

Pleasant View City Council

Meeting Agenda

Tuesday, October 29, 2024

6:00 p.m.

6:00 P.M. **1. Introduction.**

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:
(*Councilmember Ann Arrington*)
- b. Declaration of Conflicts of Interest
- c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

6:05 P.M. **2. Consent Items.**

- a. Minutes of December 12, 2023, January 23, 2024, March 26, 2024 and October 8, 2024

6:10 P.M. **3. Eagle Scout Project.** Request to fix the Barker Park Compass Course for an Eagle Scout Project. Requestor: Drake Jackson.

6:20 P.M. **4. Public Hearings**

- a. **Commercial Planned Unit Development (CPUD) Overlay Zone.** Consideration of a proposal to amend the zoning ordinance to establish a Commercial Planned Unit Development (CPUD) Overlay Zone, Ordinance 2024-20. (*Presenters: Amy Mabey and Tammy Eveson*)
- b. **R-5 Zone Text Amendment.** Consideration of an application to amend the R-5 Residential Zone text by removing location limitations from § 18.22.005 and allowing the zone to be applied in other areas of the city, Ordinance 2024-22. (*Presenters: Amy Mabey and Tammy Eveson*)

6:35 P.M. **5. General Plan Amendment.** Consideration of an application to amend the General Plan to modify the designation for residential density for 6.31 acres of land located approximately at 475 West Pleasant View Drive, from the current designation of Low Density Residential (2-3 dwelling units per acre) to Medium and Low Density Residential and Agricultural (4-8 dwelling units per acre), Ordinance 2024-21. (*Presenters: Amy Mabey and Tammy Eveson*)

7:10 P.M. **6. Compensation.** Discussion and possible consideration to approve amended Compensation Increases for Executive Municipal Officers in coordination with approved inflationary adjustments, Ordinance 2024-19. (*Tabled from October 8, 2024*) (*Presenter: Amy Mabey*)

7:15 P.M. **7. Appointments.**

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

7:20 P.M. **8. Other Business.**

7:40 P.M. **9. Closed Meeting.** Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

10. Adjournment.

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

December 12, 2023

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 (*absent*)
Philip Nelsen
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Heather Gale

VISITORS:

Ben Welch
Jason Boul
Katie Giddens

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought (Mayor Leonard Call).

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

Motion was made by CM Arrington to approve the bills of Pleasant View City. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Nelsen and CM Urry. 4-0

3. Employee Recognition. Recognizing Heather Gale for completion of the distinguished professional credential of Advanced Certified Public Finance Administrator through the Association of Public Treasurers of the United States and Canada.

Amy Mabey: this is a significant accomplishment. Few people have completed this. Heather is the only one in Utah with this certification. Heather Gale: It has taken 10 years to accomplish this. I appreciate you all for supporting me.

4. Audit Report. Presentation of the Audit Report for the fiscal year ending June 2023. (Presenter: Katie Giddens with Wood Richards and Associates)

Katie Giddens: this is a clean audit and received the highest level of reporting. There were no findings. Good job. Katie reviewed the audit report with the council.

5. General Plan Amendment. Discussion and possible consideration to amend the Master Streets Map as part of the General Plan in the location west of HWY

89. (Presenter: Amy Mabey)

Amy Mabey: the planning commission recommended approval. The city is the initiator of this proposal. We worked with UDOT and staff in good faith for a solution and we are comfortable with the modifications with the plan. With the HWY corridor agreement with UDOT we hope to have full connectivity for all the parcels. The proposal was shown which is north of Stonefield. It will retain the 70' roadway with 50' asphalt surface. For large industrial trucks it is adequate. It will accommodate and comply with the corridor agreement. CM Urry: so the road will not continue to the north. Amy Mabey: this is a General Plan amendment to the Master Street Plan. There is no current application. CM Gibson: what about the ROW? Amy Mabey: the ROW is into their parcel. CM Gibson: has this been discussed with them? Amy Mabey: we have let them know. Are there any comments? There have been no public comments from the notice and the planning commission was unanimous in favor. CM Urry: UDOT letter grants access? Amy Mabey: yes. CM Gibson: it is better than cutting through the property. Stonefield needs an outflow for safety. Out of the two options this is better. Amy Mabey: they are here tonight. Mayor Call: this is not a public hearing. Ben Welch: we ask not to follow the planning commission's recommendation on the width and no ROW but a cross easement. There was a letter from Amber with a 30' wide access. CM Urry: is that a private letter? Amy Mabey: yes. There is no application. Discussion continued on widths, designs, cross accesses, truck access, circumference for trucks, not going straight through the property.

Motion was made by CM Gibson to consider going north to HWY 89 to UDOT's access and consider a width reduction from 70' to 50'. If the easement is not needed for other things to have flexibility for fiber/electrical/etc.

Discussion. Amy Mabey: safety and access is the concern. CM Urry: what qualifies for flexibility? CM Arrington: are we locked into the width with the motion? Mayor Call: pass at 70' width. It is a guiding document so 70' is the guide. If something comes up and it is not in best interest it can be a consideration.

Motion dies for lack of second.

CM Nelsen: is there an application pending? Amy Mabey: there is an application for site plan but a subdivision application is required. It was subdivided for agriculture, but this is manufacturing because it is not agriculture being proposed it need subdivision.

Motion was made by CM Nelsen to pass as stated in item #5 with note that the development can ask to amend it. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Nelsen and CM Urry. 4-0

CM Nelsen: this is not a decision to take more but need for trucks to access.

6. Amend and Clarify the Consolidated Fee Schedule. Discussion and possible consideration to amend the Consolidated Fee Schedule regarding police reports and animal services, Resolution 2023-Q. (Presenter: Ryon Hadley)

Motion was made by CM Arrington to approve Resolution 2023-Q amending the Consolidated Fee Schedule regarding police reports and animal services. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Nelsen and CM Urry. 4-0

8. 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 Arrington to go into a closed meeting to discuss the competency and character of an individual. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Nelsen and CM Urry. 4-0

Mayor Call signed a sworn statement for the reason of the closed meeting.

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

7. City Administrator Contract. Discussion and possible consideration of an employment agreement with Amy Mabey to continue serving as the City Administrator for a period of three years.

The council discussed training, membership dues, severance, etc. on the City Administrator' contract. Mayor Call: this item will be tabled and will be brought back.

Motion was made by CM Gibson to extend the current contract to February unless adopted before that. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

9. Other Business.

10. Adjournment. 8:17 P.M.

2. Canvas. Canvas the 2023 Municipal Election. (Presenter: Laurie Hellstrom)

Motion was made by CM Gibson to approve the Canvas for the 2023 Municipal Election. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

3. Interlocal Agreement with Weber County. Discussion and possible consideration to approve an interlocal agreement with Weber County for delivery of municipal solid waste to the Weber County Transfer Station. (Presenter: Amy Mabey)

Motion was made by CM Marriott to enter into an interlocal agreement with Weber County for the delivery of municipal solid waste to the Weber County Transfer Station.. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

4. Weber View Roadway Dedication Plat. Discussion and possible consideration to approve a roadway dedication for existing roadway where seven parcels were inadvertently included in a prior roadway vacation in conjunction with the approval of a new development plat, located at approximately 3275 North, 3100 North and 325 West. (Presenter: Amy Mabey)

Amy Mabey: what happened is that some parcel numbers were vacated with the new subdivision. The highest tax impact was \$20. This is to ratify the situation. The property owners have the option to rededicate the road back to Pleasant View if they choose or they can own part of the roadway but the city will still use the roadway. This is to correct that error and refund the tax impact amount back to the property owners. There were seven parcels that were impacted.

Motion was made by CM Gibson to approve the roadway dedication for existing roadway where seven parcels were inadvertently included in a prior roadway vacation in conjunction with the approval of a new development plat, located at approximately 3275 North, 3100 North and 325 West as stated. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

5. Planning, Building and General Technical Assistant Position. Discussion and possible consideration to approve a new full-time position to support planning, building and general office functions. (Presenter: Amy Mabey)

Amy Mabey: this is a full-time position with the job description. We are experiencing growth in planning and to provide assistance with building permits and general assistance. This would be a huge benefit for support. We would like to advertise as soon as approved. I will oversee this job. CM Gibson: just to clarify this is 50/50 planning and building permits but heavy on planning and a change to no court? Amy Mabey: yes. CM Gibson: the job advertisement needs to be updated for this information.

Motion was made by CM Gibson to approve the job description with the change on the advertisement language. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

6. Amend and clarify the Consolidated Fee Schedule. Discussion and possible consideration to amend the Consolidated Fee Schedule regarding basement rental fees, Resolution 2023-P. (Presenter: Amy Mabey)

CM Gibson: the city administrator should be able to waive fees.

Motion was made by CM Gibson to amend the Consolidated Fee Schedule regarding basement rental fees, Resolution 2023-P. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

7. Change Order – City Building Deck. Discussion and possible consideration approve a change order for the City Building Deck Project. (Presenter: Tyson Jackson)

Tyson Jackson: this is a change order for painting, facia, concrete plastering and resurfacing the wing walls for a total of \$6,873. CM Marriott: is there anything else that needs to be painted?

Motion was made by CM Gibson to approve the change order for the City Building Deck Project in the amount of \$6,873 as stated. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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

None.

9. Other Business.

Tyson Jackson: Jaxon started CDL license training. Mayor Call: good job plowing.

Ryon Hadley: there has been an uptick in domestic violence, fraud and attempted fraud.

Amy Mabey: thanks to the city council for the staffing support.

CM Arrington: CERT communication experts are coming on the 12th. We talked about moving the detention pond first before the courts. There will be more to come.

CM Urry: we have an EDC Utah meeting. RAMP applications are due tomorrow. YCC will help with the Santa event. A thank you to public works. Shop with Heros is this Saturday.

CM Marriott: I am looking at 2 hours trainings.

CM Gibson: I put in a plan for the Heritage Committee to take over the CERT house and gut it out for a temporary place. They can apply for grants and the city not get involved.

Mayor Call: a nod was given to the appointment of CM Gibson to the Mosquito Abatement Board.

10. Adjournment. 7:06 P.M.

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

January 23, 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 (*absent*)
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Tyson Jackson
Ryon Hadley

VISITORS:

Susie Becker (via Zoom)
Kai Thohinaka (via Zoom)
Jim Flint
Chad and Cindy Jones
David Orme
Tyler Orme

1. Introduction.

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

b. Declaration of Conflicts of Interest

None given.

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

None given.

2. Public Hearing – General Plan Amendment. Discussion and possible consideration to amend the General Plan with regards to the Transportation Master Plan (TMP), Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA), Ordinance 2024-3. (Presenter: Amy Mabey)

Motion was made by CM Urry to go into a public hearing to consideration to amend the General Plan with regards to the Transportation Master Plan (TMP), Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA). 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

Amy Mabey: we have two consultants on this (Susie Becker with Zions Public Finance and Kai with Parametrix). Kai Thohinaka: gave a presentation on the process from public engagement, to existing conditions analysis, to future conditions, vehicle recommendations and

the CFP with three phases and other substandard road and UDOT facilities. This developed into the Impact Fee Facilities Plan projects within 10 years. Susie Becker: presented on the Pleasant View impact and what is it and the need for IFFP & IFA. The IFA calculated the cost per unit. The growth from 2023-2030 is 24,433 ADT's and explained how that is calculated. The ADT is \$71.47 cost per trip. They take the number of trips times the \$71.47 to get the maximum fee for each type of development. Mayor Call: any comments from the public? None were given.

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

Mayor Call: this is to approve 2024-3. This takes 90 days to go into affect. CM Gibson: I am against this. It took \$40k to pay for this horrible impact on our roads that are in bad shape and we know that. I am not going to adopt this tonight. You know how I feel about studies. We need something. Are we prepared for this in our ordinance? CM Urry: that is the reason for studies. We need the data to access the fees. The council discussed the fees. CM Gibson: what does this give us? Amy Mabey: Parametrix was excellent to work with. They put in more hours than we paid for. They did the analysis for sidewalks and we can apply for grants. Mayor Call: with growth we should have the new-comers help pay or the cost gets shifted to all the existing residents that have paid their fair share. The Legislature said if enact - do these things and a study. CM Gibson: I agree. We have impacts for parks. Mayor Call: but not for roads. Tyson Jackson: the TUF is for maintenance of the roads. CM Gibson: I don't argue against fees. CM Marriott: I didn't realize that an impact was coming out of this. My concern is the fees. CM Gibson: it is a one-time fee. Every developer pays for fees. CM Arrington: we need to get going with being 90 days out.

Motion was made by CM Arrington to adopt the General Plan with regards to the Transportation Master Plan (TMP), Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA), Ordinance 2024-3. 2nd by CM Urry. Roll call vote: Voting aye: CM Arrington, CM Marriott and CM Urry. Voting nay: CM Gibson. 3-1

3. Public Hearing – Rezone Request. Discussion and possible consideration to rezone properties from A-5 zone (agriculture) to RE-20 (residential) for properties located on the north side of 4300 N by 1100 W. Parcel #s: 16-012-0026 and 16-012-0073, Property owner '4300 North Ranch Company LLC'. (*Applicant has requested for application to be withdrawn*)

Amy Mabey: gave a brief summary. We left this as a public hearing because it was advertised as a public hearing. The applicant has asked for this to be withdrawn. The planning commission recommended denial. Staff had a partial ID# and they had a larger footprint they desired. This is just in case there was public that wanted to attend.

Motion was made by CM Marriott to go into a public hearing. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

Mayor Call asked for comments from the public. Jim Flint: Bill Sneddon was seeking to rezone a small portion of the property and thought that it would benefit and improve 4300 N. There is not a good road standard in A-5.

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

Mayor Call: in light of developer wanting it to be withdrawn-the ball is in his court. Amy Mabey: I reached out to request to work with the developer and options. The planning commission denied this based on the General Plan is not being followed. Mayor Call: we can strike or postpone this particular application.

Motion was made by CM Urry to strike this from the agenda. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

4. Animal Regulations Ordinance Amendment. Discussion and possible action to amend the Animal Regulations Ordinance Title 6, to clarify that roosters and crowing hens are prohibited, Ordinance 2024-5. (Presenter: Ryon Hadley)

Motion was made by CM Arrington to adopt Ordinance 2024-5, amending the Animal Regulations Ordinance Title 6, to clarify that roosters and crowing hens are prohibited. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

5. Police Department Master Officer Program. Discussion and possible consideration of a Master Officer Program. (Presenter: Ryon Hadley)

Ryon Hadley: this is an Officer I, II, & III program. We will do away with Officer II. There is not a lot of rank movement. Trying to move up in advancement and not in promotions. This gives an incentive to stay and progress. There are advanced guidelines and pay incentives with it. CM Marriott: what is the pay salary? Ryon Hadley: it is a one-time salary raise. CM Marriott: the problem is you have to be in management to get a raise and I think this is a great incentive to keep officers here and train them. Do we pay to get certifications? Ryon Hadley: they train online through Lexipol.

Motion was made by CM Gibson to adopt the Master Officer Program. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

6. Subdivision Ordinance Checklists. Discussion and possible action to adopt the checklist of required items for consideration of concept plans, preliminary subdivision, final subdivision and minor subdivision, Resolution 2024-A. (Presenter: Amy Mabey)

Mayor Call: this has been exhausting. We have needed this for a long time. CM Gibson: is this on City Inspect? Amy Mabey: yes. This is a general checklist and not unreasonable. CM Gibson: I hope this makes things better. Mayor Call: bring this back in six months.

Motion was made by CM Gibson to adopt the checklist, Resolution 2024-A with a six month evaluation and obtain feedback if possible. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

7. Adequate Public Facilities. Discussion and possible action to adopt a resolution delegating responsibility to the Development Review Committee (DRC) for approval of adequate public facility determinations, Resolution 2024-B. (Presenter: Amy Mabey)

Mayor Call: this is a house keeping item. Amy Mabey: it is currently not in compliance with state law. We are moving the designated authority from city council to the DRC.

Motion was made by CM Gibson to adopt Resolution 2024-B, delegating responsibility to the Development Review Committee (DRC) for approval of adequate public facility determinations and fix the typo. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

8. Fireworks. Discussion and possible action to begin bid procedures for Founder's Day fireworks services. (Presenter: Sara Urry)

The council discussed the type of firework shells, the location, the maximum amount to expend for fireworks,

Motion was made by CM Arrington to begin bid procedures for Founder's Day fireworks service at the maximum of \$20K. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

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

None.

10. Other Business.

Tyson Jackson: Jaxon passed traffic school and got his CDL. We are moving into all the annual reports. Conferences are coming up for sewer and water certifications.

CM Urry: there are 13 youth going to the legislator from the YCC. There is a RAMP meeting February 1st.

CM Marriott: I am having a meeting with Amy and Tyson.

CM Gibson: the City's porch is done and it turned out well. There are puddles at the edges. There is a Founder's Day meeting March 19th at 3:30pm. We will discuss increasing the fees. Is there a date for the dedication of the Veteran Monument? CM Urry is on the committee for pictures of Pleasant View.

Amy Mabey: we need pictures of the city council.

Mayor Call: thanks everyone.

Adjournment: 8:02 P.M.

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

March 26, 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 (via Zoom items 1-3)
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Tyson Jackson
Robbie Done
Heather Gale

VISITORS:

Paul Pitcher

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought
(Mayor Leonard Call).

b. Declaration of Conflicts of Interest

None given.

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

Paul Pitcher: thanks to those that weeded on 2700 N.

2. Consent Items.

a. Bills of Pleasant View City

b. Minutes of March 12, 2024 and March 19, 2024. Closed Minutes of November 14, 2023, December 12, 2023, January 9, 2024, February 13, 2023 (2 sets)

Motion was made by CM Gibson to approve the bills of Pleasant View City and the minutes of March 12, 2024 and March 19, 2024. Closed Minutes of November 14, 2023, December 12, 2023, January 9, 2024, February 13, 2023 (2 sets). 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

3. City Website Privacy Policy Statement. Discussion and possible consideration to adopt the Privacy Policy Statement for the Pleasant View City Website(s), Policy 2024-1. (Presenters: Amy Mabey and Heather Gale)

Amy Mabey: this is a new regulation in Utah Code. Heather Gale has tackled this website policy for the requirement. Heather Gale: our website tracks cookies and we need to tell what information we may collect. It tracks IP addresses and what pages are being looked at. Any

personal information goes to a third party who keeps that information. CM Marriott: is this the first time the city had to do this? Heather Gale: yes, and they will be checking. CM Marriott: has the attorney reviewed this? Amy Mabey: no. We used a template.

Motion was made by CM Gibson to adopt the policy as stated and have legal check it. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

4. Amend Chapter 13.12-Culinary Water. Discussion and possible consideration to amend Chapter 13.12-Culinary Water to remove fees from the ordinance and to have fees set by resolution. Ordinance 2024-9. (Presenters: Amy Mabey & Tyson Jackson)

Motion was made by CM Marriott to amend Chapter 13.12-Culinary Water to remove fees from the ordinance and to have fees set by resolution, Ordinance 2024-9. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

5. Amend the Consolidated Fee Schedule. Discussion and possible consideration to amend the Consolidated Fee Schedule to clarify the initial fee for garbage and recycling cans and the replacement fees for recycling cans, Resolution 2024-H. (Presenters: Amy Mabey and Tyson Jackson)

Motion was made by CM Gibson the Consolidated Fee Schedule to clarify the initial fee for garbage and recycling cans and the replacement fees for recycling cans, Resolution 2024-H. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

6. Recommendations of Award. Discussion and possible consideration of recommendations to award each the following contracts:

a. 1100 West Safe Routes to School (FY 24) Project to Post Construction in the amount of \$79,404.10.

Tyson Jackson: we have a \$50K grant. This is for the sidewalks on 1100 W and 4000 N. there is a 200' strip with no sidewalks. We have used Post before and they are good to work with.

Motion was made by CM Marriott to award the project to Post for the Safe Routes to School project in the amount of \$79,404.10. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

b. Barker Park Detention Pond Remediation Project to Ormond Construction in the amount of \$135,925.00.

(Presenters: Amy Mabey and Tyson Jackson)

Tyson Jackson: this is for the piping of Barker Park bowl. It has maintenance issues. CM Arrington: are projects inspected as they go along? Tyson Jackson: yes. They are either inspected by Ben (Jones & Assoc) or a PWD staff depending on the project. We have worked with Ormond Construction.

Motion was made by CM Arrington to award the project to Ormond Construction in the amount of \$135,925. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

7. Speed Limit Modification. Discussion and possible consideration to modify the speed limit on 600 West from 30 Miles Per Hour to 35 Miles Per Hour. (Presenters: Amy Mabey and Tyson Jackson)

Mayor Call: this was asked to be on the agenda. Amy Mabey: there was one study on 1000 W not on 600 W. The police department did an informal review. The council discussed various speed scenarios.

Motion was made by CM Gibson to change the speed on 600 W to 35 mph between 2700 N and Elberta Drive. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

8. Reclassification of Full-Time Position. Discussion and possible consideration to reclassify the non-sworn, full-time Code and Animal Services position to a sworn, full-time Community Resource Officer position. (Presenter: Amy Mabey)

Motion was made by CM Gibson to reclassify the non-sworn, full-time Code and Animal Services position to a sworn, full-time Community Resource Officer position. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

9. Invitation for Bids. Discussion and possible consideration to approve seeking invitation for bids for the Pleasant View Park Parking Lot Expansion Project. (Presenter: Amy Mabey)

Motion was made by CM Arrington to seek invitation for bids for the Pleasant View Park Parking Lot Expansion Project. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

10. Kidz Town. Discussion and possible consideration for final acceptance of the Kidz Town Subdivision. (Presenter: Amy Mabey)

Amy Mabey: we have no documents.

Motion was made by CM Arrington to strike from the agenda item #10. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

11. 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.

12. Other Business.

Tyson Jackson: the generator project is moving along. We got the plow body and it will take 5 weeks to get it equipped. We will get rid of the 1992 plow.

Amy Mabey: I have submitted three EZ Ramp Grants for: 1) performers, 2) utility box wraps and 3) bike station.

CM Arrington: can we change the color of the lights on the building?

CM Urry: the Easter Candy Grab is this week and we do have a backup plan. The YCC scholarships are coming up.

CM Marriott: do want to have a form for grand marshals suggestions? CM Urry: that is the city council's discretion. CM Marriott: are we participating in flip strips or rain barrels? Mayor Call: we are not because of the expense. CM Marriott: are they still working on grading the parking lot. CM Gibson: they need to get road base from us. CM Marriott: can we berm half the Sports park? Many parks have terraced levels. Mayor Call: that is more expensive than a berm. It will decrease compacity. CM Urry: the park should never have been done at \$2m. CM Gibson agreed. Mayor Call: we will keep an eye on it this year.

Mayor Call: we will cancel the April 9th meeting. Two councilmembers, Laurie and Debbie will be gone. We can have a meeting on the 16th if needed.

13. Adjournment: 7:43 P.M.

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

October 8, 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 (via Zoom)
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Stetson Talbot

VISITORS:

Kennedy Lynn

1. Introduction.

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

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 June 11, 2024 and September 10, 2024 (2 sets and closed)

Motion was made by CM Arrington to approve the bills of Pleasant View City and the minutes of June 11, 2024 and September 10, 2024 (2 sets and closed). 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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.

Amy Mabey: this went to the planning commission a year ago. There was a delay waiting for the conditions to be fulfilled. They are looking at purchasing property. Mayor Call: Union Pacific (UP) owns the property but there is no rail line there. Amy Mabey: UP owns a portion of the property. It can take six to nine months with them. This can be subject to the conditions of approval and redlines and getting the property from UP to install the road. The preliminary will come to the city council and the final will go to DRC. This is the final action from the city council. The road will need to be established and create a subdivision into Farr West City. CM

Gibson: the conditions are everything on page 3? Amy Mabey: that is the zoning area. The area was shown on the County's map. Mayor Call: it is just the triangle piece of property. Amy Mabey: there needs to be a road to get to it. The developer will pay for the road with participation from the grant. There will need to be a lot of coordination with Farr West City. Amy Mabey: I would recommend approval with conditions and the rail line items. CM Gibson: I hope we are not getting ahead of ourselves. Amy Mabey: it is all about meeting our code.

Motion was made by CM Urry to approve preliminary subdivision plat for Farr West Industrial Subdivision contingent upon planning commission's conditions, the redlines and the note from Amy Mabey. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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.

Motion was made by CM Gibson to accept final and release to Deer Crest Subdivision Phase 5. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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.

Amy Mabey: this is the proposal with Farr West City for the roadway funds. It is a joint agreement. We will be the recipient of the funds and disbursements of funds. Amy reviewed portions of the document. Amy Mabey: legal has reviewed the agreement and Farr West City has already adopted it. Mayor Call: are there standards in the grant? Amy Mabey: no, except the ROW width. CM Gibson: is this an all or nothing project? Does it continue until funds have run out? Amy Mabey: there are two developers. There are also developer contributions.

Motion was made by CM Gibson to approve the agreement with Farr West City as stated. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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)

Motion was made by CM Gibson to go into a public hearing to consider Compensation Increases for Executive Municipal Officers. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Amy Mabey: this is an amendment after the 5% inflation increase on the ranges. Discussion continued on the percentages, what had happened with the inflation adjustment, future adjustments of the pay matrix, etc.

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

Motion was made by CM Gibson to table item #6 and bring it back after Mayor and Amy Mabey re-evaluate the compensation matrix. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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)

Amy Mabey: this is to expand the table for the transportation fees.

Motion was made by CM Gibson to approve the additional list for Resolution 2024-V. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

8. Appointments.

a. Discussion and possible action to appoint Tammy Eveson as the Records Officer for Planning and Zoning.

b. Discussion and possible action to appoint Aleisha Cruz as the Records Officer for the Police Department.

Motion was made by CM Gibson to appoint both Tammy Eveson and Aleisha Cruz as Records Officers as stated in 8a and 8b. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

9. Other Business.

Stetson Talbot: The CRO is going well. There were 40 to 60 cases and 37 were closed. We have increased school zoned tickets. There is a zero tolerance for school zone violations. We are researching motorized bikes and with kids. CM Marriott: how do we educate all?

Amy Mabey: there is a pre-con tomorrow on pickleball parking lot agreement. Holiday parties were discussed. We will be working on the replacement of the police chief's position and all of you will be involved in the process. We are changing the October 22nd meeting to October 29th.

CM Arrington: we are working on CERT. Cindy Harrison is doing an awesome job.

CM Urry: October 26th is Pumpkin Palooza. There is a YCC meeting this Thursday. We are working on the master plan overlay and patio homes.

CM Marriott: I would like to start the High-Performance City again.

CM Gibson: can we replace the trees along the pathway? Bob has plans to pull and replant the trees.

Mayor Call: I addressed vandals in the parks in the newsletter. CM Gibson there has to be a consequence, so they don't do that again. Go after the parents, come in front of the council, community service, something. Mayor Call: the cemetery is at December's planning commission meeting. There will be an interlocal agreement with Ben Lomond Cemetery.

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).

None.

11. Adjournment: 7:38 P.M.

Eagle Scout Project

Instructions & Application



Interested in completing an Eagle project with Pleasant View City? Please carefully read our requirements below. These are *in addition* to the Eagle project requirements outlined by the Boy Scouts of America.

Dear Eagle Scout candidate,

Thank you for your interest in working with Pleasant View City to complete your Eagle project. We congratulate you on making it this far in the Scouting program. Please note that filling out this application **does not guarantee approval** of your project by Pleasant View City. The City is not in a position to fund many Eagle Scout projects. Your project will only be approved if our budget allows for it.

Below are instructions that will guide your efforts in working with us:

- 1) **You** must be the one who communicates with Pleasant View City—**not** your Scoutmaster or a parent.
- 2) You should contact us at least **two months before** your planned project date.
- 3) When considering a project, be sure to consider how many volunteers will be in your group, as well as their abilities. The City will maintain a [\[Google Document – accessible from city website – where?\]](#) listing project ideas that may work for your group.

Okay—still interested? Then follow these steps:

- 1) **Email or call:** After reading these instructions and choosing a possible project, contact Melinda Greenwood, City Manager, at tjackson@pleasantviewcity.com or 801-827-0453, to set up an interview time.
- 2) **Interview:**
 - a. Complete this **application** and bring it with you to the interview.
 - b. You will **discuss** your possible project with the City Manager. Come prepared to talk about why you are interested in the project, and what makes you the qualified to lead the project.
 - c. Based on this first interview, you **may not be selected** to lead the project. If you are not selected, keep building your skills and feel free to contact us later on.
 - d. If you have been selected to lead the project—and if the project can be supported by the City budget—we will **contact** you and let you know.
 - e. After being contacted, you may **move on** to the next step below.
- 3) **Site visit:** After being selected for a project, you will need to visit the project site. This is a good time to write down questions and to take notes, measurements, or photos. You will need to visit the site **within ten days** after being given the go-ahead by the City. After ten days your project may be given to someone else.
- 4) **Project meeting:** Once you've visited the project site, contact Melinda Greenwood (tjackson@pleasantviewcity.com, 801-827-0453) to set up a project meeting. Here's what will be covered in this meeting:

Eagle Candidate Information

Name	Drake Jackson
Street Address	3335 N 250 W
City State ZIP	84414
Home Phone	385-389-7724
Email Address	Drakejackson558@gmail.com
Troop Number	724
Age	15

Proposed Project Description. If you need more space, please attach a separate sheet.

I want to fix the orienteering course at Barker Park by fixing them and raising the marker. Updating the map to be more efficient.

How would this project benefit Pleasant View City?

This would help scouts in the community to get their rank achievements and merit badges. This can also help anyone use a map and compass.

What resources will you need to complete this project? (e.g., funding, equipment, help from City employees)

I will need a cement mixer, sana tube, and brass pins. I will also need a saw to cut the tube to length. I may also need safety glasses, gloves and shovels. I have some I can bring but might need more depending on the amount of help I can find.

Has this project been approved by the local Scouting leadership? ☒ YES ☐ NO



City Council Staff Report

Commercial Planned Unit Development (CPUD) Ordinance

October 29, 2024

BASIC INFORMATION

Applicant: None

REVIEW AND ANALYSIS

Pleasant View City is seeking to establish a Commercial Planned Unit Development (CPUD) zoning ordinance to create an overlay zone to address development of the City's growing commercial and manufacturing base. Current ordinances have created some challenges in navigating new commercial growth and the creation of a CPUD provides increased flexibility, upon City approval, to adjust development approaches.

The Community Character portion of the General Plan references:

The Future Land Use Plan reflects the community vision of maintaining Pleasant View's warm rural character, while providing the high-quality environment and infrastructure necessary for recruiting, creating, expanding and retaining businesses and thriving commercial and employment centers in appropriate areas of the City.

Planning Commission Recommendation and Further Review

On September 5, 2024, the Planning Commission unanimously recommended approval of this ordinance with a few minor changes requested by the Planning Commission which clarify overall process that have since been included.

Additionally, the City Engineer has provided some recent additional comments that are included in the ordinance before the Council for consideration. The development of this ordinance has also been reviewed by Legal.

Public Comment

No public comment has been submitted to date on this proposal.

STAFF CONTACT

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

ORDINANCE NO. 2024-__

**AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL AMENDING
PLEASANT VIEW CITY CODE TITLE 18 ZONING TO ESTABLISH A COMMERCIAL
PLANNED UNIT DEVELOPMENT (CPUD) OVERLAY ZONE**

WHEREAS, Pleasant View City Code Title 18 establishes zoning standards applicable to areas outlined in the City's zoning designations through applicable approval processes; and

WHEREAS, the City Council has determined it is desirable to create a new zoning overlay to better accommodate commercial area developments; and

WHEREAS, Pleasant View City finds that the proposed modification meets the desires and intents of the City, particularly those included in the General Plan to create a functioning commercial corridor. Specifically, the Community Character portion of the General Plan references: "The Future Land Use Plan reflects the community vision of maintaining Pleasant View's warm rural character, while providing the high-quality environment and infrastructure necessary for recruiting, creating, expanding and retaining businesses and thriving commercial and employment centers in appropriate areas of the City;" and

WHEREAS, commercial development often requires that varied approaches be available and applied to ensure the installation of all needed and appropriate infrastructure, with a Planned Unit Development (PUD) ordinance creating some flexibility in application.

NOW THEREFORE, be it hereby ordained that:

SECTION ONE: the addition of Title 18 Chapter 71 - Commercial Planned Unit Development (CPUD) Overlay Zone, be adopted, as outlined in Exhibit A.

SECTION TWO: This ordinance also approves the addition of the CPUD zone in Title 18 Section 08 within the list of zones established.

SECTION THREE: This ordinance shall take effect immediately upon approval and final posting.

DATED this 29th day of October 2024.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2024

This ordinance has been approved by the following vote of the Pleasant View City Council:

_____ Councilmember Arrington
_____ Councilmember Marriott
_____ Councilmember Gibson
_____ Councilmember Nelsen
_____ Councilmember Urry

Pleasant View City Code
Chapter 18.71

Commercial Planned Unit Development Overlay Zone

18.71.010 Purpose and Intent. The purpose of the Commercial Planned Unit Development (CPUD) Overlay Zone is to allow diversification in the relationship of various uses and structures on a particular site and to permit flexibility in the use of the site of commercial properties, encourage innovative and efficient land use, ensure high-quality design, promote economic development while complying with Utah Code Annotated. This overlay zone allows for the establishment of commercial, industrial (manufacturing) and mixed-use planned unit developments.

18.71.020 Applicability.

- A. This Commercial Planned Unit Development Overlay Zone applies to areas designated on the official zoning map of the city. The uses allowed on any lot in the CPUD Overlay Zone shall be the same uses allowed in the underlying zone in which the lot is located.
- B. Properties within this overlay zone are eligible to apply for CPUD status subject to the provisions of this ordinance. The application of the planned development concept is intended to encourage good commercial and area design, thus ensuring substantial compliance with the intent of zone regulations and other provisions of this title related to public health, safety, and general welfare, and at the same time securing the advantages of large-scale site planning for commercial or industrial development, or combinations thereof.
- C. The use and development of land located in the CPUD Overlay Zone shall be approved according to applicable administration and development review procedures applicable to the underlying zone set forth in this title except as modified by this chapter.
 - 1. The CPUD Overlay Zone may be used in combination with any commercial or manufacturing zoning designation subject to City Code requirements. The provisions of the CPUD Overlay Zone shall be supplementary to the provisions of the zone with which it is combined and shall not be applied to any land area as an independent zone.
 - 2. Variations from applicable design standards and development standards of an underlying zone may be approved for a planned development pursuant to the provisions of approval established in this chapter.
- D. Forms of development under this chapter require a zone change together with a concept plan approval. Such developments shall be done only in conformance with this chapter, shall require subdivision approval following the requirements of the city subdivision regulations, and shall be developed only in conformance with an approved development plan.

- E. During the initial zone change/concept phase, a decision as to the appropriateness of the proposed development at the location, and the acceptability of the design plan, shall be made. Such appropriateness and acceptability shall be on compatibility with the general plan, design features, compatibility with surrounding land uses, and the prominence and suitability of natural or open space features.
- F. All conditions identified as part of this process shall become a written part of the record and shall be recorded on the plat or by separate development agreement.
- G. An application for a development under the zone change/concept plan process does not guarantee the property owner the right to exercise the provisions of this chapter. Such zoning shall be approved by the planning commission and the city council only if, in their judgment, the proposed development fully meets the intent, purposes and requirements of the General Plan and Zoning Ordinance.

18.71.030 Standards of Establishment.

To establish a Commercial Planned Unit Development, the following standards must be met:

1. Minimum Area. The minimum area for a CPUD shall be three (3) acres, or one (1) acre per phase when development is phased within a total developable area of at least three (3) acres.
2. Mixed-Use. The CPUD may include a mix of commercial, office, industrial, manufacturing and other permitted uses.
3. Density and Intensity. The density and intensity of development shall be in accordance with the underlying zoning application, unless otherwise approved by the approval authority or through a development agreement.
4. Open Space. A minimum of 5% of the CPUD area shall be dedicated to open space, which may include parks, plazas, and landscaped areas.
5. Design Standards. Development within the CPUD shall adhere to Chapter 18.43 Design Standards, unless otherwise approved by the approval authority or through a development agreement.
6. Traffic Impact. A traffic impact analysis is required to ensure that the CPUD will not adversely affect the transportation network.
7. Utilities and Infrastructure. Adequate provisions must be made for water, secondary water where required, sanitary sewer, stormwater management, and other essential utilities and infrastructure.
8. Phasing Plan. If the CPUD is to be developed in phases, a phasing plan must be submitted, outlining the sequence and anticipated timing of development.
9. A planned development shall be in single ownership and control or under option to purchase by an individual or a corporate entity at the time of application, or the application shall be filed jointly by all owners of the property or properties.

18.71.040 General Approval Process, including Zone Change, Preliminary Site Plan, and Subdivision Requirements.

1. Zone Change:

- a. Applicant shall submit an application for zone change in accordance with Chapter 20.08 and this chapter. Submittal of an application for a Planned Development Overlay Zone does not guarantee the application will be approved.
- b. The Planning Commission shall consider the zone change application and preliminary site plan and make a recommendation to the City Council regarding the proposed zone change to the Commercial Planned Unit Development Overlay Zone.
- c. After recommendation and action by the Planning Commission, the City Council shall consider the application for a zone change to the Commercial Planned Unit Development Overlay Zone as provided in chapter 18.02 of this title regarding amendment of the official zoning map, as outlined and required in chapter 20.08. The City Council shall approve, approve with conditions, or deny the zone change application in accordance with the following:
 - i. A zone change may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds the proposed Commercial Planned Unit Development Overlay Zone and the associated preliminary site plan:
 - i. Will allow integrated planning and design of the site and, on the whole, better development than would be possible under conventional zoning regulations;
 - ii. Meets the density, use, and other requirements of this article and the underlying zone of where the Commercial Planned Unit Development Overlay Zone will be applied, except as otherwise allowed by this article.
 - ii. In order to make findings necessary to approve a Commercial Planned Unit Development Overlay Zone, conditions of approval may be imposed to assure the CPUD will:
 - i. Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and
 - ii. Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this article and as shown on an approved preliminary site plan for the CPUD.
 - iii. Zoning conditions, as provided in subsection 18.71.30 of this chapter, also may be placed on property at the time of zoning to restrict or prohibit uses or development that would not be compatible with adjoining uses, notwithstanding

whether such uses are existing or future uses as shown in the General Plan.

2. Preliminary Site Plan:

- a. A preliminary site plan shall be submitted and considered concurrently with an application for a zone change to the Commercial Planned Unit Development Overlay Zone. The preliminary site plan shall show:
 - a. Generally, the proposed commercial use density, total acreage, acreage per phase (if phased), minimum lot sizes, the range of lot sizes, building locations, building elevations, open space to comply with subsection 18.71.030 of this article, parking, landscaping, pedestrian and traffic circulation, drainage, and utility layout; and
 - b. The information required by section 18.54 of this title, except that plans for grading and drainage, utilities, landscaping, and building elevations may be conceptual in nature.
- b. If the planned development is proposed to be developed in phases, the preliminary site plan shall also show phase boundaries. Each phase shall be of such size, composition, and arrangement so that construction, marketing, and operation of each phase is feasible as a unit, independent of any subsequent phases.
- c. Concurrently with the recommendation provided in subsection 18.71.040.A, the Planning Commission shall approve, approve with conditions, or deny a preliminary site plan for the CPUD. The Planning Commission approval of a preliminary site plan shall not be effective unless and until the corresponding zone change is approved by the City Council.

3. Site Plan Approval: Within twenty-four (24) months after approval of a Commercial Planned Unit Development Overlay Zone and a corresponding preliminary site plan, and before the issuance of any building permit, an applicant shall submit an application for approval of a site plan pursuant to section 18.54 of this title. If a planned development is to be constructed in phases as shown on an approved preliminary site plan, a site plan shall be submitted for each phase.

4. Subdivision Requirements: An application for a subdivision preliminary plat (commercial) may proceed concurrently with an application for a site plan. The following requirements apply to all CPUD subdivision developments:

- a. Property Owners' Association (POA) or City-Approved Governing Body. A POA or other City-approved governing entity must be established for the management and maintenance of shared infrastructure, common areas, detention ponds, and other communal facilities. The governing documents for the POA must be submitted to the City for review and approval before final plat approval. The governing documents shall be recorded concurrently with the subdivision plat. The POA or other City-approved governing entity must ensure long-term financial viability for the maintenance of shared spaces, utilities, and amenities, and must be responsible for enforcing cross-access and cross-parking agreements.

- b. Lot Configuration and Cross Access Agreements. All lots within the CPUD subdivision shall be subject to cross access agreements to ensure integrated vehicular and pedestrian movement between properties. Access drives, parking lots, and pedestrian pathways must be designed to provide seamless connectivity between adjacent lots, minimizing the need for multiple curb cuts onto public streets. Cross access easements must be recorded with each lot to guarantee shared access in perpetuity, enforceable by development agreement, property owners' association or other City-approved governing entity.
- c. Building Pads and Common Space. Individual building pads are permitted within the CPUD, provided that they comply with the overall site plan for the subdivision and adhere to setback, lot coverage, and height requirements as per the zoning code. A minimum of 10% of the total CPUD area must be allocated for common spaces, which may include landscaped areas, plazas, walkways, and recreational amenities. These spaces shall be centrally located and accessible to all tenants and patrons of the subdivision. Common spaces shall be maintained by the POA or other City-approved governing entity.
- d. Governance of Culinary Water Services and Main Line Ownership.
 - i. For City-provided culinary water, each platted building pad and/or lot shall be served by an individual water meters and service line. Ownership of the water service lateral shall begin at the corp stop located at the water main. Water usage for individual building pads and lots shall be measured and billed separately, unless the CPUD includes a shared water utility agreement approved by the City.
 - ii. For City-provided culinary water, water main lines within the CPUD subdivision shall remain under the ownership and control of the City and must be designed and installed in accordance with the City's engineering and public works standards. Any extensions of main lines required to service the subdivision must be constructed at the developer's expense. Utility easements for water services and other utilities must be clearly defined and recorded to ensure access for maintenance and repair.
 - iii. When culinary water is provided by an entity other than the City, said entity shall regulate water service and main line ownership and metering.
- e. Detention Ponds and Stormwater Management. Stormwater detention or retention ponds must be designed to accommodate the runoff from the entire subdivision in accordance with the City's stormwater management regulations. These ponds shall be located within common space areas and maintained by the POA or other City-approved governing entity. Any detention and/or retention ponds and all associated infrastructure (e.g., drainage pipes, inlets, outlets) shall be owned and maintained by the POA or a special service district established for this purpose.
- f. Utility and Infrastructure Easements. All utility lines, including but not limited to water, sewer, stormwater, and electrical, must be located within dedicated

easements, which shall be recorded on the final plat. Shared utility infrastructure must be accessible to all property owners within the CPUD and must be maintained by the POA or other City-approved governing entity. Easements for private utilities shall be granted for maintenance and repair access.

- g. **Parking and Loading Areas.** Parking may be shared among lots within the CPUD through a cross-parking agreement, provided that the total number of parking spaces meets the requirements of the City's zoning code. The shared parking arrangement must be formalized through easements and recorded with the subdivision. Designated loading and unloading areas shall be provided within the subdivision, located to minimize interference with internal traffic circulation and pedestrian movement. These areas must be screened from public view when adjacent to public streets or pedestrian pathways.
 - h. **Landscaping and Aesthetic Standards.** A unified landscaping plan must be submitted for the CPUD, showing plantings, trees, and aesthetic features. Landscaping must comply with City ordinances regarding tree coverage, species selection, and water conservation (xeriscaping is encouraged). All buildings and structures within the CPUD must adhere to an approved architectural theme or style to ensure visual consistency and quality across the development.
 - i. **Signage.** A master sign plan must be submitted and approved for the entire CPUD, detailing the location, size, and design of all signage within the development. Signs must comply with City sign ordinances and be designed to complement the architectural character of the development. Shared monument signs for the subdivision may be permitted at major entrances, with sign space allocated among tenants or property owners as outlined in the POA agreement.
 - j. **Phasing of Development.** If the CPUD is to be developed in phases, each phase must be self-sufficient in terms of infrastructure and access, and must provide the necessary utility services, parking, and stormwater management to support the completed portion of the development. A phasing plan must be submitted with the CPUD subdivision application, detailing the timeline, scope, and sequence of each phase.
5. **Construction Limitations:** Upon approval of a subdivision or site plan for a planned development, construction shall proceed in accordance with approved plans and specifications, and in conformance with any conditions associated with the preliminary site plan, zone change, or site plan approval.
6. **Amendments:** Amendments to approved plans shall be obtained by following the same procedure required for the original approval.

18.71.050 Application Process.

- 1. **Pre-Application Meeting.** Applicants are encouraged to meet with municipal staff prior to submitting a formal application to discuss the proposed Commercial Planned Unit Development and identify any potential issues.

2. Zoning Amendment Application Submission. The applicant shall submit a complete zoning amendment application, including a preliminary site plan, project narrative, traffic impact analysis, and other required documents.
3. Public Hearing. The Planning Commission shall hold a public hearing to review the proposed CPUD and receive input from the public.
4. Planning Commission Review. The Planning Commission shall review the application, including review and consideration of the preliminary site plan, and make a recommendation to the City Council.
5. City Council Approval. The City Council shall review the Planning Commission's recommendation and approve, approve with conditions, or deny the CPUD zoning amendment application.

18.71.060 Development Agreement.

At the discretion of the City, a development agreement may be entered into between the City and the developer. The development agreement shall outline the terms and conditions of the CPUD, including but not limited to:

1. Project Phasing: Details of the development phasing and timelines for completion.
2. Public Improvements: Requirements for public improvements, including roads, utilities, and open space.
3. Financial Guarantees: Performance bonds or other financial guarantees to ensure the completion of public improvements.
4. Compliance: Provisions for ensuring compliance with municipal standards and regulations.
5. Modifications: Procedures for modifying the development agreement, if necessary.

18.71.070 Other Applicable Regulations.

To the extent that use and development of land located in a Commercial Planned Unit Development Overlay Zone includes any matter governed by other applicable regulations set forth in this title, such regulations shall apply in addition to the requirements of this chapter.

18.71.080 Amendments and Modifications.

Any amendments or modifications to an approved CPUD must be reviewed and approved by the planning commission and city council in accordance with the procedures outlined in Section 18.71.040.



City Council Staff Report

Zone Text Amendment

October 29, 2024

BASIC INFORMATION

Applicant: J Lee Investments

PLANNING COMMISSION RECOMMENDATION

On September 5, 2024, the Planning Commission reviewed this proposal and unanimously recommended denial. The reasoning provided for this was that the current language in this zone is not sufficient and needs to be readdressed prior to further application of this zone.

REVIEW AND ANALYSIS

Pleasant View City has received an application for a zone text amendment for the R-5 Residential Zone. The text amendment is to remove the following from § 18.22.005 and allowing the zone to be applied in other areas of the city:

"The R-5 is limited to the area between 643 W & 800 between 2700 N & 2800 N."

PUBLIC COMMENT AND PUBLIC HEARING

Several comments were presented on this proposal during the Public Hearing at the Planning Commission meeting. These comments are outlined and included below.

- Jessica (last-name unknown) expressed opposition for moving to a medium/higher density. She expressed concerns about the wetlands, endangered species, capped off water springs, Utah Clean Water Act and Migratory Bird Treaty. She also created a website to highlight some of the information provided: <https://pleasantviewwetland.org/>
- John Sears expressed concerns about what this means for this area and community, with regard to high density and increases in traffic for that area, noting that this proposal will change the look and feel of the community.
- Allen Dye expressed concerns with the density indicating that patio homes could possibly work but still uncomfortable with the level of density being proposed.
- Rusty Anderson expressed that patio homes would be OK with restrictions but also noted concerns about the zoning changing to a higher density.
- Clint Christensen described that he understands the property owner should have the right to do whatever he wants with his property but also wants to make sure that

resident concerns are not overlooked due to the city having a vested interest. He likes that there is a current minimum lot size and likes the established community and aesthetics.

- Cam and Angela Payne described that when they moved here they looked at the future land use map for possible development of that field. They are OK with 1/3 acre lots in that area, but higher density would increase traffic which they don't believe the current street structures are built to accommodate.
- Cheryl Jacobson does not want her current view obstructed by approx. 50 units. She expressed concerns about the traffic that might be generated on such a small street and that residents will not have prior notification if a plan is implemented. She indicated that she is aware of the state forcing multi-housing but does not agree with it and feels there is plenty of multi-housing in the nearby surrounding areas. She also expressed concerns whether there is adequate infrastructure to accommodate all of this housing.
- Brian Hawks said he is OK with patio homes but expressed concerns with traffic on an already busy road near Shady Lane park.
- Sara Urry outlined the consideration is whether it is appropriate to have this zone applied in other areas of the City. The City has been working on creating a new patio homes zone that could be beneficial in this case. expressed concerns for application of this zone as the standards included in the current zone
- Dan/Ben brought up the general impacts this development could have on the community – especially neighboring properties. Some of the things being done can have different impacts than anticipated. Difficult to make a decision if it's not actually subdivided.

STAFF CONTACTS

Tammy Eveson
teveson@pleasantviewcity.com
801-782-8529 Ext: 466

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

**PLEASANT VIEW CITY
APPLICATION FOR ZONE TEXT CHANGE**

CODE

CHAPTER/SECTION: Municipal Code Chapter 18 R-5 Zone. Section 18.22.005_____

CURRENT
LANGUAGE

B. The R-5 is limited to the area between 643 W & 800 W between 2700 N & 2800 N. (Ord. 2022-3, dated 01/25/22)

PROPOSED
LANGUAGE

Remove the following from 18.22.005: "B. The R-5 is limited to the area between 643 W & 800 W between 2700 N & 2800 N. (Ord.2022-3, dated 01/25/22)_____

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

NAME: J Lee Investments _____ **PHONE:** 801-458-2142. **FAX:** _____ **ADDRESS:** 3280 North 850 West, Pleasant View, UT 84414 _____ **EMAIL:** jefflee.heritageutah@gmail.com _____

APPLICANT/AGENT:

NAME: Jeff Lee _____ **PHONE:** 801-458-2142 _____ **FAX:** _____
ADDRESS: 3280 North 850 West, Pleasant View, UT 84414 _____ **EMAIL:** jefflee.heritageutah@gmail.com _____

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

Dated: 08/08/24

Dated: _____

Jeff Lee
Signature of Applicant/Agent

Sammy Eveson
City Representative

For City Use

DATE SUBMITTED: 8/8/24 TAKEN BY: Sammy Eveson

FEES (DUE AT TIME OF APPLICATION)

\$300.00	Date Paid _____	Amt. <u>300.00</u>
\$75.00 (Noticing Fee)	Date Paid _____	Amt. <u>75.00</u>
Other Fees (if any-see City)	Date Paid _____	Amt. _____

Total Paid 375.00

Zone Text Change Application Checklist

Note: Unless directed otherwise by the City, all applications and associated plats, plans and documents must be submitted to the City Planner.

☒ Application completed.

☒ Statement of applicant as to intention and plans for the project.

☒ Payment of fees.

Affidavit

Property Owner

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

Property Owner(s) Jeff Lee

Subscribed and sworn to me on 08/08/24 (date)

Notary Deborah Minert

(Residing in: Weber County)

My commission expires 9/1/24 (date)



Agent Authorization

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

Property Owner(s) _____

Subscribed and sworn to me on _____ (date)

Notary _____

(Residing in: _____)

My commission expires _____ (date)

ORDINANCE NO. 2024-__

**AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL AMENDING
PLEASANT VIEW CITY CODE TITLE 18 CHAPTER 22 OF THE R-5 ZONE**

WHEREAS, Pleasant View City Code Title 18 establishes zoning standards applicable to areas outlined in the City's zoning designations through applicable approval processes; and

WHEREAS, the R-5 zone includes language limiting the application of this zone in certain areas of the city; and

WHEREAS, Pleasant View City finds that the proposed modification to remove location specific restrictions of this zone is beneficial to Pleasant View City.

NOW THEREFORE, be it hereby ordained that:

SECTION ONE: the amendment to Title 18 Chapter 22 relating to the R-5 residential zone be approved as outlined in Exhibit A.

SECTION THREE: This ordinance shall take effect immediately upon approval and final posting.

DATED this 29th day of October 2024.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2024

This ordinance has been approved by the following vote of the Pleasant View City Council:

____ Councilmember Arrington
____ Councilmember Marriott
____ Councilmember Gibson
____ Councilmember Nelsen
____ Councilmember Urry

Pleasant View City Code

Chapter 18.22 – R-5 Zone

18.22.005 Description and Intent.

- A. The intent of the revised R-5 Ordinance is to rectify a proper zoning standards.
- B. ~~The R-5 is limited to the area between 643 W & 800 W between 2700 N & 2800 N.~~

18.22.010 Use Regulations. In residential zone R-5, no building or structure or land shall be used and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- A. Single-family dwellings;
- B. Household pets;
- C. Home occupations;

D. Accessory uses and buildings customarily incidental to the above are limited to three hundred square feet (300sq.ft.) or not covering more than 25% of the rear yard, whichever is smaller.

18.22.020 Lot Area. The minimum lot area shall be six thousand three hundred square feet (6,300sq.ft.) and corner lots shall have a minimum lot area of seven thousand five hundred square feet (7,500sq.ft.).

18.22.030 Lot Width. The minimum width of any lot shall be sixty feet (60ft) at twenty feet (20ft) back from the front lot line.

18.22.040 Yard-Side. The minimum setback for a dwelling shall be five feet (5ft.) for each side, except for corner lots must have the side abutting a street shall have a minimum of ten-foot (10 ft.) setback. Accessory building shall have a minimum side yard of one foot (1 ft.) from the property line, provided that no other accessory building shall be closer than ten feet (10 ft.) to a dwelling on an adjacent lot. On corner lots, the side yard, which faces on a street from both main and accessory buildings shall not be less than ten feet (10 ft.).

18.22.050 Yard-Front. The front yard setback for a dwelling shall be a minimum of six feet (6 ft.) in the rear of the main building.

18.22.060 Yard-Rear. The rear yard setback for a dwelling shall be twenty feet (20 ft.) from the property line. On corner lots, the side yard, which faces on a street from both main and accessory buildings shall not be less than ten feet (10 ft.).

18.22.070 Building Height. No building shall be erected to a height greater than two and one-half stories or thirty-five feet and no dwelling structure shall be erected to a height less than one story.

18.22.080 Lot Coverage. No building or group of buildings with their accessory buildings shall cover more than sixty percent of the area of the lot.



City Council Staff Report

General Plan Amendment

October 29, 2024

BASIC INFORMATION

Applicant: J Lee Investments

PLANNING COMMISSION RECOMMENDATION

On September, 5, 2024, the Planning Commission reviewed this proposal and unanimously recommended denial. The reasoning provided for this was that the current Future Land Use Map and utilization of this as Low-Density residential would better fit the surrounding developments.

REVIEW AND ANALYSIS

Pleasant View City has received an application for an amendment to the Pleasant View General Plan and modify the Future Land Use Map to include the following adjustments:

Amending the General Plan to modify the designation for residential density for 6.31 acres of land located approximately at 475 West Pleasant View Drive, with this modification changing from the current designation of Low Density Residential (2-3 dwelling units per acre) to Medium and Low Density Residential and Agricultural (4-8 dwelling units per acre).

PUBLIC COMMENT AND PUBLIC HEARING

Several comments were presented on this proposal during the Public Hearing at the Planning Commission meeting. These comments are outlined and included below.

- Jessica (last-name unknown) expressed opposition for moving to a medium/higher density. She expressed concerns about the wetlands, endangered species, capped off water springs, Utah Clean Water Act and Migratory Bird Treaty. She also created a website to highlight some of the information provided: <https://pleasantviewwetland.org/>
- John Sears expressed concerns about what this means for this area and community, with regard to high density and increases in traffic for that area, noting that this proposal will change the look and feel of the community.
- Allen Dye expressed concerns with the density indicating that patio homes could possibly work but still uncomfortable with the level of density being proposed.

- Rusty Anderson expressed that patio homes would be OK with restrictions but also noted concerns about the zoning changing to a higher density.
- Clint Christensen described that he understands the property owner should have the right to do whatever he wants with his property but also wants to make sure that resident concerns are not overlooked due to the city having a vested interest. He likes that there is a current minimum lot size and likes the established community and aesthetics.
- Cam and Angela Payne described that when they moved here they looked at the future land use map for possible development of that field. They are OK with 1/3 acre lots in that area, but higher density would increase traffic which they don't believe the current street structures are built to accommodate.
- Cheryl Jacobson does not want her current view obstructed by approx. 50 units. She expressed concerns about the traffic that might be generated on such a small street and that residents will not have prior notification if a plan is implemented. She indicated that she is aware of the state forcing multi-housing but does not agree with it and feels there is plenty of multi-housing in the nearby surrounding areas. She also expressed concerns whether there is adequate infrastructure to accommodate all of this housing.
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 801-782-8529 Ext: 466

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

Pleasant View

Legend

City Boundary

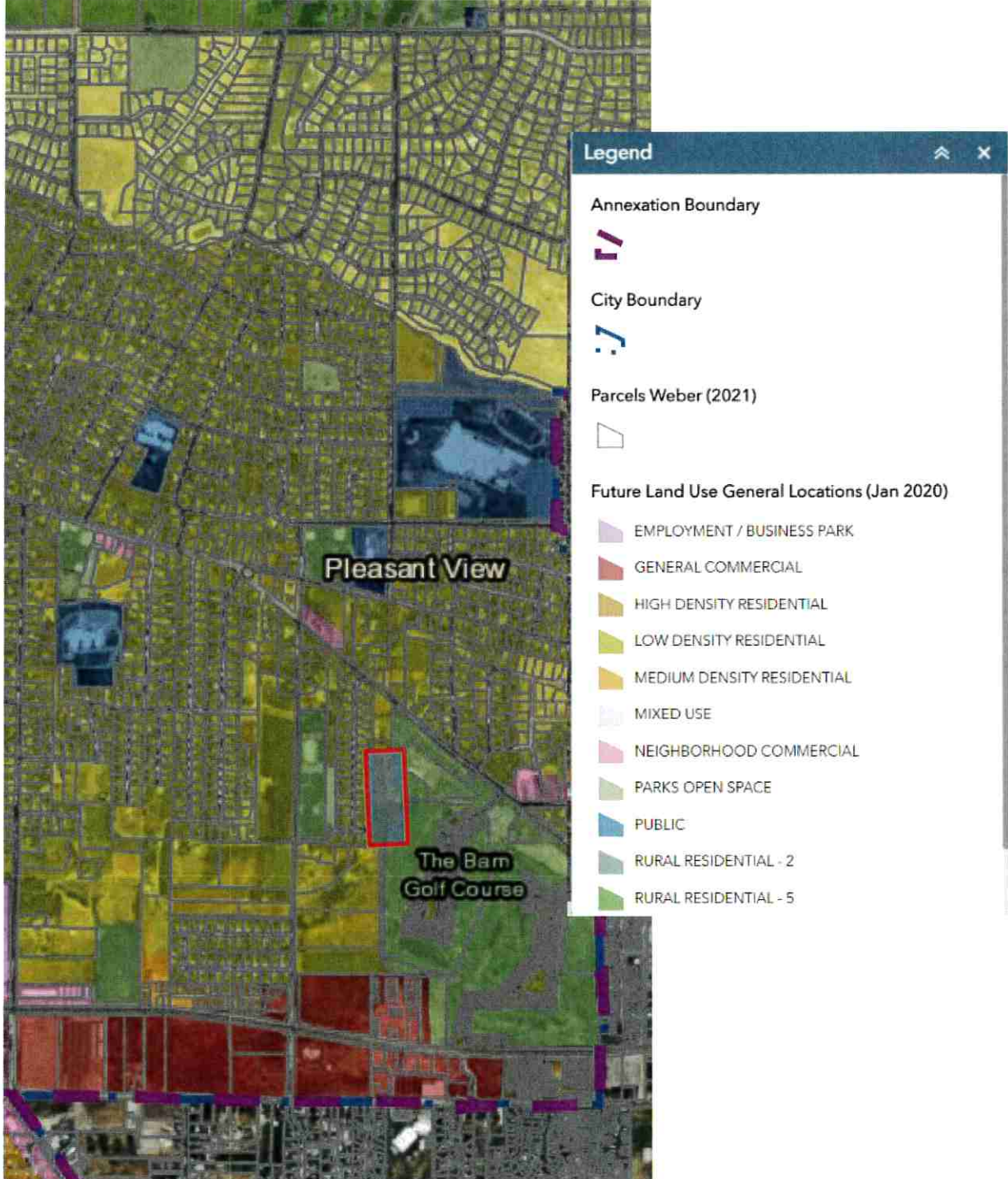
Zoning - Public

- Zone A-2
- Zone A-5
- Zone CP-1
- Zone CP-2
- Zone CP-3
- Zone NE C-1
- Zone C-2
- Zone C-3
- Zone MCM
- Zone MP-1
- Zone PS-1A
- Zone RE-15
- Zone RE-20
- Zone R-5
- Zone RM

Map Labels:

- W 3700 N
- W 3500 N
- W 3275 N
- W 3000 N
- W 2775 N
- W 2500 N
- N 850 W
- N 750 W
- N 650 W
- N 550 W
- N 450 W
- N 350 W
- N 250 W
- N 150 W
- Shady Lane Park
- Golf Course
- Pleasant View Dr
- W 3000 N
- W 2700 N
- W 2500 N
- W 2300 N
- W 2100 N
- W 1900 N
- W 1700 N
- W 1500 N
- W 1300 N
- W 1100 N
- W 900 N
- W 700 N
- W 500 N
- W 300 N
- W 100 N
- W 0 N

ATTACHMENT 2) Future Land Use Map – currently Low Density Residential



**PLEASANT VIEW CITY
APPLICATION FOR GENERAL PLAN AMENDMENT**

LOCATION: 475 West Pleasant View Drive, Pleasant View, UT 84414 **ACREAGE:** 6.31 acres

CURRENT DESIGNATION: Low Density Residential (2-3 units per acre)

PROPOSED DESIGNATION: Medium Density Residential (4-8 units per acre)

PARCEL ID NUMBERS: 17-0600053

CURRENT USE : Low Density Residential/Agricultural

PROPOSED USE : Medium and Low Density Residential and Agricultural

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

NAME: J Lee Investments. **PHONE:** 801-458-2142 **FAX:**

ADDRESS: 3280 North 850 West, Pleasant View, UT 84414 **EMAIL:** jefflee.heritageutah@gmail.com

APPLICANT/AGENT:

NAME: Jeff Lee. **PHONE:** 801-458-2142 **FAX:**

ADDRESS: 3280 North 850 West, Pleasant View, UT 84414 **EMAIL:** jefflee.heritageutah@gmail.com

SURVEYOR OR ENGINEER:

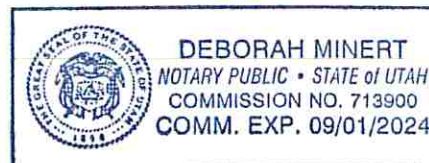
NAME: Jason Felt. **PHONE:** 801-621-3100 **FAX:**

ADDRESS: 5160 South 1500 West, Riverdale, UT 84405. **EMAIL:** jasonf@reeve.co

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


Signature of Applicant/Agent


Notary



For City Use

DATE SUBMITTED: 8/8/24 **TAKEN BY:** D Minert

FEES (DUE AT TIME OF APPLICATION)

\$150.00 (Application Fee)

Date Paid _____ Amt. 150⁰⁰

\$75.00 (Noticing Fee)

Date Paid _____ Amt. 75⁰⁰

Other Fees (if any-see City)

Date Paid _____ Amt. _____

Form Date: February 2023

Total Paid 225⁰⁰

General Plan Amendment Application Checklist

Note: Unless directed otherwise by the City, all applications and associated plats, plans and documents must be submitted to the City Planner.

- ☐ Application completed; including names and addresses of applicant, owner(s); affidavit of owners and applicant; all signed and notarized. A complete concept plan for the proposed use of the property must accompany the request.
 - ☐ A concept plan of the project that includes a north point, scale and date; a vicinity plan; boundary lines of the proposed project; location all existing or platted streets; important features such as rail lines, water courses, exceptional topography, and buildings within and immediately adjacent to the project; locations and dimensions of all proposed streets, easements, lots, open spaces and other features, with appropriate labeling.
 - ☐ Vicinity plans must include a representation of the proposed development with blocks and streets and their relationship to existing streets and utilities; all existing streets, public facilities such as schools or parks, and any commercial or industrial areas within one mile of the project area; all undeveloped areas within the general area of the proposed development and proposed future street systems for that area.
 - ☐ Statement of applicant as to intention and plans for the project.
 - ☐ Payment of fees.
-

Affidavit

Property Owner

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

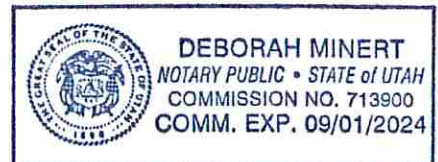
Property Owner(s) Jeff Lee Jeffrey

Subscribed and sworn to me on 08/28/24 (date)

Notary Deborah Minert

(Residing in: Weber County)

My commission expires 9/1/24 (date)



Agent Authorization

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

Property Owner(s) _____

Subscribed and sworn to me on _____ (date)

Notary _____

(Residing in: _____)

My commission expires _____ (date)

REVISIONS	DATE	DESCRIPTION

Lee Property
 VICTORY MAP
 PART OF THE EAST 1/2 OF SECTION 20 T7N, R11W, S18 & M. U.S. SURVEY
 PLEASANT VIEW, WEBER COUNTY, UTAH

Project Info
Engineer: Reeve & Associates, Inc.
Planner: C. Cook
Designer: C. Cook
Date: 8-1-24
Name: LEE PROPERTY
Number: 8148-01

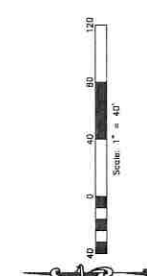
Sheet	1
Sheets	1

Developer:
 Jeff Lee
 (801) 458-2142

Lee Property
 Weber County, Utah



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5100 S. 1500 W. INDEPENDENCE, UT 84403. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM REEVE & ASSOCIATES, INC. REEVE & ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT.



Pleasant View City, Weber County, Utah

ORDINANCE 2024-21

**AN ORDINANCE AMENDING THE PLEASANT VIEW CITY GENERAL PLAN'S
FUTURE LAND USE MAP.**

WHEREAS, Pleasant View City finds that an amendment to the official Future Land Use Map of the General Plan to accommodate the request of a particular property owner in the City is desirable; and

WHEREAS, Pleasant View City finds that such an amendment can still promotes the health, safety and general welfare of residents; and

WHEREAS, Section 10-9a-404 of the Utah State Municipal Code provides for the amendment of general plans; and

WHEREAS, The Pleasant View City Planning Commission after holding a public hearing made a recommendation to deny this amendment to the General Plan's Future Land Use Map.

NOW THEREFORE, Be it hereby ordained:

SECTION ONE: The General Plan's Future Land Use Map shall be amended by changing 6.31 acres of land located at 475 West Pleasant View Drive from the current designation of Low Density Residential (2-3 dwelling units per acres) to Medium Density Residential (4-8 dwelling units per acre) and Agriculture (Rural Residential – 2 (1 unit/2 acres) - according to an updated Future Land Use Map to be attached as 'Exhibit A'.

SECTION TWO: This ordinance shall take effect immediately upon approval and posting.

DATED this ____ day of _____, 2024.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2024

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

ORDINANCE 2024-19

**AN ORDINANCE ENACTING AMENDED COMPENSATION INCREASES FOR
EXECUTIVE MUNICIPAL OFFICERS**

WHEREAS, the Utah State Legislature during the 2024 General Session passed S.B. 91;

WHEREAS, S.B. 91 amended Utah Code Section 10-3-818 regarding City employee salaries;
and

WHEREAS, the City of Pleasant View must now publish public notice and hold a separate
public hearing on proposed compensation increases for executive municipal officers before
adopting those increases; and

WHEREAS, the Pleasant View City Council finds that enacting the proposed compensation
increases as set forth in this Ordinance will comply with Utah Code requirements.

WHEREAS, the public hearing was held October 8, 2024.

NOW, THEREFORE, Be it ordained by the Pleasant View City Council:

SECTION ONE: The attached Exhibit A contains amended compensation increases for
executive municipal officers proposed for inclusion in the City's budget for the 2024-2025 Fiscal
Year.

SECTION TWO: This ordinance shall take effect immediately.

DATED this ____ day of _____ 2024.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2024

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

EXHIBIT A

POSITION TITLE	RANGE		HIGH	CURRENT PAY JUNE 2024	PROSPECTIVE COMPENSATION 2024-2025	% increase
	LOW					
City Administrator	\$ 55.40	\$ 81.02	\$ 55.29	\$ 60.82	10%	
Court Administrator / Admin Assistant	\$ 26.33	\$ 39.78	\$ 33.23	\$ 36.55	10%	
Deputy Recorder/Utility Billing Clerk	\$ 23.96	\$ 35.18	\$ 27.67	\$ 30.44	10%	
Police Chief	\$ 49.71	\$ 70.90	\$ 65.07	\$ 71.58	10%	
Police Sergeant	\$ 35.34	\$ 49.21	\$ 39.48	\$ 43.43	10%	
Police Sergeant	\$ 35.34	\$ 49.21	\$ 42.02	\$ 46.22	10%	
Police Lieutenant	\$ 39.08	\$ 53.88	\$ 46.11	\$ 50.72	10%	
Public Works Director	\$ 47.02	\$ 67.91	\$ 51.92	\$ 57.11	10%	
Recorder / Finance Director	\$ 41.13	\$ 59.19	\$ 53.54	\$ 58.89	10%	
Recreation Director	\$ 29.18	\$ 43.72	\$ 35.07	\$ 38.58	10%	
Superintendent, Parks	\$ 26.93	\$ 38.67	\$ 34.61	\$ 38.07	10%	
Superintendent, Streets	\$ 28.52	\$ 41.60	\$ 32.14	\$ 35.35	10%	
Superintendent, Utilities	\$ 29.69	\$ 42.78	\$ 36.43	\$ 40.07	10%	
Treasurer	\$ 34.72	\$ 48.43	\$ 43.60	\$ 47.96	10%	

Memo

To: Mayor and City Council
From: Laurie
Date: October 17, 2024
Re: New Business Licenses Issued



RECOMMENDED ACTION No action needed. Informational only.

DESCRIPTION / BACKGROUND According to the Business License Ordinance, the council only needs to receive a list of approved and denied business license applications. The following are approved new businesses:

Caring Support Coordination Inc.	303 WILLOW WAY	Social work	Marijka Scothern
----------------------------------	----------------	-------------	------------------