

1 **NORTH OGDEN CITY COUNCIL MEETING MINUTES**

2
3 April 14, 2015

4
5 The North Ogden City Council convened in an open meeting on April 14, 2015 at 6:31 p.m. in
6 the North Ogden City Council Chambers at 505 East 2600 North. Notice of time, place and
7 agenda of the meeting was delivered to each member of the City Council, posted on the bulletin
8 board at the municipal office and posted to the Utah State Website on April 9, 2015. Notice of
9 the annual meeting schedule was published in the Standard-Examiner on December 21, 2014.

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11
12 **PRESENT:** Brent Taylor Mayor
13 Kent Bailey Council Member
14 Lynn Satterthwaite Council Member
15 Cheryl Stoker Council Member
16 Phillip Swanson Council Member
17 James Urry Council Member
18 Eric Thomas Planning Commission Chairman
19 Don Waite Planning Commission Vice-Chairman
20 Scott Barker Planning Commissioner
21 Brandon Mason Planning Commissioner
22 Steve Prisbrey Planning Commissioner

23
24 **STAFF PRESENT:** Bryan Steele City Administrator/Finance Director
25 Annette Spendlove City Recorder
26 Jon Call City Attorney
27 Rob Scott City Planner

28
29 **EXCUSED:** Blake Knight Planning Commissioner
30 Dee Russell Planning Commissioner

31
32 **VISITORS:** Josie Hulme Justin Hulme Lanise Heaton
33 Bonnie F. Taylor Carol Campbell Bob Campbell
34 Rachel DuBose Joslyn Postma Rochelle Femundez
35 Amber Myers Eric Myers Holly Vanderwoude
36 Candice Illum Steve Rasmussen Mike Carter
37 Rachel Trotter Pam Pontius Jeff Newman

38
39 **OFFSITE VISIT – OAKLAWN PARK – 1200 E 2500 N – 6:00 P.M. - CANCELLED**

40
41 **REGULAR MEETING – 6:30 P.M.**

42
43 Mayor Taylor welcomed those in attendance.

44
45 Council Member Stoker offered the invocation and led the audience in the Pledge of Allegiance.

48 **ACTIVE AGENDA**

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51 **1. PUBLIC COMMENTS**

52
53 Todd Marks, 2673 Summerwood Drive, Layton, stated he represents Gunnerson Consulting and
54 he has provided information to City staff regarding the services his firm provides; they review
55 sites and contracts free of charge cell tower installations to determine if there is anything that can
56 be done to provide a greater benefit to the community in terms of increasing revenue or
57 strengthening the contract for property owners.

58
59 Mayor Taylor thanked Mr. Marks for the information he has provided.

60
61 Council Member Satterthwaite asked Mr. Marks how he makes any money if he reviews sites
62 and contracts free of charge. Mr. Marks stated that after the analysis is complete and if the City
63 chooses to engage Gunnerson Consulting for additional services, that is when his fee will get
64 paid. He briefly reviewed some of the types of issues his firm has been able to identify in the
65 past for cell tower leases.

66
67 Council Member Urry inquired as to who actually completes the analysis. Mr. Marks stated it is
68 completed by Brian Gunnerson who has been in the industry for over 30 years; he has built all
69 voice stream and T-Mobile networks in the State of Utah. He has discovered a great imbalance
70 between property owners and tower companies and would like to work to provide balance and
71 create a better position for landowners. There was a brief discussion regarding the process the
72 City would follow to engage Gunnerson Consulting's services in the future if necessary, after
73 which Mayor Taylor concluded the Council can have continued discussion before providing
74 guidance to himself and City Administration.

75
76 Joslyn Postma, 2788 N. 550 E., stated that when she moved to the area last summer friends and
77 family were excited to tell her that North Ogden City allows backyard chickens; she chose an
78 older home on a half-acre lot that would allow for a large garden and a small flock of chickens.
79 In March when she came to City Hall to apply for her chicken permit she was told her home is in
80 the Residential City Center (RCC) and, since it allows for duplexes and attached homes, she is
81 not allowed to keep chickens. She reviewed the zoning map of the City and identified the
82 boundaries of the RCC and stated that she has become more familiar with the zoning map to
83 understand why some areas of the City can keep chickens and others cannot. She stated there are
84 four zones in the City in which chickens are prohibited; most of developments in those zones are
85 HOA covenanted or they are townhome and condominium communities. She stated the RCC is
86 not part of an HOA community and while there is a concentration of duplexes and attached
87 homes south of North Ogden Elementary, 80 percent of the development in the RCC is single
88 family homes. She reviewed City Council meeting minutes from 2011 when the chicken
89 keeping ordinance was first discussed and she was not able to find anything recorded. She is
90 present this evening to ask that the City Council amend the existing chicken keeping ordinance
91 to allow single family homes in the RCC the same privileges that other single family homes in
92 the City enjoy.

94 Mayor Taylor thanked Ms. Postma for her comments and noted that he has also done some
95 research and from his review of the minutes when the decision regarding chicken keeping was
96 made, he feels this issue simply was not considered due to an oversight. He stated there is no
97 mention in the minutes that chicken keeping would be strictly prohibited in the RCC zone and it
98 is possible that the Council and staff did not understand that the zone specifically needed to be
99 considered. He asked if there is interest among the Council in modifying the zoning ordinance to
100 address Ms. Postma’s concerns. The Council indicated they would like to take the issue under
101 advisement and refer Ms. Postma’s concerns to the Planning Commission.

102
103 Jeff Randall, 1700 N. Fruitland Drive, asked that the City consider including Randall Road on
104 name placards for Fruitland Drive; this would recognize two people that have had a great impact
105 on the City. The first is his great, great, great grandfather, Alfred Randall, who was a body
106 guard for Joseph Smith and was a pioneer that immigrated west with the saints. He served eight
107 missions and in 1867 he was commissioned by Brigham Young to move to Ogden and start
108 Ogden Woolen Mills; he ran the mill for several years with Lorrin Farr and later moved his
109 family to North Ogden and settled on what is now Fruitland Drive. That drive became known as
110 Randall Road. His home was located at approximately 1830 or 1850 Fruitland Drive. He stated
111 the other person that would be honored by the renaming of the road is Naomi Randall, who was
112 the wife of Alfred Randall’s grandson; she also lived on Fruitland Drive and she authored the
113 words to the popular hymn “I am a Child of God”. In 1952 Alfred Randall was known to have
114 over 2000 descendants and he would not dare guess how many there are today. He suggested a
115 sign be erected on the south end of Fruitland Drive to designate the road as Randall Road.

116
117 Mayor Taylor thanked Mr. Randall for his request and asked him to provide his information to
118 City Recorder Spendlove in order to coordinate a meeting between himself and the Historical
119 Museum Committee to determine whether the road should receive a historical designation.

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121

122 **2. DISCUSSION AND/OR ACTION TO APPROVE THE LOCATION & BUDGET**
123 **FOR THE DOG PARK**

124

125 Mayor Taylor used the aid of a map to provide a brief overview of the site that is being
126 recommended for the dog park, which is the detention basin located on 2600 North and 850 East
127 with a dog leg to the north east. This location has been selected because it is already fenced and
128 will suit the needs of the City for now and sometime into the future until another more suitable
129 site can be found. He briefly highlighted parking areas as well as points of entry and exit, after
130 which he noted the park can be funded entirely from the revenue generated by the \$5 surplus on
131 dog license fees. He then asked the chair of the committee created to examine a dog park, Carol
132 Campbell, to briefly review the final proposed budget for the dog park; Ms. Campbell provided
133 the budget review as follows:

134

135 **Final Dog Park Budget**

136

137 Culinary Water	\$ 2,013.49	Dave Espinoza (despinoza@nogden.org)
138 Waste Station	296.75	2 @ 129 ea, \$38.75 shipping zerowasteusa.com
139 Slats	1,020.00	\$5-6/sq. ft. Home Depot (170 linear ft.)

140	Gate	1,250.00	\$1250 United Fence Co
141	Fencing	127.42	inc. t-post, Dave Smith (dsmith@nogden.org)
142	Signs	278.01	
143	Curb stripe		PW has paint on hand & will spray
144	Total:	\$ 4,985.67	

145
146 **Signs: \$ 278.01**

147	3 - NO Parking @ 14.16 ea.	\$ 42.48
148	6 - No Dog Park Parking @ 14.16 ea.	\$ 84.96
149	North Ogden Dog Park 2' X 5'	\$ 77.25
150	Rules sign 2 ½' X 2 ½'	\$ 45.27
151	Donor 3 @ 9.35 ea.	<u>\$ 28.05</u>
152		\$278.01

153
154 **Fencing (outlet) - \$ 127.42**

155	Home Depot 4' X 100' 14 gauge \$69.97 (Lowes 40.97/50')	\$ 69.97
156	13 @ t-post Lowes 4.27 ea. (Home Depot 4.98 ea.) =	\$ 55.51
157	Clamps 25/.97 (Lowes)	<u>\$ 1.94</u>
158		\$127.42

159
160 **Gates:**

161 **United Fence Company - Tyler 866-629-2438 \$1250**

162
163 **MCH Fencing – Mike 801-430-5955 \$ 1,400**

164
165 **Best Fencing - 801-316-3305 - Richard (pending)**

166
167 **Brimhall's Fence Company 801-624-6278 – Sid \$1350**

168
169 Work to be performed by volunteers:

170 Put slats in fence

171 Repair fence where it doesn't contact ground (using excess fence from outlet)

172 Adjust 2 service gates to close gaps

173 Install fencing around outlet

174 Dig out puncture weeds

175
176 Ms. Campbell then stated she would like for the \$5 surcharge to stay in effect until there is
177 enough money available to build a new dog park outside of a detention basin so that more of the
178 community could participate without navigating steep slopes and berms to get into the park.

179
180 Council Member Swanson asked if 'no dog park parking' signs will be erected on the south side
181 of 2600 North to prevent park visitors from crossing the street to get to the park. Mayor Taylor
182 answered yes and noted the north side curb of 2600 North would be painted red to prohibit
183 parking of any kind.

184

185 Ms. Campbell then reviewed the list of draft rules that would be posted at the park with input
186 from City Attorney Call, who indicated he has reviewed and approved the rules. Mayor Taylor
187 noted the recommendations made by Mr. Call were based upon reducing the City's liability that
188 could potentially be associated with this type of park. Ms. Campbell stated she has created a
189 Facebook page to market the park to City residents as well as the community at-large; the page
190 will also be used to remind users of the rules for the park. Council Member Bailey noted there
191 are some grammatical errors in the rules and those should be corrected before they are printed or
192 put on a sign at the park.

193
194 Discussion refocused on the budget for the park, with Mayor Taylor stating he would like to
195 have a contingency amount in the event that costs exceed what has been budgeted.

196
197 Council Member Satterthwaite stated he is still concerned about parking issues on 2600 North
198 and would like to have more discussions about the viability of the location that has been selected.
199 He then asked how the City will enforce the rules regarding aggressive dogs. Mr. Call stated the
200 enforcement officer is part of the Police Department and has the ability to enforce the rules for
201 the park. Mayor Taylor addressed the concerns regarding parking and stated that if curb painting
202 and signage is carried out as planned there should be no issues or conflicts with residential areas
203 surrounding the park. He added there is not another location in the park that could be converted
204 to a dog park for the budget that is available for the project. Council Member Swanson stated he
205 has spent a significant amount of time observing how on-street parking impacts traffic on 2600
206 North or the residents living there and he did not see a negative impact.

207
208 Council Member Bailey stated the layout of the park property could create a situation where an
209 off-leash dog could be out of the sight of their owner and he asked how that will be mitigated.
210 Ms. Campbell stated owners are charged with actively watching their dog at the park. Mayor
211 Taylor suggested the benches at the park be placed in a manner that would allow for the best
212 visibility of the entire park area.

213
214 High level discussion and debate ensued regarding the viability of the location selected for the
215 park, with Council Member Satterthwaite suggesting that the situation be reevaluated after the
216 park has been open for one year. Ms. Campbell concluded that the dog park is very important
217 for the community and she would eventually like to add another dog park to the City since such
218 facilities are so widely used. She stated that the best thing about the park is that it is not funded
219 by taxpayer dollars and, instead, is funded by a fee paid by people that have licensed their dogs.

220
221 Council Member Satterthwaite stated he is comfortable proceeding with the proposal. Council
222 Member Stoker agreed. Council Member Urry stated he has said in the past that he would not
223 support a dog park on 2600 North and, for that reason, he will be voting no this evening.

224
225 Ms. Campbell stated that she would like for the park to be open for use the first week in May; it
226 should not take a lot of effort to make the improvements that have been recommended by the
227 committee.

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230

231 **Council Member Swanson motioned to approve the dog park project and budget with the**
232 **addition of a 10 percent contingency line item. Council Member Stoker seconded the**
233 **motion.**

234
235 Council Member Bailey echoed Council Member Satterthwaite's comments that there be a
236 formal review of the park after one year.

237
238 **Council Member Swanson amended his motion to include the requirement for a formal**
239 **review of the park and dog license surcharge one year after the park opens. Council**
240 **Member Stoker seconded the amendment.**

241
242 **Voting on the motion:**

243
244 **Council Member Bailey** aye
245 **Council Member Satterthwaite** aye
246 **Council Member Stoker** aye
247 **Council Member Swanson** aye
248 **Council Member Urry** aye

249
250 **The motion passed unanimously.**

251
252 There was a brief general discussion regarding maintenance of the park, after which Ms.
253 Campbell asked if she can proceed with the work needed for the dog park. Mr. Call stated that
254 as long as there is money available in the City's park budget that will be reimbursed before the
255 end of the fiscal year, work can commence.

256
257 Ms. Campbell introduced the members of the dog park committee present and thanked them for
258 all of their hard work.

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261 **WORK SESSION JOINT MEETING WITH PLANNING COMMISSION – 7:30 P.M.**

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264 **3. DISCUSSION ON A PROPOSAL FOR MIXED USE ZONING IN THE**
265 **COUNTRY BOY SUBDIVISION**

266
267 Mayor Taylor briefed the Council and Planning Commission on the work that is underway by the
268 Economic Development Committee (EDC) and General Plan Steering Committee (GPSC), with
269 a focus on the types of development or redevelopment the groups are recommending for different
270 commercial and residential areas in the City. He stated feedback generated by responses to the
271 City's economic development survey will be presented to the GPSC Thursday at their meeting to
272 be included in their final plan update recommendations. He then reminded the group that an
273 architect was hired last year to develop a redevelopment design concept for the old North Ogden
274 Plaza (King's) development. They provided four different concepts and there are some
275 developers interested in those concepts, particularly if there is an opportunity to build a mixed-
276 use development. He stated that it is necessary for the City to have a mixed-use ordinance and

277 zone in order to facilitate such development. Planning Commissioner Waite stated the Planning
278 Commission did quite a bit of work on a mixed use zone ordinance that was never adopted; he
279 suggested that work be reviewed before starting from scratch. Mayor Taylor stated he will do
280 that. He then summarized the timeline for the GPSC to submit their final recommendations to
281 the Planning Commission, who will ultimately make a final recommendation to the City Council.
282 He stated final action could be taken in the summer of 2015; however there is currently a
283 developer that would like to move forward with a mixed use development on the Country Boy
284 Dairy property sooner than that.

285
286 Council Member Satterthwaite stated the biggest concern he has is that the City heard recently
287 from several residents who spoke against high density housing in the area surrounding the
288 Country Boy Dairy property and now the City is considering mixed use development that would
289 include that type of housing. He stated he feels the mixed use zone is worth considering in the
290 City because he feels it will provide an economic benefit to the City, but there is much work to
291 be done to involve the public and educate them about those benefits. Council Member Bailey
292 echoed Council Member Satterthwaite's comments. Council Member Stoker stated that she can
293 see that mixed use is coming to the City because it is occurring in other areas; the best thing for
294 the City to do would be to prepare and plan for it.

295
296 There was a general discussion regarding the type of residential units that would be suitable for a
297 mixed use development in North Ogden, after which Commissioner Waite stated he feels high
298 density housing will be occupied by millennial and retired residents and to attract those people to
299 such a development it is necessary to provide an appropriate mix of stores and restaurants.
300 Mayor Taylor agreed and stated that every developer he has spoken to has indicated that
301 residential uses are key to supporting commercial developments. He stated that it may be
302 necessary to consider high density housing opportunities in other areas of the City close to the
303 town center in order to support plans for attracting more businesses to the area. He concluded by
304 reviewing a presentation he provided to the GPSC regarding funding a City and noted that mixed
305 use developments generate the second highest amount of tax revenue for the City behind strict
306 commercial development.

307
308 A staff memo from Mr. Scott explained the General Plan update project is progressing according
309 to schedule. The downtown vision is beginning to take shape. As part of that process, ideas are
310 being formulated on how to implement the General Plan. A recent set of discussions with Mayor
311 Taylor and two council members and a property owner, Jack Barrett, have spurred some thinking
312 on how to establish a parallel process to begin this implementation. It was determined that a joint
313 work session with the Planning Commission and City Council would be an appropriate starting
314 point. The goal of this meeting is to brief both bodies on the progress of the General Plan,
315 identify the vision for the Barrett property at 1700 North, look at the process for developing a
316 first stage mixed use ordinance, and look at what are the next step options. Although the Barrett
317 property project has been the impetus **for this work session, the end product should be viewed**
318 **as an interim measure that will assist in formulating the downtown design vision and used**
319 **on other properties. Barrett Property** The preliminary proposal for the Barrett property is to
320 establish a mixed use project at 1700 North Washington. A sketch plan has been developed. This
321 project contains town houses, apartments, and commercial uses. Some of the amenities include a
322 bike/pedestrian trail and a community center (fitness center, club house, and farmer's market).

323 At build out this project will have created an investment of up to \$70 million. General Plan
324 (Zoning The General Plan map calls for this property to be single family residential while being
325 zoned C-2. North Ogden City's commercial zones do not allow residential) there is no mixed use
326 zone. There are no design **standards for residential or mixed uses.**

327 The General Plan update is creating a vision for the downtown and the south Washington
328 Boulevard commercial district. The General Plan is creating a framework for developing new
329 ordinances that include design standards and guidelines to implement that vision. North Ogden
330 City has been awarded a Local Planning Resource Grant to write new ordinances to implement
331 the General Plan. The new ordinances will provide for a mixed use format using a form based
332 code. This project will begin once the General Plan is adopted with approximately a July start
333 date. Staff is preparing some examples of form based code principles to be shared at the work
334 session.

335 Land Use Framework/Process

336 The basis for creating a mixed use alternative is a two-step process, i.e., put in place the needed
337 land use authority to allow mixed use and secondly to produce an acceptable design.

338
339 Step 1 Land Use. Process a General Plan amendment to allow mixed use in commercial zones
340 and add mixed use as **an allowed use in commercial zones,**

341 Step 2 Design Standards. Explore a range of options on how this is to be implemented including
342 the creation of a master planned community zone and/or allow a development agreement process
343 to identify design standards that will lead to an acceptable site design. The end product will be
344 used as a foundation for the more detailed form based code project.

345 Next Steps. If the Planning Commission and City Council choose to pursue the development of a
346 mixed use zone then additional resources will be needed; appropriate options will be investigated
347 and brought back for approval.

348
349 Mr. Scott reviewed his staff memo as well as a concept plan that has been provided for the
350 Barrett property; he noted at build-out the development is expected to be valued at \$70 million.
351 He then reviewed a list of positive things that have been communicated regarding form based
352 codes, after which he reviewed photographs of development completed under traditional zoning
353 compared to developments completed under a form based code and he pointed out the
354 differences between the two. He noted many cities across the Wasatch front have developed
355 transit oriented development (TOD) or mixed use (MU) zone ordinances due to the type of
356 development that has occurred associated with mass transit opportunities. He then provided the
357 group with copies of zoning ordinances and codes used in other communities and asked them to
358 study them and be prepared for future discussions regarding form based code. Discussion among
359 the City Council and Planning Commission then centered on form based code, with Planning
360 Commission Chairman Thomas stating the intent of a form based code is to make it easier for
361 developers and staff to navigate the development process in the City without the need for a
362 development agreement for all development applications. Mr. Scott stated it is his understanding
363 that the intent is to only develop form based code for the downtown area of the City, not the
364 entire City.

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366

367 Mayor Taylor facilitated a brain storming session regarding the things for the group to consider
368 regarding mixed use zoning, the development of a form based code, and key factors to consider.
369 The outcome of the brain storming session was the following list of bullet items:

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Mixed Use

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- Transit Consolidation
- High quality high density
- Co-development w/project
- More people in walking distance to support commercial
- How do design standards react to changing tastes (have variety and banned products)
- Variety of uses=more versatile
- CCR's to control upkeep
- Amenities constructed up front

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Form Based Code

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- Overall look and control by city
- High quality density – city is in the driver's seat
- Map of vision – what we want
- Can make commercial users more comfortable with future standards applied more evenly
- Predictable outcome/appearance to draw small shops
- Create identity
- Some development/design work done – streamlines process
- Simplified approval process (shorter process)
- Change to design tastes/update process
- Standards set that will outlast changes in Council/Planning Commission
- Standardized treatment for developers
- Standards discourage low-quality projects

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Key Factors to Consider

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- High design standards
- Variety/mix of materials – including prohibited matter
- Construction timeframe of amenities
- Density tied to high performance (and other options – timeframe, setbacks, concession)
- Proportion of uses
- Sidewalks, open spaces, trails, connectivity
- Height restrictions/building sizes/site lines/view corridors
- Complete streets/streetscapes
- Public spaces
- Longevity of housing
- CCR's/PRUD/HOA to control upkeep

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Mayor Taylor then asked if the Council and Planning Commission are willing to consider proceeding with the development of a mixed use zone for North Ogden City. After a brief discussion regarding the City's ability to create an effective ordinance allowing for quality mixed use in the City, the Council and Planning Commission agreed they are comfortable proceeding.

412 Mayor Taylor then facilitated an additional brain storming discussion regarding the appropriate
413 components of a mixed use ordinance. The following list was developed:

414

- 415 • Building materials
- 416 • Provision of amenities
- 417 • Performance timeframe
- 418 • Concessions and bonuses
- 419 • Percentage of uses in a mixed use development
- 420 • Height limitations
- 421 • Street orientation/streetscapes
- 422 • Inclusion of civic/open/public spaces
- 423 • Connectivity and walking trails
- 424 • Covenants regarding owner occupancy and rental unit percentage

425

426 Mayor Taylor stated he feels this list is sufficient for staff and the Planning Commission to begin
427 work on the development of a mixed use ordinance. Council Member Bailey asked if the City
428 has other mechanisms that can be used in the interim until a mixed use ordinance can be finally
429 considered.

430

431

432 **4. PUBLIC COMMENTS**

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434 Steve Rasmussen applauded the Council and Planning Commission for proactively planning for
435 the future of the City, however, he noted he worries about certain things fitting together. He
436 acknowledged that commercial development is needed to fund the City without the need to
437 dramatically increase property taxes, but he has a serious concern about mixed use developments
438 and high density housing throughout the City. He stated he moved to North Ogden 44 years ago
439 for two reasons: it was more rural than residential and the traffic was not horrible. He stated
440 traffic has gotten worse in North Ogden over the years and he is worried about the amount of
441 traffic that commercial developments will create in the City. He stated Smith's has already
442 created traffic problems on Washington Boulevard and it could be up to 10 years before those
443 problems are addressed. He stated that 2600 North needs attention as does Monroe Boulevard
444 and that may not happen for 15 to 20 years. He stated any plan for mixed use or increased
445 commercial development should be coupled with a plan to get traffic in and out of the City. He
446 stated touch decisions will need to be made, but they are necessary. He stated he does not shop
447 in Riverdale anymore because of the horrible traffic there and there are many residents that
448 would go out of their way to shop in other cities to avoid traffic.

449

450 Mayor Taylor stated there are different ways to address traffic issues; one option is to implement
451 a traffic impact fee or utility fee to generate more revenue to accelerate needed transportation
452 funding revenue generation.

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458 **5. COUNCIL/MAYOR/STAFF COMMENTS**

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460 Council Member Urry stated he has had a couple of phone calls from residents regarding
461 pending subdivisions in the City. He indicated Ray Ward is trenching and piping along the north
462 side of his property and he asked if he has received approval for his development. Mr. Scott
463 answered no and stated that if Mr. Ward is doing any work he is doing so at his own risk.

464 Council Member Urry stated there is a subdivision north of Ray Ward's property and he asked if
465 it will have a road with access onto Fruitland Drive. Mr. Scott answered no and stated that the
466 road will travel north to 2100 North at approximately 840 East. He stated Ray Ward's property
467 will have access onto Fruitland Drive at the south end of his development. Council Member
468 Urry stated that is a very dangerous area and he would not recommend traffic entering Fruitland
469 Drive at that point. This led to a brief discussion regarding road configuration in the area that
470 Council Member Urry was referencing, with Mr. Scott stating staff and the Planning
471 Commission will closely examine applications for development of the property with traffic
472 issues in mind.

473

474 Council Member Urry stated he thinks the new speed signs in the City with flashing light are a
475 good addition to the City and they may help to address speeding problems in the City.

476

477 Mayor Taylor reported the National Day of Prayer will be May 6, 2015 at 7:00 p.m. and the City
478 Council has been invited to attend a local meeting where Attorney General Sean Reyes will
479 address the audience. He then asked if the Council could reschedule the site visit to Oaklawn
480 Park on April 28, to which the Council answered yes. He then provided a report regarding
481 implementation of the newly adopted home based business ordinance and indicated staff has
482 discovered four businesses that were not garage based businesses, but do operate the type of
483 business that is now prohibited as a home based business. He stated they were not notified of the
484 public hearings that were held when there was a focus on garage based businesses. The Council
485 discussed the issue with a focus on whether the businesses should now be disallowed in the City
486 or if more discussion regarding the issue is necessary. The Council concluded to have more
487 discussions after receiving more detailed information from staff and Mayor Taylor.

488

489 Council Member Satterthwaite asked if the wells on the Public Works Facility site have been
490 capped. Mayor Taylor answered no, but stated work should commence tomorrow. Council
491 Member Satterthwaite also reported that he will be discussing with the County Commission the
492 library project at their next meeting.

493

494 Mayor Taylor asked if the City Council is still supportive of proceeding with the trail on the
495 south side of Pleasant View Drive rather than sidewalk on the north side. The Council reached
496 consensus to proceed with construction of a trail on the south side of Pleasant View Drive.

497

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499 **6. ADJOURNMENT**

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502 **Council Member Stoker motioned to adjourn. Council Member Satterthwaite seconded**
503 **the motion.**

504 **Voting on the motion:**
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506 **Council Member Bailey** aye
507 **Council Member Satterthwaite** aye
508 **Council Member Stoker** aye
509 **Council Member Swanson** aye
510 **Council Member Urry** aye

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512 **The motion passed unanimously.**
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515 **The meeting adjourned at 10:28 p.m.**
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519 _____
520 Brent Taylor, Mayor

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523 _____
524 S. Annette Spendlove, MMC
525 City Recorder

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527 _____
528 Date Approved

NOT APPROVED