

Pleasant View City Council

Meeting Agenda

Tuesday, October 8, 2024

6:00 p.m.

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- 6:00 P.M. **1. Introduction.**
- Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought: (*Councilmember Phil Nelsen*)
 - Declaration of Conflicts of Interest
 - Public Comments/Questions for the Mayor & Council (limited to 3 minutes)
- 6:05 P.M. **2. Consent Items.**
- Bills of Pleasant View City
 - Minutes of June 11, 2024, and September 10, 2024 (2 sets and closed)
- 6:10 P.M. **3. Farr West Industrial Subdivision Plat.** Discussion and possible consideration to approve a preliminary subdivision plat for the Farr West Industrial subdivision located at approximately 1900 West and 2800 North.
- 6:15 P.M. **4. Deer Crest Subdivision Phase 5 – Final Acceptance.** Discussion and possible consideration for final acceptance of the improvements completed for Deer Crest Subdivision Phase 5.
- 6:20 P.M. **5. Interlocal Agreement with Farr West City.** Discussion and possible consideration to approve an interlocal agreement with Farr West City to establish terms for the construction and use of shared grant funding for the new roadway project beginning at 2700 North and 1740 West and extending to approximately 2740 West.
- 6:25 P.M. **6. Public Hearing – Compensation.** Discussion and possible consideration to approve amended Compensation Increases for Executive Municipal Officers in coordination with approved inflationary adjustments, Ordinance 2024-19 (*Presenter: Amy Mabey*)
- 6:30 P.M. **7. Consolidated Fee Schedule.** Discussion and possible action to amend the Consolidated Fee Schedule by adding additional land use types to the Transportation Impact Fees, Resolution 2024-V. (*Presenter: Amy Mabey*)
- 6:40 P.M. **8. Appointments.**
- Discussion and possible action to appoint Tammy Eveson as the Records Officer for Planning and Zoning.
 - Discussion and possible action to appoint Aleisha Cruz as the Records Officer for the Police Department.
- 6:50 P.M. **9. Other Business.**
- 7:00 P.M. **10. Closed Meeting.** Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).
- 11. Adjournment.**

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, October 8, 2024, commencing at 6:00 PM.

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.

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

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-13120 DEVELOPMENT RECEIVABLES					
WEBER BASIN WATER C	0078242	EKB 2700 N 4 INV WATER MAIN BAC T	09/05/2024	48.00	48.00
Total 10-13120 DEVELOPMENT RECEIVABLES:				48.00	48.00
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERN	1615682	WORKERS COMP	09/05/2024	2,837.15	2,837.15
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				2,837.15	2,837.15
10-22500 INSURANCE PAYABLE					
AFLAC	342275	SUPPLEMENTAL INSURANCE	09/11/2024	126.22	126.22
HEALTH EQUITY INC.	5Z5KNV5	HSA DEPOSIT FEES	09/01/2024	8.40	8.40
PEHP-LTD	091624	LTD PAYMENT	08/25/2024	441.86	441.86
PEHP-LTD	091624A	LTD PAYMENT	08/11/2024	433.19	433.19
PEHP-LTD	092624	LTD COVERAGE	09/21/2024	415.97	415.97
PUBLIC EMPLOYEES HE	070124-A	INSUR OVERPAYMENT	07/01/2024	870.20	870.20
PUBLIC EMPLOYEES HE	080124	AUG INSUR	08/31/2024	44,841.57	44,841.57
WASHINGTON NATIONAL	P2461781	INSURANCE - SUPPLEMENTAL	09/01/2024	86.65	86.65
Total 10-22500 INSURANCE PAYABLE:				45,483.66	45,483.66
10-35-100 COURT FINES					
UTAH STATE TREASURE	091224	90% SURCHARGE	08/31/2024	1,439.86	1,439.86
UTAH STATE TREASURE	091224	35% SURCHARGE	08/31/2024	1,976.02	1,976.02
UTAH STATE TREASURE	091224	80% OF \$32 COURT SECURITY SURCHARGE	08/31/2024	2,121.89	2,121.89
UTAH STATE TREASURE	091224	COURT SECURITY ACCOUNT	08/31/2024	2,319.70	2,319.70
UTAH STATE TREASURE	091224	DEFERRED PROSECUTION ADMINISTRATIVE FEE	08/31/2024	5.00	5.00
Total 10-35-100 COURT FINES:				7,862.47	7,862.47
10-36-900 MISC/SUNDRY REVENUE					
RICH GALLEGOS, ATTOR	123631	PUBLIC DEFENDER FEES	08/13/2024	200.00	200.00
RICH GALLEGOS, ATTOR	123634	PUBLIC DEFENDER FEES	09/03/2024	1,000.00	1,000.00
Total 10-36-900 MISC/SUNDRY REVENUE:				1,200.00	1,200.00
10-41-220 PUBLIC NOTICES					
STANDARD-EXAMINER	080514	TNT NOTICES	08/31/2024	830.00	830.00
WATKINS PRINTING	74880	STOCK	09/09/2024	628.60	628.60
WATKINS PRINTING	74903	JULY UTIL BILL/NEWSLETTER	09/17/2024	872.14	872.14
WATKINS PRINTING	74904	AUG NEWSLETTER	09/17/2024	709.25	709.25
WATKINS PRINTING	75168	AUG UTIL BILL/NEWSLETTER	09/17/2024	871.56	871.56
WATKINS PRINTING	75169	SEPT NEWSLETTER	09/17/2024	730.83	730.83
Total 10-41-220 PUBLIC NOTICES:				4,642.38	4,642.38
10-42-310 PROFESSIONAL & TECHNICAL					
GAGE ARNOLD	AUG24	MONTHLY ATTORNEY SERVICE	08/29/2024	1,675.00	1,675.00
GAGE ARNOLD	SEPT24	MONTHLY ATTORNEY SERVICE	09/24/2024	1,675.00	1,675.00
Total 10-42-310 PROFESSIONAL & TECHNICAL:				3,350.00	3,350.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-47-240 OFFICE SUPPLIES AND EXPENSE					
OGDEN STAMP COMPAN	3640	NOTARY STAMP -DM	08/25/2024	49.66	49.66
Total 10-47-240 OFFICE SUPPLIES AND EXPENSE:				49.66	49.66
10-49-300 ENGINEER					
JONES & ASSOCIATES	22336	GEN INFO RELATED TO POTENTIAL DEV	07/31/2024	707.75	707.75
JONES & ASSOCIATES	22336	ADEQUATE PUBLIC FACILITIES ORDINANCE	07/31/2024	298.00	298.00
Total 10-49-300 ENGINEER:				1,005.75	1,005.75
10-49-310 ATTORNEY					
HELGESEN, HOUTZ & JO	083124	ATTORNEY'S FEES	08/31/2024	615.00	615.00
Total 10-49-310 ATTORNEY:				615.00	615.00
10-49-510 INSURANCE AND SURETY BONDS					
UTAH LOCAL GOVERN	1615681	PROPERTY INSURANCE	09/05/2024	14.84	14.84
Total 10-49-510 INSURANCE AND SURETY BONDS:				14.84	14.84
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
A-1 PIONEER MOVING A	091624	MOVE FILES	08/29/2024	192.00	192.00
PEPSI OF OGDEN	7199648847	SYRUP	08/20/2024	279.60	279.60
PEPSI OF OGDEN	7199648848	CO2	08/20/2024	10.00	10.00
STRIVE WORKPLACE SO	WO-181154-1	OFFICE SUPPLIES	09/24/2024	126.91	126.91
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				588.51	588.51
10-50-270 UTILITIES					
ROCKY MOUNTAIN POW	091224A	CITY OFFICE 48448856-007 5	08/20/2024	779.73	779.73
ROCKY MOUNTAIN POW	091224C	CERT 4844856-009 1	08/20/2024	84.34	84.34
Total 10-50-270 UTILITIES:				864.07	864.07
10-50-280 TELEPHONE					
CENTURY LINK	704308097	INTERNET	09/04/2024	328.16	328.16
Teligent IP	0000072447	PHONES	09/15/2024	828.33	828.33
Total 10-50-280 TELEPHONE:				1,156.49	1,156.49
10-50-620 CONTRACTUAL SERVICES					
CASELLE	135115	CONTRACT SUPPORT & MAINTENANCE	09/01/2024	866.73	866.73
LES OLSON CO.	EA1451495	COPIER (OLD) CONTRACT	09/09/2024	887.50	887.50
TECSERV, INC.	16418	MONTHLY NETWORK SERVICES-OFFICE & POLICE	09/01/2024	2,417.57	2,417.57
TECSERV, INC.	16453	MONTHLY NETWORK SERVICES-OFFICE & POLICE	09/05/2024	25.13	25.13
Total 10-50-620 CONTRACTUAL SERVICES:				4,196.93	4,196.93
10-51-250 EQUIP/SUPPLIES/MAINTENANCE					
STRIVE WORKPLACE SO	WO-179885-1	BINDERS/PENS	09/09/2024	12.15	12.15
STRIVE WORKPLACE SO	WO-279930-1	SHOP MAP BOOKS	09/09/2024	14.85	14.85
Total 10-51-250 EQUIP/SUPPLIES/MAINTENANCE:				27.00	27.00
10-51-270 UTILITIES					
ROCKY MOUNTAIN POW	092724A	SHOP	08/20/2024	839.04	839.04

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-51-270 UTILITIES:				839.04	839.04
10-51-280 TELEPHONE					
VERIZON WIRELESS	9973252812	ON CALL/PW DIRECTOR	09/06/2024	127.37	127.37
Total 10-51-280 TELEPHONE:				127.37	127.37
10-53-240 OFFICE SUPPLIES AND EXPENSE					
OGDEN STAMP COMPAN	3683	NAME PLATES TE JM	09/17/2024	23.80	23.80
Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:				23.80	23.80
10-54-250 SUPPLIES/MAINTENANCE					
ARTISTIC CUSTOM BAD	3059	OFFICER BADGE	09/16/2024	90.00	90.00
Total 10-54-250 SUPPLIES/MAINTENANCE:				90.00	90.00
10-54-251 VEHICLE:FUEL					
FUEL NETWORK	F2502E00945	POLICE FUEL	09/04/2024	4,150.60	4,150.60
Total 10-54-251 VEHICLE:FUEL:				4,150.60	4,150.60
10-54-252 VEHICLE: EQUIPMENT					
VEHICLE LIGHTING SOL	15383	PD VEHICLE LIGHTING	09/12/2024	3,475.08	3,475.08
Total 10-54-252 VEHICLE: EQUIPMENT:				3,475.08	3,475.08
10-54-253 VEHICLE: MAINTENANCE					
NELSON TIRE LLC	215793	JULIE TRUCK OIL CHANGE	09/17/2024	85.75	85.75
VALLEY GLASS CORPOR	W24069588	PD TRUCK WINDSHIELD	09/12/2024	660.00	660.00
VALLEY GLASS CORPOR	W24069590	PD TRUCK WINDSHIELD	09/12/2024	290.00	290.00
Total 10-54-253 VEHICLE: MAINTENANCE:				1,035.75	1,035.75
10-54-280 COMMUNICATION SERVICES					
VERIZON WIRELESS	9972861101	PD COMPUTER JETPACKS	08/02/2024	1,120.34	1,120.34
Total 10-54-280 COMMUNICATION SERVICES:				1,120.34	1,120.34
10-54-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORK	OG3543884	DRUG TEST KRISTIN CASPER	09/01/2024	54.00	54.00
INTERMOUNTAIN WORK	OG3543884	DRUG TEST MADISEN FENTON	09/01/2024	54.00	54.00
INTERMOUNTAIN WORK	OG3543884	DRUG TEST ALESHIA CRUZ	09/01/2024	54.00	54.00
T-MOBILE	9576560977	PHONE PINGS FOR INVESTIGATIONS	08/13/2024	115.00	115.00
T-MOBILE	9576560978	PHONE PINGS FOR INVESTIGATIONS	08/13/2024	115.00	115.00
T-MOBILE	9576560979	PHONE PINGS FOR INVESTIGATIONS	08/13/2024	115.00	115.00
Total 10-54-310 PROFESSIONAL/TECHNICAL SERVICE:				507.00	507.00
10-58-310 PROFESSIONAL & TECHNICAL					
BEACON CODE CONSUL	06042390	BUILDING INSPECTION SERVICES	08/01/2024	12,390.00	12,390.00
Total 10-58-310 PROFESSIONAL & TECHNICAL:				12,390.00	12,390.00
10-60-253 VEHICLE: MAINTENANCE					
BLUE CREEK COMMUNI	1144862	DT #2 RADIO + INSTALL	08/11/2024	665.00	665.00
COMMERCIAL TIRE	23-141689	KABUTA TRACTOR TIRE REPAIR	08/21/2024	61.60	61.60

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-60-253 VEHICLE: MAINTENANCE:				726.60	726.60
10-60-270 UTILITIES					
ROCKY MOUNTAIN POW	091624	STREET LIGHTS 44193346-002 0	09/16/2024	68.65	68.65
Total 10-60-270 UTILITIES:				68.65	68.65
10-60-280 TELEPHONE					
VERIZON WIRELESS	9973252812	INSPECTOR PHONE/TABLET	09/06/2024	28.72	28.72
VERIZON WIRELESS	9973252812	STREET STORM PHONE/TABLET	09/06/2024	52.89	52.89
Total 10-60-280 TELEPHONE:				81.61	81.61
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORK	OG3543884	DRUG TEST LUCAS RAMAGE	09/01/2024	54.00	54.00
INTERMOUNTAIN WORK	OG3543884	DRUG TEST ADAM STUART	09/01/2024	54.00	54.00
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				108.00	108.00
10-60-470 STREET SUPPLIES/MATERIALS					
ALL STAR STRIPING	6195	SCHOOL CROSSWALKS	08/26/2024	27,361.25	27,361.25
GRANITE CONSTRUCTIO	2796328	10.250 TON COLD PATCH	09/06/2024	1,947.50	1,947.50
INTERSTATE COMPANIE	054699	35 MPH/STREET	09/17/2024	131.90	131.90
INTERWEST SUPPLY CO.	IN0114378	SNOW PLOW BLADES	08/27/2024	9,896.39	9,896.39
Total 10-60-470 STREET SUPPLIES/MATERIALS:				39,337.04	39,337.04
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
GREENSOURCE	23934	SEED AND FERTILIZER FOR PARKS	09/13/2024	6,836.00	6,836.00
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				6,836.00	6,836.00
10-70-270 UTILITIES					
BONA VISTA WATER DIST	091524	MULTI-SPORTS PARK	08/23/2024	95.75	95.75
ROCKY MOUNTAIN POW	091224A	PARK SITES 48448856-007 5	08/20/2024	696.73	696.73
ROCKY MOUNTAIN POW	091224B	STREET LIGHTS 48448856-010 9	08/20/2024	1,466.91	1,466.91
Total 10-70-270 UTILITIES:				2,259.39	2,259.39
41-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
WEBER COUNTY	56298	GOLDEN SPIKE STORM WATER COALITION ANNUAL	09/01/2024	2,800.00	2,800.00
Total 41-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				2,800.00	2,800.00
41-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	74880	STOCK	09/09/2024	125.72	125.72
WATKINS PRINTING	74903	JULY UTIL BILL/NEWSLETTER	09/17/2024	174.43	174.43
WATKINS PRINTING	75168	AUG UTIL BILL/NEWSLETTER	09/17/2024	174.31	174.31
Total 41-40-240 OFFICE SUPPLIES AND EXPENSE:				474.46	474.46
41-40-250 EQUIP/SUPPLIES/MAINTENANCE					
VAL KOTTER & SONS, IN	CT-6178	MULTI SPORTS SD XING CLEANING	08/21/2024	925.00	925.00
VAL KOTTER & SONS, IN	CT-6190	VAC/JET	09/16/2024	800.00	800.00
Total 41-40-250 EQUIP/SUPPLIES/MAINTENANCE:				1,725.00	1,725.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
41-40-253 VEHICLE: MAINTENANCE					
YOUNG AUTOMOTIVE G	99991	PT #8 ENGINE REPAIR	08/28/2024	4,853.91	4,853.91
Total 41-40-253 VEHICLE: MAINTENANCE:				4,853.91	4,853.91
41-40-280 TELEPHONE					
VERIZON WIRELESS	9973252812	INSPECTOR PHONE/TABLET	09/06/2024	28.71	28.71
VERIZON WIRELESS	9973252812	STREET STORM PHONE/TABLET	09/06/2024	52.88	52.88
Total 41-40-280 TELEPHONE:				81.59	81.59
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	135115	CONTRACT SUPPORT & MAINTENANCE	09/01/2024	14.06	14.06
TECSERV, INC.	16418	MONTHLY NETWORK SERVICES-SS	09/01/2024	297.69	297.69
TECSERV, INC.	16453	MONTHLY NETWORK SERVICES-SS	09/05/2024	3.09	3.09
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				314.84	314.84
41-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202402393	238 STAKES	08/31/2024	69.92	69.92
Total 41-40-610 MISCELLANEOUS SUPPLIES:				69.92	69.92
41-46-310 PROFESSIONAL & TECHNICAL					
HANSEN & ASSOCIATES,	24-1180	DECANT	09/06/2024	697.06	697.06
HANSEN & ASSOCIATES,	24-1182	800W SD TOPO	09/06/2024	1,200.00	1,200.00
Total 41-46-310 PROFESSIONAL & TECHNICAL:				1,897.06	1,897.06
41-46-730 IMPROVEMENTS - CONSTRUCTION					
LAMAR A MABEY & ASSO	092024	DECANT SEWER	09/20/2024	5,075.00	5,075.00
Total 41-46-730 IMPROVEMENTS - CONSTRUCTION:				5,075.00	5,075.00
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
DELL MARKETING L.P.	PVCADMIN830	2 COMPUTERS (BS & LH), DOCKING (HG), KEYBOARD (TE)	09/04/2024	2,580.65	2,580.65
LES OLSON CO.	EQ651155	NEW COPIER- OFFICE	09/16/2024	8,517.20	8,517.20
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				11,097.85	11,097.85
43-40-750 LEASE					
THE BANCORP	656087	PD VEHICLE LEASE	09/10/2024	45,729.88	45,729.88
Total 43-40-750 LEASE:				45,729.88	45,729.88
45-46-240 OFFICE SUPPLIES AND EXPENSE					
CASELLE	135115	CONTRACT SUPPORT & MAINTENANCE	09/01/2024	14.03	14.03
WATKINS PRINTING	74880	STOCK	09/09/2024	125.72	125.72
WATKINS PRINTING	74903	JULY UTIL BILL/NEWSLETTER	09/17/2024	174.42	174.42
WATKINS PRINTING	75168	AUG UTIL BILL/NEWSLETTER	09/17/2024	174.31	174.31
Total 45-46-240 OFFICE SUPPLIES AND EXPENSE:				488.48	488.48
45-46-310 PROFESSIONAL & TECHNICAL					
CRS CONSULTING ENGI	36052	SKYLINE DR CONSULTING	09/04/2024	4,916.25	4,916.25
Total 45-46-310 PROFESSIONAL & TECHNICAL:				4,916.25	4,916.25

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
45-46-730 IMPROVEMENTS-CONTRUCTION					
LaRose Paving Inc	6007	900 W 3550 N PATCHES	08/14/2024	3,600.00	3,600.00
LaRose Paving Inc	6017	CUL DE SACK PREP FOR OVERLAY	07/23/2024	2,780.00	2,780.00
LaRose Paving Inc	6019	4300 PATCHES	09/11/2024	1,980.00	1,980.00
POST ASPHALT PAVING	092724	1100 W SAFE ROUTES	08/28/2024	58,885.10	58,885.10
Total 45-46-730 IMPROVEMENTS-CONTRUCTION:				67,245.10	67,245.10
51-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	74880	STOCK	09/09/2024	125.73	125.73
WATKINS PRINTING	74903	JULY UTIL BILL/NEWSLETTER	09/17/2024	174.43	174.43
WATKINS PRINTING	75168	AUG UTIL BILL/NEWSLETTER	09/17/2024	174.31	174.31
Total 51-40-240 OFFICE SUPPLIES AND EXPENSE:				474.47	474.47
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
AIRGAS	9151886579	GAS DETECTOR REPAIR	07/18/2024	182.31	182.31
CORE & MAIN LP	V623000	HYDRANT REPAIR PARTS	09/12/2024	404.75	404.75
LaRose Paving Inc	6019	WATER LEAK PATCHES	09/11/2024	1,300.00	1,300.00
MOUNTAINLAND SUPPLY	S106173434.0	GAS DETECTOR REPAIR	07/12/2024	229.95	229.95
MOUNTAINLAND SUPPLY	S106293904.0	BLUE WATER MARKING PAINT	07/12/2024	73.24	73.24
SMITH & EDWARDS CO.	288034	828 W 4050 N SERVICE LEAK SUPPLIES	08/27/2024	18.91	18.91
THATCHER COMPANY	202410001142	150 LBS CHLORINE	09/17/2024	1,446.75	1,446.75
THATCHER COMPANY	202410009018	CYLINDER RETURN	09/19/2024	350.00-	350.00-
THATCHER COMPANY	202410011322	150 LBS CHLORINE	08/30/2024	1,446.75	1,446.75
THATCHER COMPANY	202410090179	CYLINDER RETURN	08/30/2024	350.00-	350.00-
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				4,402.66	4,402.66
51-40-270 UTILITIES					
DOMINION ENERGY	090524	PVBS GEN SET 9943289080	09/05/2024	21.49	21.49
ROCKY MOUNTAIN POW	091224	WATER SITES 48448856-008 3	08/27/2024	920.39	920.39
Total 51-40-270 UTILITIES:				941.88	941.88
51-40-280 TELEPHONE					
VERIZON WIRELESS	9973252812	UTILITIES TABLET	09/06/2024	9.11	9.11
VERIZON WIRELESS	9973252812	INSPECTOR PHONE/TABLET	09/06/2024	28.72	28.72
Total 51-40-280 TELEPHONE:				37.83	37.83
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
BADGER METER	80169212	1291 UNITS AUTO READ	08/29/2024	1,148.99	1,148.99
CASELLE	135115	CONTRACT SUPPORT & MAINTENANCE	09/01/2024	14.06	14.06
TECSERV, INC.	16418	MONTHLY NETWORK SERVICES-WATER	09/01/2024	297.68	297.68
TECSERV, INC.	16453	MONTHLY NETWORK SERVICES-WATER	09/05/2024	3.10	3.10
WEBER BASIN WATER C	0078242	9 ROUTINE BAC T	09/05/2024	108.00	108.00
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				1,571.83	1,571.83
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202402393	238 STAKES	08/31/2024	69.91	69.91
Total 51-40-610 MISCELLANEOUS SUPPLIES:				69.91	69.91
51-46-310 PROFESSIONAL & TECHNICAL					
HANSEN & ASSOCIATES,	24-1062	500W TANK SURVEY	09/09/2024	1,500.00	1,500.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 51-46-310 PROFESSIONAL & TECHNICAL:				1,500.00	1,500.00
51-46-730 IMPROVEMENTS-CONSTRUCTION					
HYDRO SPECIALTIES CO	28662	AUTO READ METER UPDATE CC APROVAL	08/21/2024	49,950.72	49,950.72
Total 51-46-730 IMPROVEMENTS-CONSTRUCTION:				49,950.72	49,950.72
51-46-740 CAPITAL OUTLAY/EQUIPMENT					
CORE & MAIN LP	3762786	SHORING	09/17/2024	11,257.66	11,257.66
Total 51-46-740 CAPITAL OUTLAY/EQUIPMENT:				11,257.66	11,257.66
53-40-100 CENTRAL WEBER SEWER DISTRICT					
CENTRAL WEBER SEWE	2328264	TREATMENT	08/16/2024	201,707.00	201,707.00
CENTRAL WEBER SEWE	2328279	PRE-TREATMENT FEES	08/20/2024	15,014.00	15,014.00
Total 53-40-100 CENTRAL WEBER SEWER DISTRICT:				216,721.00	216,721.00
53-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	74880	STOCK	09/09/2024	125.72	125.72
WATKINS PRINTING	74903	JULY UTIL BILL/NEWSLETTER	09/17/2024	174.43	174.43
WATKINS PRINTING	75168	AUG UTIL BILL/NEWSLETTER	09/17/2024	174.31	174.31
Total 53-40-240 OFFICE SUPPLIES AND EXPENSE:				474.46	474.46
53-40-250 EQUIP/SUPPLIES/MAINTENANCE					
MOUNTAINLAND SUPPLY	S106173434.0	GAS DETECTOR REPAIR	07/12/2024	229.95	229.95
Total 53-40-250 EQUIP/SUPPLIES/MAINTENANCE:				229.95	229.95
53-40-280 TELEPHONE					
VERIZON WIRELESS	9973252812	UTILITIES TABLET	09/06/2024	9.10	9.10
VERIZON WIRELESS	9973252812	INSPECTOR PHONE/TABLET	09/06/2024	28.72	28.72
Total 53-40-280 TELEPHONE:				37.82	37.82
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	135115	CONTRACT SUPPORT & MAINTENANCE	09/01/2024	14.06	14.06
TECSERV, INC.	16418	MONTHLY NETWORK SERVICES-SEWER	09/01/2024	297.69	297.69
TECSERV, INC.	16453	MONTHLY NETWORK SERVICES-SEWER	09/05/2024	3.09	3.09
Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:				314.84	314.84
53-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202402393	238 STAKES	08/31/2024	69.92	69.92
Total 53-40-610 MISCELLANEOUS SUPPLIES:				69.92	69.92
55-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	74880	STOCK	09/09/2024	125.72	125.72
WATKINS PRINTING	74903	JULY UTIL BILL/NEWSLETTER	09/17/2024	174.42	174.42
WATKINS PRINTING	75168	AUG UTIL BILL/NEWSLETTER	09/17/2024	174.31	174.31
Total 55-40-240 OFFICE SUPPLIES AND EXPENSE:				474.45	474.45
55-40-280 TELEPHONE					
VERIZON WIRELESS	9973252812	UTILITIES TABLET	09/06/2024	9.11	9.11

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 55-40-280 TELEPHONE:				9.11	9.11
55-40-310 PROFESSIONAL AND TECH SERV					
CASELLE	135115	CONTRACT SUPPORT & MAINTENANCE	09/01/2024	14.06	14.06
TECSERV, INC.	16418	MONTHLY NETWORK SERVICES-GARB	09/01/2024	297.69	297.69
TECSERV, INC.	16453	MONTHLY NETWORK SERVICES-GARB	09/05/2024	3.09	3.09
Total 55-40-310 PROFESSIONAL AND TECH SERV:				314.84	314.84
55-40-500 COLLECTION-GARBAGE					
REPUBLIC SERVICES #4	0493-0008106	DUMPSTERS	08/26/2024	503.19	503.19
REPUBLIC SERVICES #4	0493-00081148	2394 UNITS 916 X UNITS	08/31/2024	19,270.58	19,270.58
Total 55-40-500 COLLECTION-GARBAGE:				19,773.77	19,773.77
55-40-501 COLLECTION-RECYCLING					
REPUBLIC SERVICES #4	0493-00081148	2389 UNITS 46 X UNITS	08/31/2024	13,095.15	13,095.15
Total 55-40-501 COLLECTION-RECYCLING:				13,095.15	13,095.15
55-40-510 DISPOSAL-GARBAGE					
WEBER COUNTY TRANS	090324	358.21 TON	08/31/2024	17,820.50	17,820.50
Total 55-40-510 DISPOSAL-GARBAGE:				17,820.50	17,820.50
Grand Totals:				633,430.29	633,430.29

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

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

June 11, 2024

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

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen
Sara Urry

STAFF:

Amy Mabey	Julie Rivera
Laurie Hellstrom	Brandon Bell
Ryon Hadley	Braxton Lucas
Tyson Jackson	Anthony Bersamin
Brady Benson	Stetson Talbot
Rob Done	Paul Smith

VISITORS:

Jeanne Woodfield	Larry Wadman
Marie Wadman	Kathy Anderson
Alec Rindlisbacher	Jerry Burns
Brigham Rindlisbacher	Jaisey Rindlisbacher
Angela Wadman	Elaine Pitcher
Paul Pitcher	LaDawn Cox
Robert Cox	Ralph Dunkley
Tammy Baird	

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought
(Councilmember Steve Gibson).

b. Declaration of Conflicts of Interest

None given.

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

None given.

2. Founders Day Honorees. Introduction and presentation of the 2024 Founders Day Honorees. (Bike Parade Leader. Recognition of Alec Rindlisbacher and Grand Marshals. Recognition of Larry and Maree Ellis Wadman).

CM Marriott presented the Parade Leader and Grand Marshals for the 2024 Founders Day.

3. Vacate Easement. Public Hearing to consider vacating a municipal utility easement on along Lot 7 and the storm drainage easement area to the south of Lot 7, on the Peak View Plaza PUD subdivision plat located at approximately 2650 North 400 West. (Presenter: Brandon Bell)

Brandon Bell: this is an exiting subdivision plat in Peakview. The city needs to determine if they want to release a Municipal Utility Easement on parcel #17-453-0007. The city is under no obligation to do so. A portion of the easement is under a building. An ordinance needs to be adopted if it is released. Parcel A is the detention basin. No staff concerns except to protect the city's water meter area.

Motion was made by CM Gibson to go into a public hearing to consider vacating a municipal utility easement on along Lot 7 and the storm drainage easement area to the south of Lot 7, on the Peak View Plaza PUD subdivision plat located at approximately 2650 North 400 West. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Mayor Call asked for comments from the public. None were given.

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

CM Gibson: were these easement arbitrarily put in? Brandon Bell: PUE's are but MUE are not. I don't know why this one was put there. CM Gibson: is the water line and meter stubbed in? Tyson Jackson: they are stubbed into the sites. CM Gibson: is that easement still there? Brandon Bell: the detention basin stays in place. Mayor Call: they are trying to get a functional basin. CM Marriott: why vacate? Mayor Call: to fit the size of the building. Tyson Jackson: there are no anticipated services back there. CM Gibson: put in as a place holder.

Motion was made by CM Marriott to vacate a municipal utility easement along Lot 7 and the storm drainage easement area to the south of Lot 7, on the Peak View Plaza PUD except for the north and southwest side, Ordinance 2024-14. 2nd by CM Gibson. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

4. Bid for Pleasant View Park Parking and Pickleball Project Court Excavation. Consideration to award a project bid for expanded parking at Pleasant View Park and excavation and grading for pickleball courts in the amount of \$523,331.06. (Presenters: Council Member Ann Arrington and Amy Mabey)

CM Arrington gave a presentation (attached). I put together a Timeline so you can see how the project has progressed. We started in 2020 with some community feedback that showed a strong interest in the project. We initially looked at a site, but that land was too expensive to buy. We decided to shift our focus and went west instead, taking over the spot that was previously used for a softball diamond. We knew this would disrupt some other recreational activities, but we felt that the demand for pickleball justified the move. In 2021, a committee was formed in the city, and we also established a nonprofit association for fundraising. Sarah and I took a field trip to Farmington to see their pickleball courts and get some ideas for our own project. By November of that year, we had a joint agreement with the City and the Association to move forward, with the city council approving \$35,000 for engineering costs. In 2022, we applied for a RAMP grant and were awarded \$315,000. We held our first annual Founders Day tournament as part of our fundraising efforts. The fundraising continued thanks to the PBPA and generous donors in our community. However, we faced an issue with rising concrete costs which pushed us to request more funding from RAMP. In 2023, we applied for an additional grant of \$477,000, which was awarded. Our second annual Founders Day tournament was a success, and fundraising continued with the support of the PBPA and the city. In 2023, we removed the backstop from the old softball diamond and had our groundbreaking on September 16th. We opened bids for the courts, including an option for soil stabilization. Due to the high cost, we decided to forego that option and reconfigure the project. We awarded the bid for the parking to EK Bailey, who advised us to complete the parking before installing the courts due to the need

for staging. We applied for another RAMP grant and received \$197,000, with the city council matching it with an additional \$200,000 for the parking project. This funding covers not only the parking but improvements for the entire park. Engineering was completed for the parking area, and during excavation, we decided to also include infrastructure for future court expansion. The bid for parking and stabilization opened on May 20th. Tonight, we are considering awarding the parking and excavation work to EK Bailey. We reviewed the budgetary numbers to ensure we are on track. Pleasant View City has donated land valued at \$200,000. RAMP has contributed significantly, and the PBPA has been a major donor. Total project funding is around \$1.3 million. The parking lot portion is covered by RAMP and city donations, totaling \$397,000 against a cost of \$395,000. The remaining budget balance is \$615,000. However, we have received an engineer's estimate that the costs for the courts, including lighting and fencing, could be around \$1.2 million. This estimate seemed high, so we compared it with recent projects in other cities. Based on these comparisons, the estimated cost of \$65,000 per court seems reasonable. If we proceed with this estimate, the total would be approximately \$585,000, leaving us with some budget flexibility. However, our project will include additional elements such as a retention wall and concrete stairs, which may increase costs. Before finalizing the project, we need to go out for an RFP to determine the actual costs. The RFP will allow us to see if we need to scale back or make adjustments. We should also verify with RAMP to ensure compliance with grant requirements, as any unspent funds may need to be returned. CM Gibson: we've already awarded the first phase, but that's since expired. That's no longer on the table. All we're doing is putting a slab out there of dirt. I don't know why we need to have steps; it's pretty flat. Just get it down to a level. Amy Mabey: one really quick note on the parking. Obviously, there are two different grants at play here. Because we don't know what the bid is going to come back for the courts, I don't know if there would be if the council's agreeable to looking at not proceeding with the grading for the courts and dipping into the ramp or the PVPA funds until we get that other bid back. We have about 30 days left to respond to EK Bailey on that, on the parking lot expansion and the grading for the courts. It's typically a three to four-week process. We don't have enough money yet. If we're committed, we're gambling with that money. CM Arrington: based on these numbers from other communities, I don't have a ton of heartburn to dip into the RAMP funds. CM Urry: I'm worried we're going to end up with a Multi-Sports Park. CM Marriott: I'm not comfortable spending \$400,000 on a parking lot without Pickle ball courts. Mayor Call: we need to reconsider scaling down the project or adjusting it for more money. I don't think the answer is to throw out the plan.

Motion was made by CM Arrington to award the project bid for expanded parking at Pleasant View Park and excavation and grading for pickleball courts in the amount of \$523,331.06 to EK Bailey contingent on change orders. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

5. Budget Workshop.

Ryon Hadley: our request for another police officer was cut. We have one detective right now with 84 active cases. At the most there are 15 to 20 cases per detective. Harrisville has 2 detectives and North Ogden has 4. We have a lot of Class B & C misdemeanors in our court and others are district court. Citizens are not happy put in inactive file. CM Gibson: some are not going to get solved. Ryon Hadley: discussed the need for another officer. CM Marriott: there is an efficiency opportunity here to do things differently. I have asked for goals and how to prevent and traffic controls. This has not been vetted well enough. The council discuss the property tax proposal. CM Nelsen: we need to check into increasing sales tax by 2%.

6. Public Hearings – Budget.

a. Amend. Discussion and possible action to amend the 2023-2024 fiscal year budget, Resolution 2024-N.

Motion was made by CM Gibson to go into a public hearing to amend the 2023-2024 fiscal year budget. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Mayor Call asked for comments from the public. None were given.

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

b. Adopt. Discussion and possible action to adopt the 2024-2025 fiscal year budget, Resolution 2024-O.

Motion was made by CM Arrington to go into a public hearing to adopt the 2024-2025 fiscal year budget. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Tammy Baird: this has been educational. On 1100 W there are a lot of new homes on top and it is impacting the police and road. We are asking for help. We have clocked cars coming down at 45 MPH which is not unusual. Cars are passing on the right from those that are going slow. There are bikers on the hills. There are no stop signs between the top to the bottom. There are safety concerns pulling out of driveway. Can there be signage, paint lines or education. We need a short term and long term strategy. The impact and pressures are increasing on 1100 West. What can we do to help with safety? Sidewalks for kids will help. Mayor Call: the problem is not just on 1100 W. It is city wide. Can't do speed bumps, sign can become inefficient. Ryon Hadley: we will have the police look into it. CM Gibson: what about a tax increase? Blinking signs are not cheap. Mayor Call: part of the city responsibility is to also move traffic. CM Nelsen: you can put a sign in your yard.

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

7. Pick-up Election for Public Safety. Discussion and possible action to adopt a Resolution stating the City's participation in contributions to the Utah Retirement Systems for Public Safety, Resolution 2024-M. (Presenter: Laurie Hellstrom)

Motion was made by CM Gibson to not do the pick-up election for Public Safety, Resolution 2024-M. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

8. Membership in the Utah Retirement System. Discussion and possible action to update the qualifying membership in the Utah Retirement System, Policy 2024-3. (Presenter: Laurie Hellstrom)

Motion was made by CM Nelsen to adopt Policy 2024-3 regarding the membership in the Utah Retirement System. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

9. Other Business.

Ryon Hadley: Officer Vanbeekum will be retiring June 27th.

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

No closed meeting.

11. Adjournment: 9:15 P.M.

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

September 10, 2024

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Tyson Jackson

VISITORS:

Nanette Watson Travis Tams
Yvonne Tams

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought
(Councilmember Steve Gibson).

b. Declaration of Conflicts of Interest

None given.

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

None given.

2. Consent Items.

a. Bills of Pleasant View City

b. Minutes of August 13, 2024 (2 sets and closed) and August 27, 2024

Motion was made by CM Gibson to approve the bills of Pleasant View City and the minutes of August 13, 2024 (2 sets and closed) and August 27, 2024 with a change from CM Marriott stating 'I don't want to raise taxes'. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

3. Lomond View Elementary School. Introduction of Nanette Watson, Lomond View Elementary Principal.

Nanette Watson introduced herself as the new Lomond View Principal.

4. Zone 1 Water Transmission Line. Discussion and possible consideration to award the bid for the Zone 1 Water Transmission Line. (Presenter: Tyson Jackson)

Tyson Jackson: this is the second part of the booster station. Phase 1 is the acquisition of property. We had four bids and removed one bid. Ormond Construction was the low bidder in the amount of \$412,079.52. We have a great relationship with them.

Motion was made by CM Gibson to award the bid for the Zone 1 Water Transmission Line to Ormond Construction in the amount of \$412,079.52. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

5. Barker Family Pond Improvements Project. Discussion and possible consideration to award the bid for the Barker Family Pond Improvement Project. (Presenter: Tyson Jackson)

Tyson Jackson: this is for the pond off of 2700 N. It has a failed flow control structure. This will also gain some capacity for the water level. We have \$390k budgeted from the storm sewer fund. We might come back later and dredge but we need the control structure first. The Barker's still own the property and we own the easement for storm water functions and we maintain. Mayor Call: they are paying property taxes? Why don't they quit claim it to the city? CM Marriott: they like using it.

Motion was made by CM Arrington to award the bid for the Barker Family Pond Improvement Project to Ormond Construction in the amount of \$205,393.00. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

6. Sewer Easement Project. Discussion and possible consideration to accept the Right of Way Contract and Sanitary Sewer Easements for property ID#19-016-0085 and #19-016-0092 located at 3042 N HWY 89. (Presenter: Tyson Jackson)

Tyson Jackson: this is the second sewer easement for the decant project. It is a 20' strip along Hwy 89. It is the same agreement as the prior. We waive the connection fees, etc.

Motion was made by CM Arrington to accept the Right of Way Contract and Sanitary Sewer Easements for property ID#19-016-0085 and #19-016-0092 located at 3042 N HWY 89. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

7. Rockwell Estates. Discussion and possible consideration for acceptance and final acceptance of the Rockwell Estates subdivision. (Presenter: Amy Mabey)

Amy Mabey: this is final acceptance of Rockwell Estates subdivision. We have a recommendation from the engineering staff. With the delay in billing it needs to be subject to paying their city bill.

Motion was made by CM Gibson to grant and final acceptance of the Rockwell Estates subdivision subject to final payment. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

8. Bid Award. Discussion and possible consideration to award a pickleball project bid to EK Bailey Construction in the amount of \$687,712. (Presenter: Amy Mabey)

Amy Mabey: the funding has been allocated but this is to award the bid. It is option 3, with 6 courts.

Motion was made by CM Arrington to award the pickleball project bid to EK Bailey Construction in the amount of \$687,712 to EK Bailey. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

9. Other Business.

Tyson Jackson: the paving has been moved to Sunday. We have completed 900 W except the striping.

Ryon Hadley: we have hired Eric Larsen to replace Officer Arbogast. He starts in two weeks. And Aleasha Cruz will replace Marcie Stromberg. We have done lockdown drills at WHS and will do them at the elementary schools.

Amy Mabey: as a reminder Chief Hadley's retirement party is this coming Tuesday 16th from 3-5:00pm.

CM Nelsen: do we know where the fiber lines are going next?

CM Urry: YCC starts this Thursday.

Mayor Call: Do we have any projects for WACOG" Safe Routes to School? They are now taking letters. This is the last time Chief Hadley will be reporting to us. It is bittersweet. He has 50 years.

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

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

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

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

11. Adjournment: 6:55 p.m.



City Council Staff Report

Farr-West Industrial Subdivision October 8, 2024

BASIC INFORMATION

Applicant:	Jared Boyer, Colby Anderson
Owner:	Colmena Group
Acreage:	22.27 acres
Lots:	2
Location:	Approximately 2775 North 1600 to 1900 West
Current Zoning District:	MP-1

PLANNING COMMISSION RECOMMENDATION

During its October 5, 2023 meeting the Planning Commission recommended City Council approval of the preliminary plat with the following conditions of approval:

- *There is a narrow sliver of property that should be incorporated into the right-of-way, or otherwise addressed and disbursed of. Staff is of the opinion that this should be incorporated into the right-of-way, as the most simple option.*
- *The Planning Commission should make clear that the Planning Commission, if recommending approval, of the plat, is only recommending approval of the portion of the plat that is within Pleasant View City jurisdiction.*
- *The applicant needs to provide a will-serve letter for culinary water and secondary water. Staff recommends that this needs to be provided prior to Council consideration for preliminary approval.*
- *Either a City boundary line adjustment will need to occur, prior to the time of site plan approval, or mutual approval of a site plan, by both cities, at the time of site plan approval.*
- *Weber County review this plat as soon as possible, given that we have three governmental agencies / municipalities that have some jurisdiction or input, we'd like the County Surveyor' and/or Recorder's office to review, with input from Weber County Community Development and/or Planning Department. There is a fee for County Recorder's Office plat review of approximately \$425; please check with County for exact fee.*
- *The applicant should provide a note on plat specifying that adjoining parcels, not specified as lots, to the north of the road or elsewhere within City limits, shown on plat are not vesting any building rights, and will need to subdivide in the future, to ensure that they meet requirements of the City subdivision ordinance.*
- *Conditions of the Engineer's review Memo. Any additional comments provided by City Engineer to this version of the plat may be addressed prior to final approval.*
- *If not already shown on the plat, the applicant should include a description noting the differences between the amended plat and the original plats it is amending (the Simon Goe*

subdivision and the Wasatch View Estates subdivision) if this information is not included already. This is a requirement of state law; Staff therefore recommends it as a condition of approval.

- *Show the former property lines that on the plat, that are included within the extents of the current subdivision, in light grey, with parcel numbers, while indicating that they are being superceded by the current plat.*
- *Other adjustments necessary to record the plat.*

Staff recommends an additional conditional of approval being securing the necessary right-of-way for Union Pacific as some of the land is currently owned by the rail company.

The City's Subdivision Ordinance includes Planning Commission recommendation and City Council approval for the approval of a preliminary commercial development subdivision plat. Final subdivision approval is determined by the Development Review Committee (DRC).

PROPOSAL AND BACKGROUND

The applicant is developing a 2-lot subdivision and has a road leading to it. The subdivision plat includes property that crosses jurisdictional boundaries between Pleasant Grove and Farr-West. The proposed Lot 2, on this proposed plat is primarily in Pleasant View City, and Lot 1 is primarily within Farr-West. The City boundary, in the area where the proposed new lots are located, runs east-west, and is located at approximately 2800 South. Farr-West has already provided preliminary approval to the plat.

Additionally, in order to accommodate a road leading to the two proposed lots, the subdivision plat proposes subdivision amendments, to two other currently existing subdivisions, and as proposed, would amend two lots; one lot in the Simon Goe Subdivision, and the second in the Wasatch View Estates subdivision, which is the subdivision within which the Horseshoe Pond property, held by Weber County, is located. Staff has worked with both Weber County and Ocean Star properties to obtain consent to amend the existing subdivisions that would be affected by their property.

In the case of Ocean Star, there is a road requirement to the north of their property, currently in effect. Staff has indicated that we will work to pursue the removal of that road requirement, since the property corner will facilitate the development of a road to the south of the property, which will fulfill the road requirement on the Master Street Plan in this area.

One a related note, there is a narrow sliver of property that should be incorporated into the right-of-way, or otherwise disbursed of. Staff is of the opinion that this should be incorporated into the right-of-way, as the most simple option.

PLANNING COMMISSION REVIEW AND RECOMMENDATION

ZONING CODE REQUIREMENTS

The zone for this property is MP-1 (as shown below):



18.32.040 Site Development Standards.

A. Area, width, yard, and height regulations, none for buildings except that no building or structure shall be located closer than fifty feet to any state highway or twenty feet to any other street or residential zone boundary.

B. No building or structure or group of buildings with their accessory buildings shall cover more than eighty percent of the area of the lot. (Ord. 91-2, 6/11/91)

Staff Comment: As stated above, there is no minimum lot size for this zone. Setbacks for buildings will be addressed at the time of site plan approval for any approved lots. Lot 2 is mostly within Pleasant View City Boundaries. Lot 1 is mostly within the City boundaries of Farr-West. Zoning approval for site plan for both cities, may be provided jointly by both cities (i.e. by meeting both cities site development standards and approval processes), or the municipal boundaries may be adjusted, by going through the city boundary line adjustment process, specified in state code.

The applicant should resolve the issue, regarding remainder parcels.

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:

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.

Staff Comment: Staff has been in contact with the applicant regarding the design and alignment of the road. Adjoining property owners have provided written permission that an existing lot in the Simon Goe Subdivision (and the subdivision itself) will need to be amended, in order to complete this subdivision and the road). This will accommodate use of a small property corner, to be a part of the road, as needed to meet a turn radius requirement for the road. Additionally, the majority of the road on the plat will be on property that will be being dedicated from Weber County, for the road to serve the public purpose of transportation. This plat will amend the Wasatch View Estates subdivision, in order to accommodate that road, which will be immediately north of the Horseshoe Pond.

Related to the road, there is a 1' foot strip of property, to the north of the present road design, that is held by Weber County, that should be incorporated into the right-of-way, or otherwise addressed. The simplest way to deal with this property is likely to include it in the right-of-way as part of the road.

If there are any issues with the existing design, an alternate design with the road adjusted slightly to the south has been prepared, but that will add property to the north that will be more challenging to deal with. If parcels are separate, then that property, with separate parcels, needs to go through the disbursement process.

This sliver of property that should be incorporated into the right-of-way, or otherwise addressed and disbursed of. The previously explored alternate road alignment design is an exhibit, as a secondary option, but the current design shown on the plat is preferred.

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.

Staff Comment: The applicant needs to provide a will-serve letter for culinary water and secondary water. Staff recommends that this needs to be provided prior to Council consideration for preliminary approval, or prior to final approval.

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)

Finally, the Planning Commission should make clear that Pleasant View is only considering approval of the portion of the plat that is within City jurisdiction. This portion of the plat is located on Sheet 4 of the subdivision plat.

If not already shown on the plat, the applicant should include a description noting the differences between the amended plat and the original plat if this information is not included already. This is a requirement of state law; Staff therefore recommends it as a condition of approval.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a ***recommendation of approval*** of the Farr-West industrial Subdivision, subject to the following recommended conditions of approval:

- There is a narrow sliver of property that should be incorporated into the right-of-way, or otherwise addressed and disbursed of. Staff is of the opinion that this should be incorporated into the right-of-way, as the most simple option.

- The Planning Commission should make clear that the Planning Commission, if recommending approval, of the plat, is only recommending approval of the portion of the plat that is within Pleasant View City jurisdiction.
- The applicant needs to provide a will-serve letter for culinary water and secondary water. Staff recommends that this needs to be provided prior to Council consideration for preliminary approval.
- Either a City boundary line adjustment will need to occur, prior to the time of site plan approval, or mutual approval of a site plan, by both cities, at the time of site plan approval.
- Weber County review this plat as soon as possible, given that we have three governmental agencies / municipalities that have some jurisdiction or input, we'd like the County Surveyor' and/or Recorder's office to review, with input from Weber County Community Development and/or Planning Department. There is a fee for County Recorder's Office plat review of approximately \$425; please check with County for exact fee.
- The applicant should provide a note on plat specifying that adjoining parcels, not specified as lots, to the north of the road or elsewhere within City limits, shown on plat are not vesting any building rights, and will need to subdivide in the future, to ensure that they meet requirements of the City subdivision ordinance.
- Conditions of the Engineer's review Memo. Any additional comments provided by City Engineer to this version of the plat may be addressed prior to final approval.
- If not already shown on the plat, the applicant should include a description noting the differences between the amended plat and the original plats it is amending (the Simon Goe subdivision and the Wasatch View Estates subdivision) if this information is not included already. This is a requirement of state law; Staff therefore recommends it as a condition of approval.
- Show the former property lines that on the plat, that are included within the extents of the current subdivision, in light grey, with parcel numbers, while indicating that they are being superceded by the current plat.
- Other adjustments necessary to record the plat.

Public Comment

There have been no comments in favor or in opposition to this project.

STAFF CONTACT

Amy Mabey
amabey@pleasantviewcity.com
801-782-8529

Exhibits

- 1) Subdivision Plat
- 2) Engineer's Memo
- 3) Secondary Road Alignment Design

Vicinity Map



September 10, 2024

Pleasant View City Corporation
Attn: Amy Mabey
520 West Elberta Drive
Pleasant View, Utah 84414

RE: Deer Crest Subdivision Phase 5 - Final Acceptance

Dear Amy:

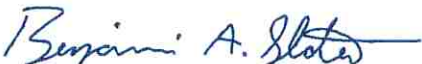
I have completed an inspection of the improvements in the above-mentioned subdivision and found them to be completed satisfactorily and to meet minimum requirements of Pleasant View City standards in accordance with engineering and/or subdivision plans submitted and previously approved. I have presented this request to the DRC (Development Review Committee) where it was accepted. We now recommend granting Final Acceptance of this subdivision.

All remaining escrow funds can be released at this time (See attached escrow release).

If you have any questions, or if I can be of any help, please let me know.

Sincerely,

JONES AND ASSOCIATES
Consulting Engineers
Pleasant View City Engineers


Benjamin A. Slater, P.L.S.
City Inspector

Date of Final Acceptance to be determined by the City Council

Accepted by 
Dana Q. Shuler, P.E.
Engineer

Funds are not releasable based on this summary, as release of funds requires written authorization by Pleasant View City Staff.

Deer Crest Phase 5

Developer: Blackburn Jones



Improvements Total: \$787,831.65

Total Escrow Amount: \$503,091.60

Construction Initiation: 1/19/2021

Completion Deadline: 1/19/2023

ESCROW RELEASE SUMMARY

Release #: 9

Date: 9/10/2024

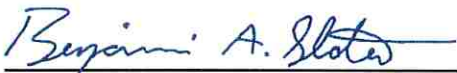
	PREVIOUS	THIS RELEASE	TO DATE
Gross Earnings (including materials)	\$433,564.50	\$69,527.10	\$503,091.60
Less Previous Releases	\$433,564.50	-	\$433,564.50
Net Release (this estimate)			\$69,527.10

Total Percentage Released: 100%

Total Amount Remaining \$0.00

Approx. Completion Time Remaining (months): 0

City Engineer Review and Recommendation



9/10/2024

Inspector - Jones & Associates

Date



Deer Crest Phase 5

Developer: Blackburn Jones

Estimate #: 9

Date: 9/10/2024



ITEM NO.	LINE ITEM DESCRIPTION	Original Qty	Remaining (Escrowed) Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT RELEASE	TOTAL RELEASED TO DATE
STREET IMPROVEMENTS - ON-SITE									
1	Mobilization, clearing & site preparation	1	0	ls	\$3,000.00	ls	ls		
2	Sawcut	120	120	lf	\$10.00	lf	120 lf		\$1,200.00
3	New streets: 8" scarify - subgrade prep & compact to 95%	54,550	0	sf	\$0.20	sf	sf		
4	New streets: 8" untreated base course (3/4" - 1-1/2") - in-place	54,550	54,550	sf	\$1.05	sf	54,550 sf		\$57,277.50
5	New streets: 3" asphalt - in-place	45,505	45,505	sf	\$1.60	sf	45,505 sf		\$72,808.00
6	Seal coat	5,050	5,050	sy	\$2.50	sy	5,050 sy		\$12,625.00
7	Install ADA ramp	2	2	ea	\$800.00	ea	2 ea		\$1,600.00
8	Install 30-inch city-std. curb & gutter	2,433	2,433	lf	\$24.00	lf	2,433 lf		\$58,392.00
9	Install city-std. 5-foot sidewalk	14,975	14,975	sf	\$8.50	120 sf	14,975 sf	\$1,020.00	\$127,287.50
10	Street monuments	2	2	ea	\$800.00	ea	2 ea		\$1,600.00
11	Street sign/stop sign	2	2	ea	\$250.00	ea	2 ea		\$500.00
12	Temporary turn around	1	1	ea	\$5,000.00	ea	1 ea		\$5,000.00
13	Streetlights	2	2	ea	\$3,800.00	ea	2 ea		\$7,600.00
14	Earthwork (approx.) - in place	1	0	cy	\$25,000.00	cy	cy		
DRAINAGE IMPROVEMENTS									
15	Storm line - 15-inch RCP	483	185	lf	\$42.00	lf	185 lf		\$7,770.00
16	Connect to existing	2	0	ea	\$550.00	ea	ea		
17	Storm line - 24-inch RCP	0	0	ea	\$60.00	ea	ea		
18	Install 5-foot diameter manhole	0	0	ea	\$3,100.00	ea	ea		
19	Install 4-foot diameter manhole	0	0	ls	\$2,500.00	ls	ls		
20	Install city-std. curb inlet	6	2	ls	\$2,200.00	ls	2 ls		\$4,400.00
21	Clean and video	1	1	ea	\$2,000.00	ea	1 ea		\$2,000.00
CULINARY WATER IMPROVEMENTS									
22	Connect to existing 8-inch water main	1	0	ea	\$750.00	ea	ea		
23	Install 8-inch water main C-900 DR-18	1,350	0	lf	\$34.00	lf	lf		
24	Install 6-inch fire line to fire hydrant	70	0	lf	\$29.00	lf	lf		
25	Fire hydrant, w/ valve - complete	1	0	ea	\$4,350.00	ea	ea		
26	Water - 8" gate valve (resilient wedge valve)	6	0	ea	\$1,350.00	ea	ea		
27	Water: 2-inch blow-off	0	0	ea	\$650.00	ea	ea		
28	Water - install 1-inch water service w/ water meter & box,	15	0	ea	\$1,500.00	ea	ea		
29	Thrust blocking	5	0	ls	\$1,200.00	ls	ls		
30	Water - valve collars	6	6	ea	\$500.00	ea	6 ea		\$3,000.00
31	Temporary plugs and testing	1	0	ls	\$1,800.00	ls	ls		
SEWER IMPROVEMENTS									
32	Connect to existing sewer main	1	0	ea	\$525.00	ea	ea		
33	8" sewer main - PVC SDR 35	1,025	0	lf	\$28.00	lf	lf		
34	Install 4-foot diameter manhole	4	0	ea	\$2,600.00	ea	ea		
35	Install 5-foot diameter manhole	1	0	ea	\$3,100.00	ea	ea		
36	Sewer - install laterals for lots	15	0	ea	\$1,000.00	ea	ea		
37	Sewer - temporary cleanout	0	0	ea	\$950.00	ea	ea		
38	Sewer - Manhole/cleanout collars	5	5	ea	\$500.00	ea	5 ea		\$2,500.00
39	Testing, cleaning, video inspect	1	1	ls	\$2,000.00	ls	1 ls		\$2,000.00
SECONDARY WATER IMPROVEMENTS									
40	Connect to existing PI line	3	0	ea	\$800.00	ea	ea		
41	8-inch irrigation main: C-900 DR18	1,250	0	lf	\$29.00	lf	lf		
42	Irrigation service, single - complete	15	8	ea	\$1,650.00	ea	8 ea		\$13,200.00
43	Irrigation service, double - complete			ea	\$2,650.00	ea	ea		
44	Gate valves	2	0	ea	\$1,550.00	ea	ea		
45	Valve collars	2	2	ls	\$500.00	ls	2 ls		\$1,000.00
46	Blow off	1	0	ls	\$1,900.00	ls	ls		
47	End of line - thrust blocking, etc.	2	0	ls	\$600.00	ls	ls		
48	Temporary plugs and testing	1	0	ls	\$800.00	ls	ls		
DRY UTILITIES AND SOFT COSTS									
49	Power trench with conduit	2,500	2,500	lf	\$10.50	lf	2,500 lf		\$26,250.00
50	RMP mainline power extension fee			ea		ea	ea		
51	Dominion Energy extension fee			ea		ea	ea		
52	Engineering & surveying			ea		ea	ea		
53	Communications			ea		ea	ea		
SWPPP									
54	Inlet protection	8	8	ea	\$200.00	ea	8 ea		\$1,600.00
55	Silt fence or berming	2,000	1,000	lf	\$2.75	lf	1,000 lf		\$2,750.00
56	Concrete washout	1	1	ls	\$300.00	ls	1 ls		\$300.00



Consulting Engineers

Deer Crest Phase 5

Developer: Blackburn Jones

Estimate #: 9

Date: 9/10/2024



ITEM NO.	LINE ITEM DESCRIPTION	Original Qty	Remaining (Escrowed) Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT RELEASE	TOTAL RELEASED TO DATE
57	Stabilized entrance	1	0.5	ls	\$1,500.00	ls	0.5 ls		\$750.00
58	Waddle	15	15	ea	\$32.00	ea	15 ea		\$480.00
59	Porta John			ea		ea	ea		
GUARANTEE OF IMPROVEMENTS									
60	5% CONTINGENCY	1	1	ls	\$20,694.50	ls	1.00 ls		\$20,694.50
61	10% GUARANTEE	1	1	ls	\$68,507.10	1 ls	1 ls	\$68,507.10	\$68,507.10
TOTALS=								\$69,527.10	\$503,091.60
AMOUNT OF REQUEST=								\$69,527.10	\$503,091.60

INTERLOCAL AGREEMENT FOR CONSTRUCTION OF A ROADWAY PROJECT AT 2725 NORTH AND 2775/3150 NORTH.

THIS AGREEMENT is made and entered into by and between Pleasant View City, a municipal corporation of the State of Utah (hereinafter referred to as "Pleasant View"), and Farr West City, a municipal corporation of the State of Utah (hereinafter referred to as "Farr West"). Both parties may collectively be referred to as the "Cities."

RECITALS

WHEREAS, each City has interest in the successful project components required for securing right-of-way and construction of a roadway project on streets recognized as 2725 North Street, 1850 West Street, 1900 West Street, and 2775/3150 North Street on the attached Exhibit A, which Streets shall be constructed on Right of Way property, that is currently designated or has yet to be designated, within Farr West City and Pleasant View City;

WHEREAS, the Cities are authorized to enter into interlocal agreements pursuant to the provisions of the Interlocal Cooperation Act, Utah Code Ann. § 11-13-101, et seq.; and

WHEREAS, the Cities have determined that it is in the public interest to design, construct and designate a public roadway that intersects both Farr West and Pleasant View, hereinafter referred to as the "Project;" and

WHEREAS, Pleasant View has agreed to serve as the Project Manager for the planning, design, construction, and completion of the Project; and

WHEREAS, Farr West desires to participate in the Project and be reimbursed for eligible expenses incurred during the land acquisition and construction of the portions of the roadway within Farr West City; and

WHEREAS, the Weber Area Council of Governments (WACOG) criteria will be used to determine the eligibility of expenses for reimbursement as grant funding for this project has funding limitations. Project costs for the entirety of the roadway project will be assessed and considered with each expended portion to ensure adequate availability of funding for project completion, with direct City costs being available for use of WACOG funding in accordance with WACOG standards.

NOW, THEREFORE, based upon the mutual promises and conditions contained herein, the Cities agree as follows:

SECTION 1: PROJECT SCOPE

1.1 Project Description. The Project shall involve the property acquisition, design, construction and dedication of a roadway that intersects both Farr West and Pleasant View. The Project shall include all necessary infrastructure, including but not limited to roadways, sidewalks, drainage, and other related improvements, with connections specific and relative to the standards of each respective city.

1.2 Project Management. Pleasant View shall be responsible for overseeing the disbursement of WACOG grant funding for the Project. Project costs for the entirety of the roadway project will be assessed and considered with each expended portion to ensure adequate availability of funding for project completion, with direct City costs being available for use of WACOG funding in accordance with WACOG standards. Property valuations, engineers estimates, and housing relocation costs will be evaluated to determine proportionate costs of the various elements required to meet success in completing the Project.

1.3 Project Elements in Pleasant View. Pleasant View shall have the authority to manage and complete all elements of the Project that fall within its jurisdiction. Pleasant View shall ensure that the planning, design, construction, inspection, and verified completion of the Project within Pleasant View City boundaries are completed in accordance with all applicable laws, regulations, and standards. However, if unforeseen circumstances or funding limitations arise, the completion of the Project elements within Pleasant View may not be guaranteed within a specific timeframe. Pleasant View may allow a third-party developer to complete certain improvements, provided that such work is done in coordination with and with the approval of the city, ensuring compliance with all relevant laws, regulations, and standards. Pleasant View may opt to contribute additional funding to Project elements as desirable and determined needed for the successful completion of the Project but is under no obligation to do so if Project costs exceed the current funding available.

1.4 Project Elements in Farr West. Farr West shall have the authority to manage and complete all elements of the Project that fall within its jurisdiction. Farr West shall ensure that the planning, design, construction, inspection, and verified completion of the Project within Farr West boundaries are completed in accordance with all applicable laws, regulations, and standards. However, if unforeseen circumstances or funding limitations arise, the completion of the Project elements within Farr West may not be guaranteed within a specific timeframe. Farr West may allow a third-party developer to complete certain improvements, provided that such work is done in coordination with and with the approval of the city, ensuring compliance with all relevant laws, regulations, and standards. Farr West may opt to contribute additional funding to Project elements as desirable and determined needed for the successful completion of the Project but is under no obligation to do so if Project costs exceed the current funding available.

SECTION 2: PARTICIPATION

2.1 Pleasant View's Participation. Pleasant View shall participate in the Project by providing necessary resources, assistance, and coordination for the portions of the roadway that fall within its jurisdiction.

2.2 Farr West's Participation. Farr West shall participate in the Project by providing necessary resources, assistance, and coordination for the portions of the roadway that fall within its jurisdiction.

2.3 Reimbursement Eligibility. Farr West may submit Project funding requests to Pleasant View for specified expenses related to the Project, and likewise, Pleasant View may submit Project funding requests to Farr West. All funding requests must include expenses that meet the criteria established by WACOG and require written approval from the other entity before proceeding with the use of funding. Project elements completed without prior approval from the other entity or that do not meet the requirements of WACOG will not be considered eligible for reimbursement.

2.3 Submission of Invoices. Farr West shall submit billing invoices to Pleasant View for reimbursement of eligible expenses. The invoices shall include detailed documentation and receipts supporting the expenses claimed. Pleasant View shall review the invoices for compliance with WACOG criteria, ensuring funding availability for project components and processing payments in a timely manner.

2.4 WACOG Criteria Compliance. Both Cities agree to comply with the criteria established by WACOG in determining the eligibility of expenses for reimbursement. Pleasant View shall have the authority to review and approve or deny reimbursement requests based on these criteria, in coordination with WACOG Staff.

SECTION 3: PROJECT FUNDING DISBURSEMENT AND PRIORITIZATION

3.1 Funding Sources. The Project shall be funded through a combination of sources, including but not limited to federal, state, and local funds, as well as contributions from either or both Cities and/or prospective development groups.

3.2 Cost Sharing. The Cities agree to share awarded grant funding for the costs of the Project based on the proportion of the roadway that falls within each City's jurisdiction and the elements eligible for reimbursement. Pleasant View shall be responsible for managing the overall budget and ensuring that funds are allocated and spent appropriately.

3.3 Disbursement of Funds. The disbursement of funds for the Project shall be conducted in a manner that ensures the timely and efficient completion of all required Project components. Funds shall be allocated and disbursed in accordance with the approved Project budget and funding sources.

3.4 Prioritization of Project Components. The Cities agree that the disbursement of funds shall prioritize tasks and components of the Project based on the sequence in which they must be completed, with recognition that funding anticipates and requires a match from development groups adjacent to the planned roadway. Funding will generally be allocated first to those tasks that are required to occur in the initial stages of the Project, including but not limited to:

- A. Preliminary Planning and Design. Funds shall first be allocated to the necessary planning, design, property acquisition and engineering work that must be completed prior to the commencement of construction.
- B. Site Preparation: Funds shall be disbursed for tasks required for site preparation, including land acquisition, grading, and utility relocation, where applicable.
- C. Initial Construction Activities: Funding shall then be prioritized for the initial construction activities, such as foundation work, road preparation, and installation of critical infrastructure components.

3.5 Subsequent Funding Phases. Following the completion of the initial tasks, funds shall be allocated to subsequent phases of the Project in a manner that ensures the continuity and efficiency of construction activities. This shall include, but not be limited to, the following:

- A. Intermediate Construction Activities: This phase shall include tasks such as paving, installation of curbs, sidewalks, and drainage systems.
- B. Final Construction Activities: Funds shall be allocated for final construction activities, including landscaping, signage, and any additional finishing work required to complete the Project.

3.6 Flexibility in Funding Allocation. The Cities acknowledge that the progression of the Project may require adjustments in the sequence of tasks and funding allocations. Cities must both agree in writing to adjust the prioritization of tasks and the corresponding disbursement of funds as necessary to address unforeseen circumstances, provided that such adjustments do not compromise the overall completion of the Project.

SECTION 4: TERM AND TERMINATION

4.1 Term. This Agreement shall become effective on the date of its execution by both Cities and shall remain in effect until the completion of the Project, unless terminated earlier by mutual agreement of the Cities.

4.2 Termination. Either City may terminate this Agreement upon thirty (30) days' written notice to the other City. In the event of termination, the Cities shall work together to ensure that any remaining obligations related to the Project and WACOG grant funding are fulfilled.

SECTION 5: MISCELLANEOUS

5.1 Amendments. This Agreement may be amended or modified only by a written agreement signed by both Cities.

5.2 Entire Agreement. This Agreement constitutes the entire understanding and agreement between the Cities with respect to the subject matter hereof and supersedes all prior agreements, understandings, negotiations, and discussions.

5.3 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. It is understood and agreed by the Parties that this

Agreement will be governed by the laws of the State of Utah, both as to interpretation and performance. The forum for the resolution of any legal disputes that arise under this Agreement will be located in the Third Judicial District, State of Utah.

5.4 Severability. If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

5.5 Third-Parties. This Agreement is not intended and should not be construed to benefit persons or other entities either not named as a Party herein or subsequently added as a Party pursuant to its provisions.

5.6 Titles and Captions. The titles and captions of this Agreement are for convenience only and in no way define, limit, augment, extend, or describe the scope, content, or intent of any part or parts of this Agreement.

5.7 Non-Assignability. No Party shall transfer or delegate any of their rights, duties, powers or obligations under this Agreement, without written consent of each of the other Parties.

5.8 Notices. All notices and other communications provided for in this Agreement shall be in writing and will be sufficient for all purposes if:

- A. Sent by email to the address the Party may designate, or by fax to the fax number the Party may designate, and (concurrently) sent by first class mail to the Party and to the Party's legal office; or
- B. Sent by certified or registered United States Mail addressed to the Party at the address the party may designate, return receipt requested.

IN WITNESS WHEREOF, the Cities have caused this Agreement to be executed by their duly authorized representatives.

[signatures on the following page]

Farr West City

By: _____
Mayor Ken Phippen

Date: _____

Attest: _____
City Recorder

Approved as to Form: _____
Legal

FARR WEST CITY CONTACT:

Ken Phippen, Mayor
1896 North 1800 West
Farr West, Utah 84404
mayor@farrwestcity.org

Pleasant View City

Agreed upon this ____ day of September 2024.

Mayor Leonard Call

ATTEST: _____
City Recorder

APPROVED AS TO FORM: _____
Attorney

CONTACT:

Amy Sue Mabey, City Administrator
520 West Elberta Drive
Pleasant View, Utah 84414
amabey@pleasantviewcity.com

Prospective Compensation Increase for the fiscal year 2024-2025 for Executive Municipal Officers - AMENDED with 5% increase in ranges

POSITION TITLE	RANGE		HIGH		RANGE		HIGH		CURRENT COMPENSATION % OF RANGE	PROSPECTIVE FINAL COMPENSATION % OF RANGE
	LOW		LOW		LOW		HIGH			
City Administrator	\$ 55.40	\$ 68.21	\$ 81.02	\$ 115,232.00	\$ 141,876.80	\$ 168,521.60			-0.4%	44.9%
Court Administrator / Admin Assistant	\$ 26.33	\$ 33.06	\$ 39.78	\$ 54,766.40	\$ 68,764.80	\$ 82,742.40			51.3%	85.0%
Deputy Recorder/Utility Billing Clerk	\$ 23.96	\$ 29.57	\$ 35.18	\$ 49,836.80	\$ 61,505.60	\$ 73,174.40			33.1%	72.5%
Police Chief	\$ 49.71	\$ 60.30	\$ 70.90	\$ 103,396.80	\$ 125,424.00	\$ 147,472.00			72.5%	100.0%
Police Sergeant	\$ 35.34	\$ 42.28	\$ 49.21	\$ 73,507.20	\$ 87,942.40	\$ 102,356.80			29.8%	75.1%
Police Sergeant	\$ 35.34	\$ 42.28	\$ 49.21	\$ 73,507.20	\$ 87,942.40	\$ 102,356.80			48.2%	87.9%
Police Lieutenant	\$ 39.08	\$ 46.47	\$ 53.88	\$ 81,286.40	\$ 96,657.60	\$ 112,070.40			47.5%	88.2%
Public Works Director	\$ 47.02	\$ 57.47	\$ 67.91	\$ 97,801.60	\$ 119,537.60	\$ 141,252.80			23.5%	66.4%
Recorder / Finance Director	\$ 41.13	\$ 50.17	\$ 59.19	\$ 85,550.40	\$ 104,353.60	\$ 123,115.20			68.7%	99.4%
Recreation Director	\$ 29.18	\$ 36.45	\$ 43.72	\$ 60,694.40	\$ 75,816.00	\$ 90,937.60			40.5%	76.8%
Superintendent, Parks	\$ 26.93	\$ 32.78	\$ 38.67	\$ 56,014.40	\$ 68,182.40	\$ 80,433.60			65.4%	97.4%
Superintendent, Streets	\$ 28.52	\$ 35.06	\$ 41.60	\$ 59,321.60	\$ 72,924.80	\$ 86,528.00			27.7%	68.8%
Superintendent, Utilities	\$ 29.69	\$ 36.24	\$ 42.78	\$ 61,755.20	\$ 75,379.20	\$ 88,982.40			51.5%	87.7%
Treasurer	\$ 34.72	\$ 41.57	\$ 48.43	\$ 72,217.60	\$ 86,465.60	\$ 100,734.40			64.8%	98.5%

Prospective Compensation Increase for the fiscal year 2024-2025 for Executive Municipal Officers - AMENDED
2080

POSITION TITLE	RANGE			RANGE			CURRENT COMPENSATION % OF RANGE	PROSPECTIVE FINAL COMPENSATION % OF RANGE
	LOW		HIGH	LOW		HIGH		
City Administrator	\$ 52.76	\$ 64.96	\$ 77.16	\$ 109,740.80	\$ 135,116.80	\$ 160,492.80	10.4%	45.0%
Court Administrator / Admin Assistant	\$ 25.08	\$ 31.49	\$ 37.89	\$ 52,166.40	\$ 65,499.20	\$ 78,811.20	63.6%	85.0%
Deputy Recorder/Utility Billing Clerk	\$ 22.82	\$ 28.16	\$ 33.50	\$ 47,465.60	\$ 58,572.80	\$ 69,680.00	45.4%	72.6%
Police Chief	\$ 47.34	\$ 57.43	\$ 67.52	\$ 98,467.20	\$ 119,454.40	\$ 140,441.60	87.9%	100.0%
Police Sergeant	\$ 33.66	\$ 40.27	\$ 46.87	\$ 70,012.80	\$ 83,761.60	\$ 97,489.60	44.1%	75.1%
Police Sergeant	\$ 33.66	\$ 40.27	\$ 46.87	\$ 70,012.80	\$ 83,761.60	\$ 97,489.60	63.3%	87.9%
Police Lieutenant	\$ 37.22	\$ 44.26	\$ 51.31	\$ 77,417.60	\$ 92,060.80	\$ 106,724.80	63.1%	88.3%
Public Works Director	\$ 44.78	\$ 54.73	\$ 64.68	\$ 93,142.40	\$ 113,838.40	\$ 134,534.40	35.9%	66.4%
Recorder / Finance Director	\$ 39.17	\$ 47.78	\$ 56.37	\$ 81,473.60	\$ 99,382.40	\$ 117,249.60	83.5%	99.5%
Recreation Director	\$ 27.79	\$ 34.71	\$ 41.64	\$ 57,803.20	\$ 72,196.80	\$ 86,611.20	52.6%	76.8%
Superintendent, Parks	\$ 25.65	\$ 31.22	\$ 36.83	\$ 53,354.08	\$ 64,937.60	\$ 76,606.40	80.1%	97.4%
Superintendent, Streets	\$ 27.16	\$ 33.39	\$ 39.62	\$ 56,492.80	\$ 69,451.20	\$ 82,409.60	40.0%	68.9%
Superintendent, Utilities	\$ 28.28	\$ 34.51	\$ 40.74	\$ 58,822.40	\$ 71,780.80	\$ 84,739.20	65.4%	87.7%
Treasurer	\$ 33.07	\$ 39.59	\$ 46.12	\$ 68,785.60	\$ 82,347.20	\$ 95,929.60	80.7%	98.5%

RESOLUTION 2024-V

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE BY AMENDING THE FEES FOR TRANSPORTATION IMPACT FEES BY ADDING LANGUAGE FOR LAND USE TYPES THAT ARE NOT FOUND IN APPENDIX A.

WHEREAS, the City Council has a responsibility to periodically review the various fees contained in the consolidated fee schedule to assure appropriate revenues and cost coverages are in place; and

WHEREAS, the City Council has the authority and responsibility to establish appropriate fees relating to services, permits and licenses, fines and development in the city.

NOW THEREFORE, be it resolved by the City Council of Pleasant View, Utah:

SECTION ONE: The following Transportation Impact Fees, as stated in Appendix A of the Transportation Impact Fee Analysis, have previously been adopted.

In additions to the adopted list of land use types found in Appendix A, the following language will be added: "For a land use type that does not fit easily into the categories in Appendix A, the city may choose to refer to additional land use categories as found in the ITE manual, 11th edition. The city will calculate fees not found in Appendix A based on the guidance from the Transportation Impact Fee Analysis dated November 2023."

APPENDIX A

TABLE 10: MAXIMUM ALLOWABLE IMPACT FEES — EXTENDED CATEGORIES

ITE Code	ITE Land Use, 11th Edition	Unit	ITE Daily Trip Rate*	Pass-By	Adjusted Trip Rate	Maximum Fee
130	Industrial Park 130	1000 Sq. Feet Gross Floor Area	3.37		1.69	\$120.43
140	Manufacturing	1000 Sq. Feet Gross Floor Area	4.75		2.38	\$169.74
150	Warehousing	1000 Sq. Feet Gross Floor Area	1.71		0.86	\$61.11
151	Mini-Warehouse	1000 Sq. Feet Gross Floor Area	1.45		0.73	\$51.82
151	Mini-Warehouse	Storage Units (100s)	17.96		8.98	\$641.79
210	Single-Family Detached Housing	Dwelling Unit	9.43		4.72	\$336.98
215	Single-Family Attached Housing (shared wall with adjoining unit)	Dwelling Unit	7.20		3.60	\$257.29
220	Multifamily Housing (Low-Rise) - Not Close to Rail Transit	Dwelling Unit	6.74		3.37	\$240.85
221	Multifamily Housing (Mid-Rise) - Not Close to Rail Transit 4-10 stories	Dwelling Unit	4.54		2.27	\$162.24
240	Mobile Home Park	Occupied Dwelling Unit	7.12		3.56	\$254.43
254	Assisted Living	Bed	2.60		1.30	\$92.91
310	Hotel	Room	7.99		4.00	\$285.52
445	Movie Theater	1000 Sq. Feet Gross Floor Area	78.09		39.05	\$2,790.52
495	Recreational Community Center	1000 Sq. Feet Gross Floor Area	28.82		14.41	\$1,029.87
520	Elementary School	Students	2.27		1.14	\$81.12
522	Middle School / Junior High School	Students	2.10		1.05	\$75.04

ITE Code	ITE Land Use, 11th Edition	Unit	ITE Daily Trip Rate*	Pass-By	Adjusted Trip Rate	Maximum Fee
525	High School	Students	1.94		0.97	\$69.33
530	Private School (K-8)	Students	4.11		2.06	\$146.87
560	Church	1000 Sq. Feet Gross Floor Area	31.46		15.73	\$1,124.21
565	Day Care Center	1000 Sq. Feet Gross Floor Area	47.62	44%	13.33	\$952.94
590	Library	1000 Sq. Feet Gross Floor Area	72.05		36.03	\$2,574.68
610	Hospital	1000 Sq. Feet Gross Floor Area	10.77		5.39	\$384.86
640	Animal Hospital/Veterinary Clinic	1000 Sq. Feet Gross Floor Area	21.50		10.75	\$768.30
710	General Office Building	1000 Sq. Feet Gross Floor Area	10.84		5.42	\$387.36
720	Medical-Dental Office Building - Stand-Alone	1000 Sq. Feet Gross Floor Area	36.00		18.00	\$1,286.45
770	Business Park	1000 Sq. Feet Gross Floor Area	12.44		6.22	\$444.54
812	Building Material and Lumber Store	1000 Sq. Feet Gross Floor Area	17.05		8.53	\$609.28
817	Nursery (Garden Center)	1000 Sq. Feet Gross Floor Area	68.10		34.05	\$2,433.53
820	Shopping Center (>150k)	1000 Sq. Feet Gross Leasable Area	37.01	29%	13.14	\$939.00
821	Shopping Plaza (40-150k) - Supermarket - Yes	1000 Sq. Feet Gross Leasable Area	94.49	40%	28.35	\$2,025.94
821	Shopping Plaza (40-150k) - Supermarket - No	1000 Sq. Feet Gross Leasable Area	67.52	40%	20.26	\$1,447.68
822	Strip Retail Plaza (<40k)	1000 Sq. Feet Gross Leasable Area	54.45	40%	16.34	\$1,167.45
840	Automobile Sales (New)	1000 Sq. Feet Gross Floor Area	27.84		13.92	\$994.85
841	Automobile Sales (Used)	1000 Sq. Feet Gross Floor Area	27.06		13.53	\$966.98
848	Tire Store	1000 Sq. Feet Gross Floor Area	27.69	25%	10.38	\$742.12
850	Supermarket	1000 Sq. Feet Gross Floor Area	93.84	24%	35.66	\$2,548.54
851	Convenience Market	1000 Sq. Feet Gross Floor Area	762.28	51%	186.76	\$13,347.51
912	Drive-in Bank	1000 Sq. Feet Gross Floor Area	100.35	35%	32.61	\$2,330.88
932	High-Turnover (Sit-Down) Restaurant	1000 Sq. Feet Gross Floor Area	107.20	43%	30.55	\$2,183.53
933	Fast Food without Drive-Through Window	1000 Sq. Feet Gross Floor Area	450.49	55%	101.36	\$7,244.15
934	Fast-Food Restaurant with Drive-Through Window	1000 Sq. Feet Gross Floor Area	467.48	55%	105.18	\$7,517.36
942	Automobile Care Center ***	1000 Sq. Feet Gross Floor Area	23.72		11.86	\$847.63
944	Gasoline/Service Station	Vehicle Fueling Position	172.01	57%	36.98	\$2,643.09
945	Convenience Store/Gas Station - GFA (2-4k)	Vehicle Fueling Position	265.12	56%	58.33	\$4,168.55
945	Convenience Store/Gas Station - GFA (4-5.5k)	Vehicle Fueling Position	257.13	56%	56.57	\$4,042.92
945	Convenience Store/Gas Station - GFA (5.5-10k)	Vehicle Fueling Position	345.75	56%	76.07	\$5,436.32
947	Self Service Car Wash	Wash Stall	108.00	57%*	23.22	\$1,659.52
949	Car Wash and Detail Center	Wash Stall	156.20	57%*	33.58	\$2,400.15

*Data for pass-by trips was not available through the ITE Manual, 11th ed. These adjustments were made to align with gas stations.

SECTION TWO: This resolution shall take effect immediately.

DATED this _____ day of _____, 2024.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

City Recorder

Vote:

CM Arrington: _____

CM Gibson: _____

CM Marriott: _____

CM Nelsen: _____

CM Urry: _____