) and hazard assessment
 - ix. Water source protection zones and hazard assessment
 - x. Composite mapping of hazard areas including areas of overlap
 - xi. Recommended guidelines pertaining to each potential hazard reviewed above
 - xii. Recommended design modifications (demonstrate how the above issues should impact the design, provide a new design, if applicable)
 - xiii. Provide the qualifications of the preparers and their evaluation process
 - xiv. Provide your information/reference resources
 - xv. Date (s) of field visits (no study will be accepted without on-site photography demonstrating that on-site investigations have been accomplished)
 - xvi. Date of on-site visit/investigation with City Engineer or City Contract Geologist. Include a record of comments and concerns.

- xvii. If applicable, include additional investigations, analysis, and assessment as suggested by the on-site visit
 - xviii. Executive summary of hazard potential
 - xix. Attached report of review comments by the City Engineer or City Contract Geologist (associated fees to be paid by the applicant)
 - xx. Certification by submitting engineer, geologist or other acceptable expert concerning the validity/accuracy of the information provided in the report.
4. Existing site contours at intervals of no greater than ten feet (major) and two feet (minor), unless otherwise approved by the City Engineer, overlaid with the proposed subdivision layout. Slope calculations, according to the requirements of this title, shall also be provided.
5. Subdivision Roads and Streets. The preliminary subdivision plat, and other application materials, shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets, as required by the City. All subdivision streets shall be designed as required by the City. The City shall review the proposed street and road design for compliance with the requirements of the City. The proposed street and road layout shall provide adequate and safe access to all proposed lots and proposed and existing roads, streets, and adjacent properties. If the subdivision will be accessed from a State Highway, proof of preliminary application for an appropriate access permit from the State of Utah Department of Transportation, shall be provided with the application materials.
6. Evidence of Availability of Necessary Services. The following information is necessary to establish the availability of basic services to the proposed subdivision. The city may refer plans to other agencies for their review as applicable. The applicant shall be responsible for any fees charged by such agencies.
- a. Culinary and Secondary Water Requirements. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed culinary and secondary water system.
 - b. Wastewater Requirements. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed sanitary sewer system.
 - c. Storm Drainage. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed storm drainage system.
 - d. Fire Protection. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the Fire Department and the city to evaluate the proposed fire protection capacity and system design in the development area. A letter shall be provided by the developer from the Fire Department to the city of any requirements relating to fire protection.
 - e. Special Service District or Special Service Area. If the proposed subdivision is located within the boundaries of a Special Service District or a Special Service Area, a letter shall be provided from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision. The applicant shall be responsible for any fees charged by such agencies.

f. Additional Information and Materials when Necessary. When the City Staff, Planning Commission, or City Council deem necessary, the applicant(s) may be required to provide other information or letters of feasibility, conduct studies, and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, traffic impact studies, ground water protection, plant cover maintenance, geologic or flood hazard, erosion control, and access to existing and planned trails. (Ord.2017-4, dated 2/28/17 and Ord.2008-5, dated 4/8/08)

17.06.030 Preliminary Subdivision Application Approval Procedures:

The review and approval procedures of the City for the consideration of a Preliminary Subdivision Application are identified in Attachment 2. The procedures to determine a complete application are identified by Attachment 3. (Ord.2008-5, dated 4/8/08)

17.06.040 Planning Commission Recommendation:

1. Following a determination of a complete Preliminary Subdivision Application by the City Planner, and review by the DRC, the Preliminary Subdivision Application shall be scheduled for a public hearing and consideration by the Planning Commission, following adequate notice. The Planning Commission shall conduct the public hearing and consider the Preliminary Subdivision Application at a regular Planning Commission meeting.
2. The DRC, any affected State and County Agency, Special Service District, Special Service Area, or any other affected public agency may present information and materials to the Planning Commission for review in considering the Preliminary Subdivision Application.
3. Following the close of the public hearing and consideration of the Preliminary Subdivision Application, and all information and materials presented, the Planning Commission may recommend approval of the Preliminary Subdivision Application as presented, approval with conditions, or recommend denial. The Planning Commission may recommend specific project designs and onsite and offsite improvements, facilities and amenities, for preliminary subdivision approval, as determined necessary by the Planning Commission to protect the health, safety and welfare of anticipated residents of the subdivision, or the existing residents or businesses of the City, including but not limited to:
 - a. Road and street improvements, including layout and design and construction elements.
 - b. Flood control facilities.
 - c. Culinary and Secondary Water facilities.
 - d. Sanitary Sewer facilities.
 - e. Storm Drainage facilities.
 - f. Lot and/or Site Drainage facilities.
 - g. Park and open space areas and facilities, trail accesses and connections to existing and planned trails.
 - h. Fire protection facilities, including fire hydrants and water storage facilities.
 - i. Power, gas, telephone, cable, and any other public utility facilities.
 - j. Fencing and buffering treatments.

- k. Street lighting and streetscape enhancements including street trees and park strip improvements.
- l. The protection and preservation of the natural environment.
- 4. The Planning Commission staff shall transmit the commission's recommendation to the City Council for consideration. (Ord.2008-5, dated 4/8/08)

17.06.050 Effect of Planning Commission Preliminary Subdivision Application

Recommendation: For all proposed subdivisions, the recommendation of a Preliminary Subdivision Application by the Planning Commission shall not constitute final approval of the sub-division by the City, but permits the applicant(s) to proceed to the next step in the application review and approval process, completion of any necessary revisions, reviews from the DRC, and presentation to the City Council of the Preliminary Subdivision Application. (Ord.2008-5, dated 4/8/08)

17.06.060 City Council Approval:

- 1. Following receipt of the Planning Commission's recommendation, and a review by the DRC of any corrections required by the Planning Commission, the City Council shall consider the Preliminary Subdivision Application materials, and all other information, at a regular City Council meeting, with notice of the Preliminary Subdivision Application agenda item being provided by:
 - a. Posting on the City web site, at least five days prior to the meeting.
 - b. Notice to affected entities.
- 2. The DRC, any affected State and County Agency, Special Service District, Special Service Area, or any other affected public agency may present information and materials to the City Council for review in considering the Preliminary Subdivision Application.
- 3. Following the consideration of the Preliminary Subdivision Application, all information and materials presented, and giving special consideration to the recommendations of the Planning Commission and DRC, the City Council shall approve the Preliminary Subdivision Application as presented, approve with conditions, or deny the Preliminary Subdivision Application.
- 4. The City Council may require specific project designs and onsite and offsite improvements, facilities and amenities, for preliminary subdivision approval, as determined necessary by the City Council as outline in 17.06.040. (Ord.2008-5, dated 4/8/08)

17.06.070 Effect of City Council Preliminary Subdivision Application Approval and Effective Period:

- 1. For all proposed subdivisions, the approval of a Preliminary Subdivision Application by the City Council shall not constitute final approval of the subdivision by the City, but permits the applicant(s) to proceed with the preparation of the final subdivision application and all required documents. For such subdivisions, a Preliminary Subdivision Application approval shall not authorize the division or development of land, but shall allow the presentation to the City of a Final Subdivision Application.
- 2. The approval of a Preliminary Subdivision Application shall be effective for a

period of one (1) year from the date of approval by the City Council, at the end of which time the applicant(s) shall have submitted a final subdivision application for approval. If a final subdivision application is not received by the City Planner within the one (1) year period, the preliminary subdivision approval shall be void, and the applicant(s) shall be required to submit a new Preliminary Subdivision Application, subject to the then existing application and approval requirements in effect, and all other applicable City, State and Federal requirements. For developments designed to be done in phases, each phase must meet the above requirements (receipt of application within one year of prior phase approvals). (Ord.2008-5, dated 4/8/08)

17.06.080 Site Preparation Work Prohibited:

1. No excavation, grading or re-grading shall take place on any land until Final Subdivision approval has been granted by the City Council.
2. No installation of improvements shall take place on any subdivision site until a final subdivision plat has been recorded in the Office of the Weber County Recorder.
3. No building permits shall be issued by the City, until a final subdivision plat has been recorded in the Office of the Weber County Recorder and improvements as required by the city have been installed. (Ord.2008-5, dated 4/8/08)

Public Comment

There have been no comments currently.

This item was noticed in the Standard Examiner and on the State Public Notice Website.

STAFF CONTACT

Jill Hunt
jhunt@pleasantviewcity.com
801-827-0466

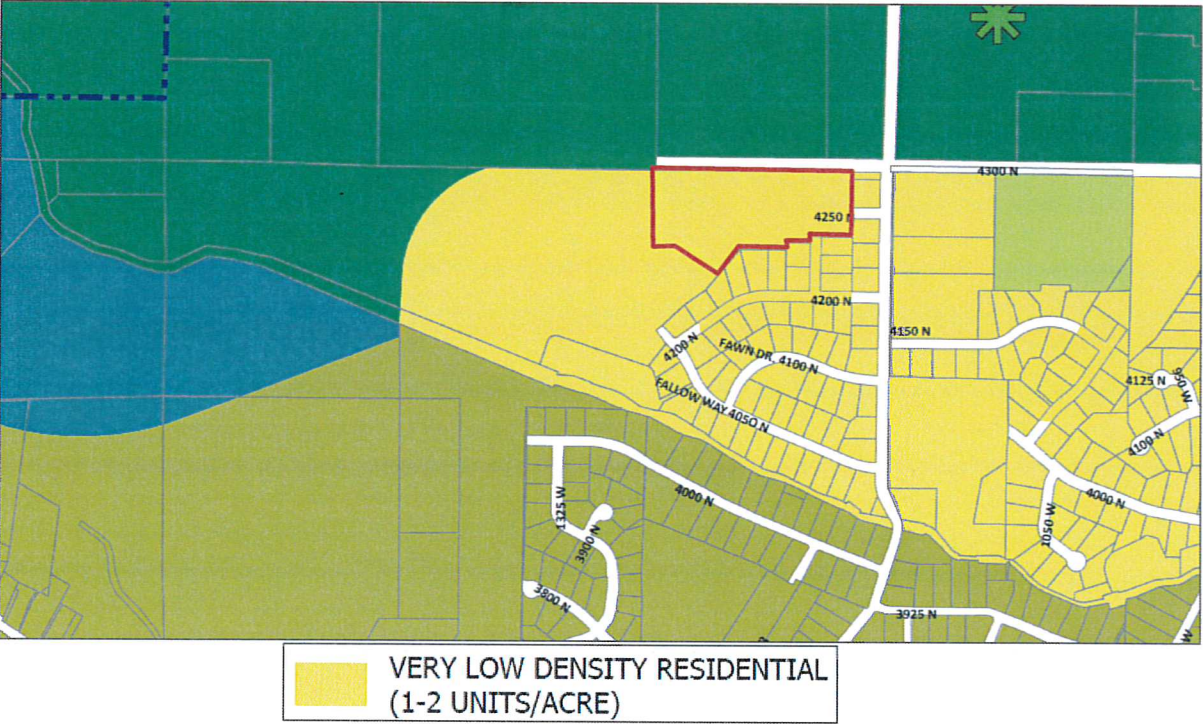
ATTACHMENTS

- 1) Vicinity Map
- 2) Future Land Use Map
- 3) Current Zoning Map
- 4) Application Materials
- 5) Plat Layout
- 6) Draft Planning Commission Meeting Minutes

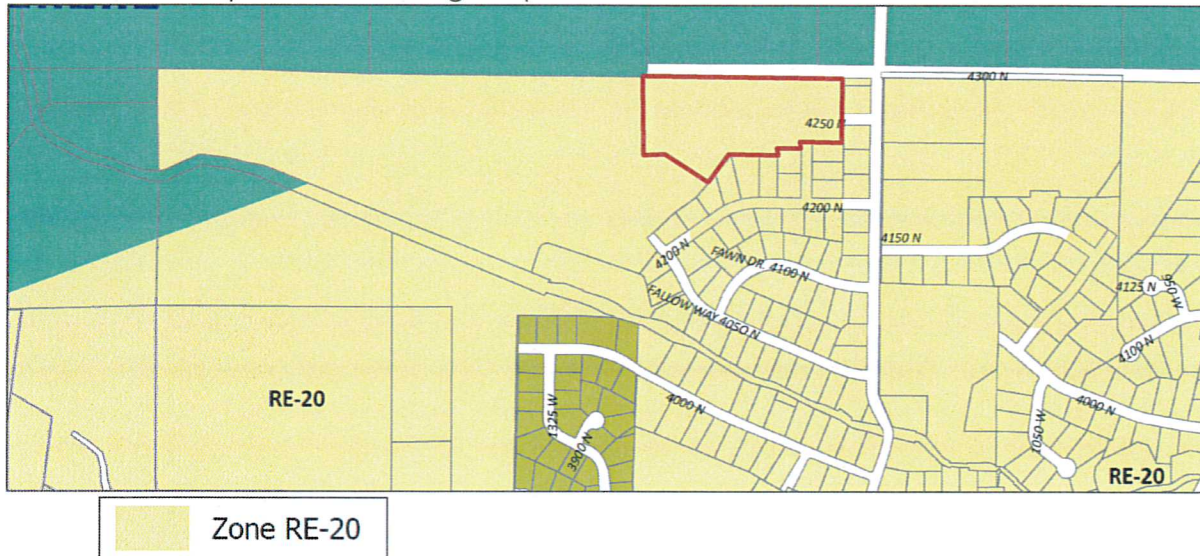
ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Future Land Use Map



ATTACHMENT 3) Current Zoning Map



ATTACHMENT 4) Application Materials

**PLEASANT VIEW CITY
APPLICATION FOR SUBDIVISION PRELIMINARY PLAT**

SUBDIVISION NAME: Deer Crest Ph 5 LOCATION: 4300 No 1175W

ACREAGE: 10 NUMBER OF LOTS 16 ZONE: RE-20

PARCEL ID NUMBERS: lots 81-96 Deer Crest Sub

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Hansen Dev. Corp PHONE: 801-471-6008 FAX: _____

ADDRESS: 2255 Sunnyside Dr #58331 EMAIL: brent.hansen@gmail.com

SLC UT 84108

APPLICANT/AGENT:

NAME: Brent H. Hansen PHONE: 801-471-6008 FAX: _____

ADDRESS: 3215 W.S. Road EMAIL: above

Ketchikan ID 83340

ENGINEER:

NAME: Gardiner Engineering PHONE: 801-471-6008 FAX: _____

ADDRESS: 5150 S. 375 E. Ste. 3 EMAIL: klint@gocivil.com

SLC 84108

The information on this form is true and accurate to the best of my knowledge. I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application as stated in section 17.02.100 of the subdivision ordinance.

Signature of Applicant/Agent: [Signature] Notary: [Signature]

JACQUELINE M COLE
NOTARY PUBLIC
State of Idaho
My Commission expires Aug 8th, 2023

Affidavit

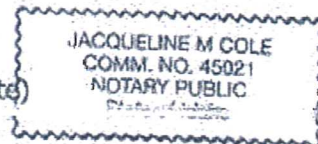
Property Owner

I (we) Hansen Dev Corp (please print) certify that I (we) am (are) the Owner(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my (our) knowledge.

Property Owner(s) Hansen Development Corp
Brent H Hansen President

Subscribed and sworn to me on 1-9-20 (date)

Notary Jacqueline M Cole
(Residing in: Ketchikan, Alaska)
My commission expires Aug 8th, 2023 (date)



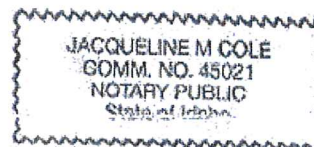
Agent Authorization

I (we) Brent H Hansen (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agent(s) Carson Jones (please print) to represent me (us) and appear on my (our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

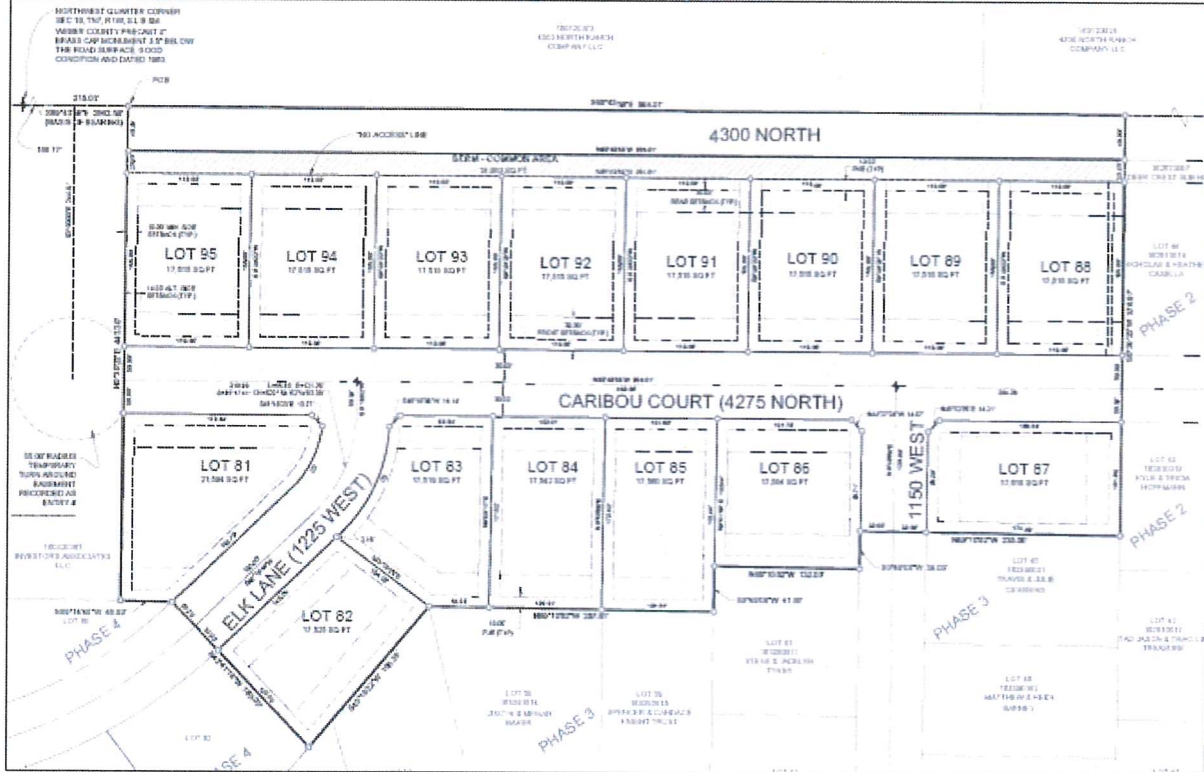
Property Owner(s) Hansen Dev Corp
Brent H Hansen President

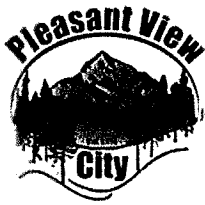
Subscribed and sworn to me on 1-9-20 (date)

Notary Jacqueline M Cole
(Residing in: Ketchikan, Alaska)
My commission expires Aug 8th, 2023 (date)



ATTACHMENT 5) Plat Layout





City Council Staff Report

Simon Goe Preliminary Subdivision
November 10, 2020

BASIC INFORMATION

Application Number:	20.038
Applicant:	Jason Ball
Owner:	Simon Goe
Acreage:	36.62
Lots:	3
Location:	At the North end of Parkland Blvd
Future Land Use Map Designation:	Light Industrial
Current Zoning District:	MP-1
Date of Previous Meeting:	
Concept Plan	June 2020
Preliminary – Planning Commission:	October 22, 2020

PLANNING COMMISSION RECOMMENDATION

The project was presented to the Planning Commission on October 22, 2020. The motion was made to recommend approval of the proposed commercial subdivision. Motion was made by Alicia and seconded by Nate. The voting was unanimous in favor to recommend approval.

CHECK LIST

Complete application for the Preliminary Subdivision

- Items
 - o Application ✓
 - o Affidavit ✓
 - o Plans ✓
 - o Will Serve Letters ✓
 - o Statement ✓
 - o Fees Paid ✓

FINDINGS & CONDITIONS

Planning Commission, City Engineer, and Planning Department recommends **approval** along with conditions listed below:

Conditions:

- 1) It meets all the conditions from the City Engineer outlined below.

- a. Redlines on Plat and Plans
- b. A Geotechnical Study will need to be performed and submitted. (This may be for both the roadway and the Ocean Star Winery site.) The roadway pavement section will need to be designed for industrial traffic with the following parameters:
 - i. Low Intensity Land Use – 10,000 vehicles per day (17-percent comprised of single unit trucks and 3-percent combo trucks),
 - ii. CBR of 3.5 percent for the natural clay soils,
 - iii. 20-year life cycle,
 - iv. The roadway is considered a minor collector, and
 - v. 2 percent annual growth factor.

Findings:

- 1) All requirements of the Fire Chief are met. ✓
- 2) All requirements as stated in Title 18 of the Planning View City Code are met. ✓
- 3) All other local and State requirements are met and maintained. ✓

ANALYSIS

General Plan and Future Land Use Map

Compliant

It calls for the property to be **Employment & Business Park**. This designation notes:

Employment and Business Park land use designation is a light industrial development that encourages uses such as flex warehousing retail fronts and versatile backs of the building that provide for some light warehousing, corporate headquarters, computer numeric control (CNC) machine shops, high-technology support, woodworking shops, or similar types of uses. Employment development encourages cohesively designed business parks. Heavy industrial activities that require excessive (more than 25% of the parcel) outdoor storage or uses are not typically permitted in this type of land use classification.

The City's Economic Development Area (EDA) requires additional efforts to solidify circulation and design of the area so that development can occur that will provide the opportunity for additional business growth in the City.

The proposed commercial subdivision appears to meet the goals noted in the General Plan. Below show the requirements for subdivisions.

17.06 - PRELIMINARY SUBDIVISION APPLICATION AND APPROVAL

17.06.010 Intent:

- 1. It is the intent of this Ordinance that Preliminary Subdivision Application approval is a discretionary action of the City Council, accompanied with findings of fact, following the receipt of a Planning Commission and Development Review Committee (hereinafter referred to as DRC), recommendation.
- 2. It is the intent of this Ordinance that all items applicable to a Preliminary Subdivision Application be fully addressed by the applicant(s), the City, and all other

applicable reviewing agencies prior to any action by the Planning Commission or City Council.

3. For the purposes of this Ordinance, the procedures and requirements for the consideration of Preliminary Subdivision Applications are provided to allow for the consideration of all items in relation to the subdivision of land. The DRC and Planning Commission shall identify and address all items applicable to a Preliminary Subdivision Application prior to providing a recommendation to the City Council.

4. It is intended that the Planning Commission give consideration to the design of the subdivision in relationship to the existing natural environment in the project area and the surrounding properties and to the compatibility of the design with the existing physical characteristics of the community. It is further intended that the Planning Commission review all applications in relationship to their compatibility with the elements of the General Plan.

5. It is intended that the DRC shall provide both a general compatibility and design analysis and a technical evaluation of the construction elements of a subdivision in preparing recommendations to city officials.

6. It is intended that the City Council shall identify and address all items applicable to a Preliminary Subdivision Application, including special consideration of Planning Commission and DRC recommendations, prior to approving, approving with conditions, or denying a Preliminary Subdivision Application. (Ord.2008-5, dated 4/8/08)

17.06.020 Requirements for Preliminary Subdivision Applications: No preliminary subdivision application shall be considered until a concept application and review has been completed. All Preliminary Subdivision Applications, filed with the City, are required to provide the following information:

1. Application. A Preliminary Subdivision Application form, provided by the City, shall be completed and signed by the owner(s) as identified on the property assessment rolls of Weber County, or authorized agent of the owner(s), of the lands proposed to be subdivided. The Preliminary Subdivision Application shall be accompanied by the application fees,

those items found on the check list provided with the application, and as found herein:

a. A list of all current property owners, as found in the records of the County

Recorder, within 500 feet of any part of the proposed subdivision. b. Mailing labels for all property owners as found in item a.

c. A copy of all plat maps, as provided by the County Recorder, that cover the area of the proposed subdivision and the adjacent owners found in item a.

2. Preliminary Subdivision Plat. A preliminary plat, prepared by a licensed land surveyor, or engineer, shall be provided. The preliminary subdivision plat shall be prepared in permanent ink and all sheets shall be numbered. A minimum of one (1) 11x17 size and five (5) 24x36 size paper copies, and a digital copy in a format acceptable to the City Engineer shall be required. The preliminary subdivision plat shall show the following:

a. A layout plan of the proposed subdivision, at a scale of no more than 1" =

100', or as recommended by the City Planner and/or City Engineer.

b. The proposed name of the subdivision and the section, City, range, principal median, and County of its location shall be located at the top and center of the preliminary plat.

c. A title block, placed on the lower right hand corner of the plat showing:

i. Name and address of owner of record and the name and address of the licensed surveyor responsible for preparing the preliminary plat.

ii. Date of preparation of the preliminary subdivision plat, and all revision dates.

d. North arrow, graphic and written scale, and basis of bearings used.

e. All proposed lots, rights-of-way, and easements created by the proposed subdivision and their bearings, lengths, widths, name, number, or purpose. Each proposed lot shall identify required setback lines (the buildable area) including front, side, and rear as required by the Zoning District in which the proposed subdivision is located.

f. A vicinity map of the site at a minimum scale of 1" = 1000'.

g. Surveyed boundary of the proposed subdivision; accurate in scale, dimension and bearing, and giving the location of and ties to the nearest survey monument.

h. The location of the property with respect to surrounding property and roads, and the names of all adjoining property owners of record.

i. The legal description of the entire subdivision site boundary.

j. The location of any common space or open space areas including the location of all property proposed to be set aside for public or private reservation, with the designation of the purpose of those set aside, and conditions, if any, of the dedication or reservation.

3. Required Subdivision Site Information. The following subdivision site information is required and any mapping information shall be provided at the same scale as the preliminary subdivision plat, and may be on separate sheets, if necessary:

a. A geologic report (text, maps, hazard assessments) performed by an engineer/geologist with appropriate expertise, that includes:

i. Study area context map (vicinity map with the area identified)

ii. Provide the actual study area map and generally

describe, including site photography

iii. Geomorphology map (landslide, avalanche, and rock fall hazards)

and hazard assessment

iv. Geology map (bedrock, sediment layers, alluvial fans, active/intermittent stream channels, debris flows) and assessment

v. Fault map, fault type, suggested buffer/setback area, and hazard assessment

vi. Hydrology map (streams, springs, wetlands, recharge and discharge areas, floodplains, watersheds) including buffer area recommendations and hazard assessment

- vii. Slope map (0-15%, 15-20%, 20-25%, 25-30%, 30+%) and hazard assessment
 - viii. Soils map and chart (type, NRCS rating, depth to water table, depth to unstable layers, shrink/swell potential, development limitations) and hazard assessment
 - ix. Water source protection zones and hazard assessment
 - x. Composite mapping of hazard areas including areas of overlap
 - xi. Recommended guidelines pertaining to each potential hazard reviewed above
 - xii. Recommended design modifications (demonstrate how the above issues should impact the design, provide a new design, if applicable)
 - xiii. Provide the qualifications of the preparers and their evaluation process
 - xiv. Provide your information/reference resources
 - xv. Date (s) of field visits (no study will be accepted without on-site photography demonstrating that on-site investigations have been accomplished)
 - xvi. Date of on-site visit/investigation with City Engineer or City Contract Geologist. Include a record of comments and concerns.
 - xvii. If applicable, include additional investigations, analysis, and assessment as suggested by the on-site visit
 - xviii. Executive summary of hazard potential
 - xix. Attached report of review comments by the City Engineer or City Contract Geologist (associated fees to be paid by the applicant)
 - xx. Certification by submitting engineer, geologist or other acceptable expert concerning the validity/accuracy of the information provided in the report.
4. Existing site contours at intervals of no greater than ten feet (major) and two feet (minor), unless otherwise approved by the City Engineer, overlaid with the proposed subdivision layout. Slope calculations, according to the requirements of this title, shall also be provided.
5. Subdivision Roads and Streets. The preliminary subdivision plat, and other application materials, shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets, as required by the City. All subdivision streets shall be designed as required by the City. The City shall review the proposed street and road design for compliance with the requirements of the City. The proposed street and road layout shall provide adequate and safe access to all proposed lots and proposed and existing roads, streets, and adjacent properties. If the subdivision will be accessed from a State Highway, proof of preliminary application for an appropriate access

permit from the State of Utah Department of Transportation, shall be provided with the application materials.

6. Evidence of Availability of Necessary Services. The following information is necessary to establish the availability of basic services to the proposed subdivision. The city may refer plans to other agencies for their review as applicable. The applicant shall be responsible for any fees charged by such agencies.

a. Culinary and Secondary Water Requirements. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed culinary and secondary water system.

b. Wastewater Requirements. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed sanitary sewer system.

c. Storm Drainage. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed storm drainage system.

d. Fire Protection. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the Fire Department and the city to evaluate the proposed fire protection capacity and system design in the development area. A letter shall be provided by the developer from the Fire Department to the city of any requirements relating to fire protection.

e. Special Service District or Special Service Area. If the proposed subdivision is located within the boundaries of a Special Service District or a Special Service Area, a letter shall be provided from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from

the proposed subdivision. The applicant shall be responsible for any fees charged by such agencies.

f. Additional Information and Materials when Necessary. When the City Staff, Planning Commission, or City Council deem necessary, the applicant(s) may be required to provide other information or letters of feasibility, conduct studies, and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, traffic impact studies, ground water protection, plant cover maintenance, geologic or flood hazard, erosion control, and access to existing and planned trails. (Ord.2017-4, dated 2/28/17 and Ord.2008-5, dated 4/8/08)

17.06.030 Preliminary Subdivision Application Approval Procedures:

The review and approval procedures of the City for the consideration of a Preliminary Subdivision Application are identified in Attachment 2. The procedures to determine a complete application are identified by Attachment 3. (Ord.2008-5, dated 4/8/08)

17.06.040 Planning Commission Recommendation:

1. Following a determination of a complete Preliminary Subdivision Application by the City Planner, and review by the DRC, the Preliminary Subdivision Application shall be scheduled for a public hearing and consideration by the Planning Commission, following adequate notice. The Planning Commission shall conduct the

public hearing and consider the Preliminary Subdivision Application at a regular Planning Commission meeting.

2. The DRC, any affected State and County Agency, Special Service District, Special Service Area, or any other affected public agency may present information and materials to the Planning Commission for review in considering the Preliminary Subdivision Application.

3. Following the close of the public hearing and consideration of the Preliminary Subdivision Application, and all information and materials presented, the Planning Commission may recommend approval of the Preliminary Subdivision Application as pre-sented, approval with conditions, or recommend denial. The Planning Commission may recommend specific project designs and onsite and offsite improvements, facilities and amenities, for preliminary subdivision approval, as determined necessary by the Planning Commission to protect the health, safety and welfare of anticipated residents of the subdivision, or the existing residents or businesses of the City, including but not limited to:

- a. Road and street improvements, including layout and design and construction elements.
- b. Flood control facilities.
- c. Culinary and Secondary Water facilities.
- d. Sanitary Sewer facilities.
- e. Storm Drainage facilities.
- f. Lot and/or Site Drainage facilities.
- g. Park and open space areas and facilities, trail accesses and connections to existing and planned trails.
- h. Fire protection facilities, including fire hydrants and water storage facilities.
- i. Power, gas, telephone, cable, and any other public utility facilities.
- j. Fencing and buffering treatments.
- k. Street lighting and streetscape enhancements including street trees and park strip improvements.
- l. The protection and preservation of the natural environment.

4. The Planning Commission staff shall transmit the commission's recommendation to the City Council for consideration. (Ord.2008-5, dated 4/8/08)

17.06.050 Effect of Planning Commission Preliminary Subdivision Application

Recommendation: For all proposed subdivisions, the recommendation of a Preliminary Subdivision Application by the Planning Commission shall not constitute final approval of the sub-division by the City, but permits the applicant(s) to proceed to the next step in the application review and approval process, completion of any necessary revisions, reviews from the DRC, and presentation to the City Council of the Preliminary Subdivision Application. (Ord.2008-5, dated 4/8/08)

17.06.060 City Council Approval:

1. Following receipt of the Planning Commission's recommendation, and a review by the DRC of any corrections required by the Planning Commission, the City Council shall consider the Preliminary Subdivision Application materials, and all other

information, at a regular City Council meeting, with notice of the Preliminary Subdivision Application agenda item being provided by:

- a. Posting on the City web site, at least five days prior to the meeting.
- b. Notice to affected entities.

2. The DRC, any affected State and County Agency, Special Service District, Special

Service Area, or any other affected public agency may present information and materials to the City Council for review in considering the Preliminary Subdivision Application.

3. Following the consideration of the Preliminary Subdivision Application, all information and materials presented, and giving special consideration to the recommendations of the Planning Commission and DRC, the City Council shall approve the Preliminary Subdivision Application as presented, approve with conditions, or deny the Preliminary Subdivision Application.

4. The City Council may require specific project designs and onsite and offsite improvements, facilities and amenities, for preliminary subdivision approval, as determined necessary by the City Council as outline in 17.06.040. (Ord.2008-5, dated 4/8/08)

17.06.070 Effect of City Council Preliminary Subdivision Application Approval and Effective Period:

1. For all proposed subdivisions, the approval of a Preliminary Subdivision Application by the City Council shall not constitute final approval of the subdivision by the City, but permits the applicant(s) to proceed with the preparation of the final subdivision application and all required documents. For such subdivisions, a Preliminary Subdivision Application approval shall not authorize the division or development of land, but shall allow the presentation to the City of a Final Subdivision Application.

2. The approval of a Preliminary Subdivision Application shall be effective for a period of one (1) year from the date of approval by the City Council, at the end of which time the applicant(s) shall have submitted a final subdivision application for approval. If a final subdivision application is not received by the City Planner within the one (1) year period, the preliminary subdivision approval shall be void, and the applicant(s) shall be required to submit a new Preliminary Subdivision Application, subject to the then existing application and approval requirements in effect, and all other applicable City, State and Federal requirements. For developments designed to be done in phases, each phase must meet the above requirements (receipt of application within one year of prior phase approvals). (Ord.2008-5, dated 4/8/08)

17.06.080 Site Preparation Work Prohibited:

1. No excavation, grading or re-grading shall take place on any land until Final Subdivision approval has been granted by the City Council.

2. No installation of improvements shall take place on any subdivision site until a final subdivision plat has been recorded in the Office of the Weber County Recorder.

3. No building permits shall be issued by the City, until a final subdivision plat has been recorded in the Office of the Weber County Recorder and improvements as required by the city have been installed. (Ord.2008-5, dated 4/8/08)

Public Comment

No comments currently.

This item was noticed in the Standard Examiner and on the State Public Notice Website.

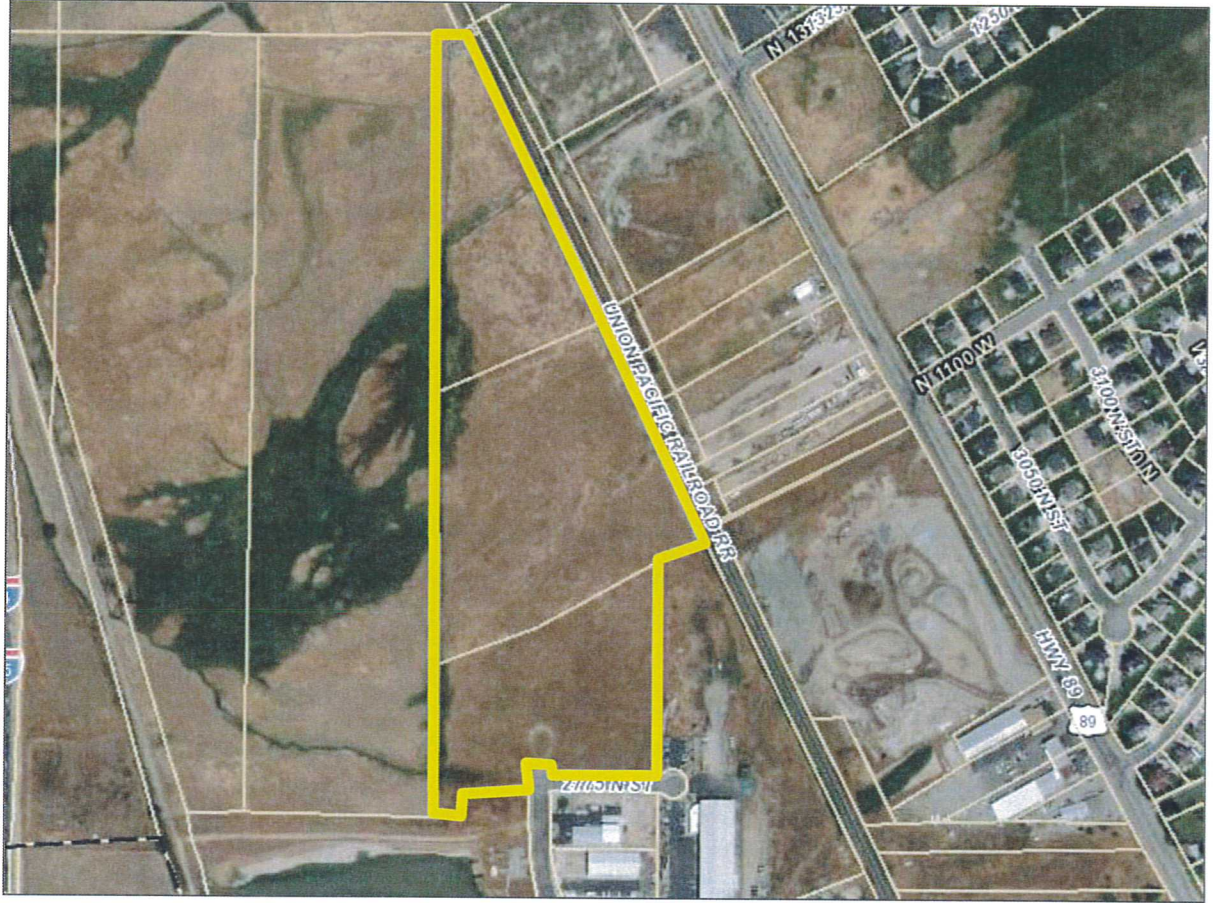
STAFF CONTACT

Jill Hunt
jhunt@pleasantviewcity.com
801-827-0466

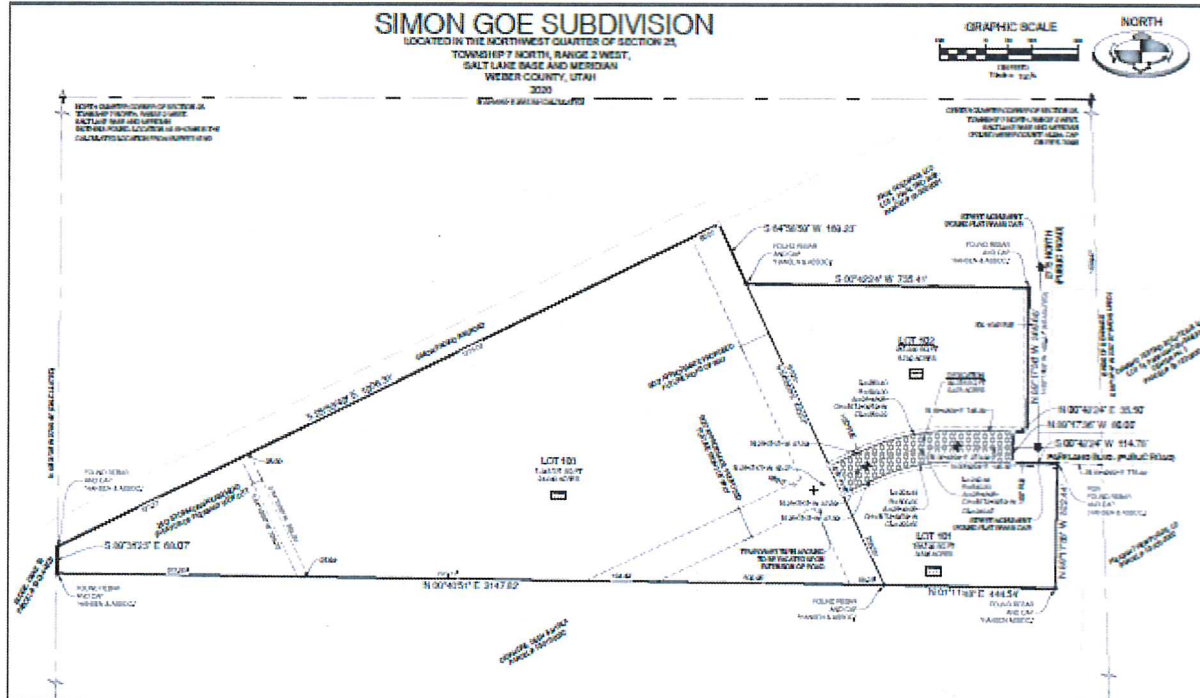
ATTACHMENTS

- 1) Vicinity Map
- 2) Future Land Use Map
- 3) Current Zoning Map
- 4) Picture of Project
- 5) Draft Planning Commission Meeting Minutes

ATTACHMENT 1) Vicinity Map



ATTACHMENT 4) Picture of Project



ATTACHMENT 5) Draft Planning Commission Minutes

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

October 22, 2020

MEMBERS PRESENT

Andy Nef
Alicia Lund
Dean Stokes
Nate Karras
Julie Farr
Ashley Walker
James Cummings
Nate Karras
Sara Urry, Council Member
Bill Cobabe, City Administrator
Jill Hunt, Planner Tech

VISITORS

Commission Vice Chair, Andy Nef called the meeting to order at 6:00 P.M.

OPENING PRAYER: Julie Farr

PLEDGE OF ALLEGIANCE: Due to the delay on Youtube and respect for the flag, the pledge of allegiance was skipped.

CONFLICTS OF INTEREST: There were no conflicts of interest

APPROVAL OF AGENDA AND MINUTES FROM THE SEPTEMBER 17TH PLANNING COMMISSION MEETING: No motion was made, but no objections to the approval were made.

ADMINISTRATIVE

1. **Discussion/Decision:** Proposed commercial Subdivision Simon Goe located on parcels 19-016-0033, 19-016-0034, and 19-016-0155.

Jill presented the details of the proposed commercial subdivision to the staff. There was a discussion on the proposed roadways that would be built to accommodate the commercial subdivision, and whether they would meet traffic demands in the area. There was a discussion on water retention on the property. There was a discussion regarding the restaurant that is planned to be build in the winery.

Alicia made a motion to approve the proposed commercial subdivision. Motion was seconded by Nate. Voting was unanimous in favor.

OTHER BUSINESS

2. Commission Communications

There were no communications.

3. Staff Communications/Training

Bill reminded the commission of a training meeting on the 28th of October and informed them that his last day would be on the 6th of November as he would be taking a position working for Riverdale city.

Jill informed the commission of the next commission meeting which would be held on November 5th and asked about the possibility of a second meeting in November, and after a discussion it was decided Jill would email the commissioners to decide if that second meeting would take place, and if so when. Sarah informed the commission of the Veteran's Follow the Flag ceremony which Pleasant View would be participating in.

Meeting adjourned at 6:39.

(m) The City Administrator shall manage the buildings, equipment, and other physical holdings of the City to maximize the productivity of City employees and to ensure the health, safety, and welfare of the community.

(n) The City Administrator may present to the governing body any proposed adoption, repeal, or alteration of any policy, procedure, resolution, ordinance, or law.

(o) The City Administrator shall promptly notify the Mayor and the City Council of any emergency existing in the City or any department.

(p) The City Administrator shall faithfully oversee the execution and enforcement of all applicable laws, ordinances, rules, and regulations, and see that all franchises, leases, permits, contracts, licenses, and privileges granted by the City are observed.

(q) The City Administrator shall carry out the policies and programs established by the governing body and shall perform such other duties as may be required from time to time by the Pleasant View Municipal Code or by the governing body through ordinance or resolution.

(r) All other administrative powers, authority, and duties not expressly delegated herein to the City Administrator are reserved by and to the governing body. (Ord.2005-3, dated 3/8/05)

2.06.090 Powers of Mayor Not Delegated. Notwithstanding the powers and duties enumerated in subsection 2.06.080, above, the legislative and judicial powers of the Mayor, his or her position as chairman of the City Council, and any ex officio position he or she holds, shall not be delegated to the City Administrator. (Ord.2005-3, dated 3/8/05)

2.06.100 Fidelity Bond. Before taking office, the City Administrator shall furnish a fidelity bond in an amount to be determined by the City Council, conditioned upon the faithful performance of his or her duties, with a corporation licensed to do business in the State of Utah as surety. Such bond shall be filed with the City Recorder after being approved by the City Council and the premium for such bond shall be paid by the City. (Ord.2005-3, dated 3/8/05)

2.06.110 Acting City Administrator. In the event the City Administrator shall be absent from the City or incapacitated from performing his or her duties, the Assistant City Administrator, an officer or other person designated by the Mayor may be authorized to act as Acting City Administrator during such absence or incapacity; provided, however, that if such absence or incapacity shall extend for a period of ten or more consecutive days, such designation shall be subject to the approval of the City Council. (Ord.2013-3, dated 8/27/13; prior code: Ord.2005-3, dated 3/8/05)