

Pleasant View City Council

Meeting Agenda

Tuesday, December 10, 2024

6:00 p.m.

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

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:
(Councilmember Sara Urry)
- 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 November 26, 2024
- b. Bills of Pleasant View City

6:10 P.M. **3. Recognition of Frank Maughan.** Recognizing Pleasant View resident Frank Maughan who was recently honored by Weber State University as the Community Veteran of the Year.

6:15 P.M. **4. Planning Commission Recommendations.** (Presenters: Amy Mabey and Tammy Evesson)

- a. **General Plan Amendment.** Consideration of a proposed amendment to the General Plan for 30.6 acres of land located at approximately 540 West 4300 North, from Rural Residential 5 to Rural Residential 2, Ordinance 2024-25.

6:45 P.M. **5. Engineering Professional Services Agreement.** Discussion and possible action to approve an Engineering Contract with Jones & Associates Consulting Engineers.
(Presenter: Amy Mabey)

7:00 P.M. **6. 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).

7:20 P.M. **7. Retirement Contribution Election.** Discussion and possible action to pick-up member contributions for Tier 2 Public Safety Employees. (Presenter: Amy Mabey)

7:35 P.M. **8. Other Business.**

9. 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, December 10, 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.

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

November 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
Sara Urry (*absent*)

STAFF:

Amy Mabey
Laurie Hellstrom
Tyson Jackson
Stetson Talbot

VISITORS:

NJ Kudravy
Leonard A Kudravy

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought

Mayor Leonard M. 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. Minutes of November 12, 2024 (open and closed)

Motion was made by CM Marriott to approve the consent items (minutes of November 12, 2024 (open and closed). 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Nelsen. 4-0

3. Public Hearing – Amend Budget. Discussion and possible consideration to approve amending the fiscal year budget 2024-2025, Resolution 2024-W. (Presenter: Laurie Hellstrom)

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

Laurie Hellstrom reviewed the resolution with the council. 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 Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Nelsen. 4-0

Motion was made by CM Arrington to approve Resolution 2024-W amend the budget. 2nd by CM Nelsen. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Nelsen. 4-0

4. Garbage and Recycling Services. Review the current Garbage and Recycling Services provided by the City. (Presenters: Tyson Jackson and Amy Mabey)

A presentation was given by Amy Mabey and Tyson Jackson (presentation attached). Actual garbage cans were brought to the meeting for the council to physically see the difference in the cans. They discussed the storage area available for cans, only 1.3% of cans replaced since January 2024, the vocal on-line people being a small minority of the city, the need for communication and to refer questions to staff, the difference between a resident purchasing a can when their can is damaged vs raising the monthly rates to all residents and the group paying for residents that get cans replaced, having residents buy their own cans but then tracking and billing for accurate tipping fees, compatibility of cans with the trucks, the difference in cans their weight, size, etc. Asking Republic to lower the can slower or getting out their truck and closing lid. Not wanting to make Republic mad because they were the only bidder for the city. Final conclusion: where the resident purchases the can as needed and they are responsible for the can because they will take better care of the can is the best and cheapest method.

5. Planning Commission Recommendations. (Presenters: Amy Mabey and Tammy Eveson)

a. Zone Text Amendment. Consideration of a text amendment for Manufacturing and Commercial Parking Requirements, Ordinance 2024-23.

Amy Mabey: a business was expanding its freezer space, and the question of parking stalls was raised. There is discretion on the number of parking stalls. Amy read the language in the code. They are asking for less stalls. They need some but this gives flexibility. CM Marriott: can the planning commission decide and not get a professional? Amy Mabey: no. CM Nelsen: this would take the burden off the planning commission. A business owner may not anticipate what parking is needed at first. Mayor Call: it has been one size fits all. CM Gibson: they are way under parking stalls needed now. CM Nelsen: if the business is flipped in the future, they need a professional. Amy Mabey: there are standards for all zones with different parking standards. Mayor Call: there is an industry standard. CM Marriott: I like having a study and we wouldn't need to pay for it. Mayor Call: they pay and justify their need for parking. Amy Mabey: the planning commission also asked how many vehicles are parked on-site and are left there? The storage of vehicles if it becomes a nuisance and enforce by that code.

Motion was made by CM Arrington to adopt Ordinance 2024-23, a text amendment for Manufacturing and Commercial Parking Requirements. 2nd by CM Nelsen. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Nelsen. 4-0

b. General Plan Amendment. Consideration of a proposed amendment to the Community Character table of the General Plan to provide distinction for Rural Residential Land Use classifications corresponding with the language and specifications in the Future Land Use Map, Ordinance 2024-24.

Amy Mabey: this is a clean up item. In looking at the General Plan the A-2 zoning designation was difficult to apply and the rural residential classification had clarity challenges in relation to the number of units allowed per acre. We are cleaning up the two designations, rural 5 and rural 2. The planning commission recommended approval. The General Plan is much broader than the zones.

Motion was made by CM Arrington to adopt Ordinance 2024-24, a proposed amendment to the Community Character table of the General Plan to provide distinction for Rural Residential Land Use classifications corresponding with the language and specifications in the Future Land Use Map. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Nelsen. 4-0

6. Other Business.

Stetson Talbot: we got some seatbelt shifts from the state. We have redone the way we work uniform allowance. We are starting a star-card program, and the officers will save in taxes on earned income and taxes when purchasing uniform items.

Tyson Jackson: we got the plows out for the first time tonight. We are implementing safety practices which may slow down the response time to get out on the roads. Lead and copper letters are going out. There are new water regulations, PFAS, which are threats to culinary water, and we have been below the standard and we do not put fluoride in the water.

CM Marriott: we need to surplus property that is sitting around. There have been some good website providers that we have reviewed. Interviews are being set up.

Mayor Call: just a dinner reminder for the council.

7. 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.

8. Adjournment: 7.59PM

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					
JONES & ASSOCIATES	22365A	ROCKWELL ESTATES	08/31/2024	1,179.00	1,179.00
JONES & ASSOCIATES	22365A	SIMON GOE SUBDIVISION	08/31/2024	366.00	366.00
JONES & ASSOCIATES	22468A	ROCKY MEADOWS SUBDIVISION 2	09/30/2024	723.50	723.50
Total 10-13120 DEVELOPMENT RECEIVABLES:				2,268.50	2,268.50
10-22500 INSURANCE PAYABLE					
AFLAC	018140	SECONDARY INSURANCE	11/01/2024	126.22	126.22
HEALTHQUITY INC.	60NQE4Z	HSA FEES	11/06/2024	6.30	6.30
PEHP-LTD	110324	LTD COVERAGE	11/03/2024	407.13	407.13
PUBLIC EMPLOYEES HE	090124	CREDIT FOR OVERPAYMENT ON LAST CHECK	09/01/2024	586.22-	586.22-
PUBLIC EMPLOYEES HE	110124	EMPLOYEES HEALTH INSURANCE	11/01/2024	42,637.54	42,637.54
WASHINGTON NATIONAL	P2479485	SECONDARY INSURANCE	11/01/2024	86.65	86.65
Total 10-22500 INSURANCE PAYABLE:				42,677.62	42,677.62
10-41-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-184368	OFFICE SUPPLIES	11/04/2024	2.75	2.75
Total 10-41-240 OFFICE SUPPLIES AND EXPENSE:				2.75	2.75
10-42-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-184368	OFFICE SUPPLIES	11/04/2024	13.75	13.75
Total 10-42-240 OFFICE SUPPLIES AND EXPENSE:				13.75	13.75
10-42-310 PROFESSIONAL & TECHNICAL					
GAGE ARNOLD	OCTOBER202	ATTORNEY SERVICES PER CONTRACT	10/31/2024	1,675.00	1,675.00
RICH GALLEGOS, ATTOR	123638	PUBLIC DEFENDER FEES	11/19/2024	800.00	800.00
Total 10-42-310 PROFESSIONAL & TECHNICAL:				2,475.00	2,475.00
10-43-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-184368	OFFICE SUPPLIES	11/04/2024	2.75	2.75
Total 10-43-240 OFFICE SUPPLIES AND EXPENSE:				2.75	2.75
10-44-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-184368	OFFICE SUPPLIES	11/04/2024	11.00	11.00
Total 10-44-240 OFFICE SUPPLIES AND EXPENSE:				11.00	11.00
10-47-240 OFFICE SUPPLIES AND EXPENSE					
RELIABLE BUSINESS SY	251535	TAX FORMS	11/25/2024	245.90	245.90
STRIVE WORKPLACE SO	WO-184368	OFFICE SUPPLIES	11/04/2024	13.75	13.75
STRIVE WORKPLACE SO	WO-184368	TWO PRONG PAPER FASTENERS	11/04/2024	5.96	5.96
Total 10-47-240 OFFICE SUPPLIES AND EXPENSE:				265.61	265.61
10-49-300 ENGINEER					
ESRI	94843042	GIS MAPPING CREATOR	11/15/2024	700.00	700.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-49-300 ENGINEER:				700.00	700.00
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
PEPSI OF OGDEN	7199671030	SODA MACHINE SUPPLIES	11/19/2024	335.15	335.15
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				335.15	335.15
10-50-270 UTILITIES					
ENBRIDGE GAS	102424	ACCT # 9374500000-CITY OFFICE	10/24/2024	53.21	53.21
ENBRIDGE GAS	102424	ACCT# 4467050000 CERT	10/24/2024	24.94	24.94
Total 10-50-270 UTILITIES:				78.15	78.15
10-50-280 TELEPHONE					
CENTURY LINK	712326656	INTERNET	11/04/2024	328.16	328.16
Teligent IP	0000073705	PHONES	11/14/2024	829.44	829.44
Total 10-50-280 TELEPHONE:				1,157.60	1,157.60
10-50-620 CONTRACTUAL SERVICES					
CASELLE	136404	CONTRACT SUPPORT & MAINTENANCE	11/01/2024	866.73	866.73
TECSERV, INC.	16482	MONTHLY NETWORK SERVICES-OFFICE & POLICE	10/01/2024	2,417.57	2,417.57
TECSERV, INC.	16551	MONTHLY NETWORK SERVICES-OFFICE & POLICE	11/01/2024	2,417.57	2,417.57
TECSERV, INC.	16616	MONTHLY NETWORK SERVICES-OFFICE & POLICE	12/01/2024	2,417.57	2,417.57
Total 10-50-620 CONTRACTUAL SERVICES:				8,119.44	8,119.44
10-51-280 TELEPHONE					
VERIZON WIRELESS	9978113106	ON CALL/PW DIRECTOR	11/06/2024	127.39	127.39
Total 10-51-280 TELEPHONE:				127.39	127.39
10-53-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-184368	OFFICE SUPPLIES	11/04/2024	5.50	5.50
Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:				5.50	5.50
10-53-310 PROFESSIONAL/TECHINCAL SERVICE					
JONES & ASSOCIATES	22366A	GENERAL PLANNING SERVICES	08/31/2024	644.00	644.00
Total 10-53-310 PROFESSIONAL/TECHINCAL SERVICE:				644.00	644.00
10-54-250 SUPPLIES/MAINTENANCE					
KUSTOM SIGNALS, INC	615814	NEW REMOTE FOR 9F10 RADAR	11/06/2024	200.00	200.00
Total 10-54-250 SUPPLIES/MAINTENANCE:				200.00	200.00
10-54-253 VEHICLE: MAINTENANCE					
NELSON TIRE LLC	2184991	TIRES FOR BRIANS TRUCK-PD	11/15/2024	1,242.68	1,242.68
NELSON TIRE LLC	2185100	OIL CHANGE FOR TYLERS TRUCK-PD	11/15/2024	79.95	79.95
NELSON TIRE LLC	2185101	NEW TIRES FOR ROBBIE'S TRUCK-PD	11/15/2024	1,242.68	1,242.68
Total 10-54-253 VEHICLE: MAINTENANCE:				2,565.31	2,565.31
10-54-280 COMMUNICATION SERVICES					
VERIZON WIRELESS	9977718682	PD COMPUTER JETPACKS	11/01/2024	560.16	560.16

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-54-280 COMMUNICATION SERVICES:				560.16	560.16
10-54-620 CONTRACTUAL SERVICES					
LEXIPOL LLC	INVLEX112415	ANNUAL PD POLICY CONTRACT	10/01/2024	3,841.79	3,841.79
Total 10-54-620 CONTRACTUAL SERVICES:				3,841.79	3,841.79
10-58-310 PROFESSIONAL & TECHNICAL					
BEACON CODE CONSUL	06042400	BUILDING INSPECTION SERVICES	09/01/2024	11,835.00	11,835.00
BEACON CODE CONSUL	06042413	BUILDING INSPECTION SERVICES	10/01/2024	12,600.00	12,600.00
INTERMOUNTAIN HEALT	OG3557684	DRUG SCREEN-JANITZA OSUNA	11/01/2024	54.00	54.00
Total 10-58-310 PROFESSIONAL & TECHNICAL:				24,489.00	24,489.00
10-60-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBU	0389520	DEF	11/01/2024	229.48	229.48
Total 10-60-251 VEHICLE:FUEL:				229.48	229.48
10-60-253 VEHICLE: MAINTENANCE					
BOMAN & KEMP MANUFA	1387722	DT10 SALTER REPAIR	11/13/2024	133.20	133.20
INTERSTATE COMPANIE	060116	PLOW FLEET 200 FT WARNING	11/04/2024	131.28	131.28
Total 10-60-253 VEHICLE: MAINTENANCE:				264.48	264.48
10-60-280 TELEPHONE					
VERIZON WIRELESS	9978113106	INSPECTOR CELL/TABLET	11/06/2024	28.72	28.72
VERIZON WIRELESS	9978113106	STREET STORM CELL PHONE/TABLET	11/06/2024	52.89	52.89
Total 10-60-280 TELEPHONE:				81.61	81.61
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN HEALT	OG3557684	DRUG SCREEN-MIKE HURST	11/01/2024	56.00	56.00
INTERMOUNTAIN HEALT	OG3557684	DRUG SCREEN-TYSON JACKSON	11/01/2024	56.00	56.00
INTERMOUNTAIN HEALT	OG3557684	DRUG SCREEN-MIKE LITTLEFIELD	11/01/2024	56.00	56.00
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				168.00	168.00
10-60-470 STREET SUPPLIES/MATERIALS					
COMPASS MINERALS AM	1389744	WHITE SALT 33.17 TON	10/28/2024	927.10	927.10
COMPASS MINERALS AM	1391614	59.64 TON WHITE SALT	10/31/2024	1,666.94	1,666.94
INTERSTATE COMPANIE	060113	REPLACE STREET STOP SIGN & POLE	11/04/2024	407.30	407.30
INTERSTATE COMPANIE	060122	STOP SIGN REPLACEMENT	11/04/2024	208.00	208.00
INTERSTATE COMPANIE	061611	WEBER HIGH PARKING SIGNS	11/12/2024	382.80	382.80
Total 10-60-470 STREET SUPPLIES/MATERIALS:				3,592.14	3,592.14
10-70-270 UTILITIES					
BONA VISTA WATER DIST	102424	MULTI-SPORTS PARK	10/24/2024	95.19	95.19
PLEASANT VIEW CITY	103124	122271-SHADY LANE PARK	10/31/2024	1,600.00	1,600.00
Total 10-70-270 UTILITIES:				1,695.19	1,695.19
10-71-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-184368	OFFICE SUPPLIES	11/04/2024	5.49	5.49

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-71-240 OFFICE SUPPLIES AND EXPENSE:				5.49	5.49
40-46-250 SPECIAL EVENTS					
NORTH OGDEN CITY	424	COMMUNITY BAND PERFORMANCE AT FTG	10/28/2024	150.00	150.00
Total 40-46-250 SPECIAL EVENTS:				150.00	150.00
40-46-310 PROFESSIONAL & TECHNICAL					
HANSEN & ASSOCIATES,	24-1494	PB PROJECT BOUNDARIES	11/07/2024	275.00	275.00
Total 40-46-310 PROFESSIONAL & TECHNICAL:				275.00	275.00
40-46-730 IMPROVEMENTS - CONSTRUCTION					
ANDERSEN ASPHALT, LL	11185-4579	ELBERTA EAST OF 400 W	11/04/2024	7,100.00	7,100.00
Total 40-46-730 IMPROVEMENTS - CONSTRUCTION:				7,100.00	7,100.00
41-40-250 EQUIP/SUPPLIES/MAINTENANCE					
VAL KOTTER & SONS, IN	CT-6230	PLUGGED STORM DRAIN WORK	10/14/2024	1,060.00	1,060.00
Total 41-40-250 EQUIP/SUPPLIES/MAINTENANCE:				1,060.00	1,060.00
41-40-280 TELEPHONE					
VERIZON WIRELESS	9978113106	INSPECTOR CELL/TABLET	11/06/2024	28.72	28.72
VERIZON WIRELESS	9978113106	STREET STORM PHONE/TABLET	11/06/2024	52.89	52.89
Total 41-40-280 TELEPHONE:				81.61	81.61
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	136404	CONTRACT SUPPORT & MAINTENANCE	11/01/2024	14.06	14.06
TECSERV, INC.	16482	MONTHLY NETWORK SERVICES-SS	10/01/2024	297.69	297.69
TECSERV, INC.	16551	MONTHLY NETWORK SERVICES-SS	11/01/2024	297.69	297.69
TECSERV, INC.	16616	MONTHLY NETWORK SERVICES-SS	12/01/2024	297.69	297.69
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				907.13	907.13
41-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202403015	239 BLUE STAKES	10/31/2024	70.51	70.51
Total 41-40-610 MISCELLANEOUS SUPPLIES:				70.51	70.51
41-46-310 PROFESSIONAL & TECHNICAL					
HANSEN & ASSOCIATES,	24-1475	DETENTION POND REHAB 3000 N	11/08/2024	260.00	260.00
HANSEN & ASSOCIATES,	24-1476	900 W POND	11/11/2024	487.50	487.50
HANSEN & ASSOCIATES,	24-1477	DECANT ROW ACCESS	11/08/2024	425.00	425.00
HANSEN & ASSOCIATES,	24-1492	800 W PV DR IMPACT	11/08/2024	800.00	800.00
Total 41-46-310 PROFESSIONAL & TECHNICAL:				1,972.50	1,972.50
41-46-730 IMPROVEMENTS - CONSTRUCTION					
JACK B PARSON CO	6479716	MULTI SPORTS RR XING POT HOLES	10/08/2024	793.00	793.00
Total 41-46-730 IMPROVEMENTS - CONSTRUCTION:				793.00	793.00
43-40-730 IMPROVEMENTS CONSTRUCTION					
PRO EDGE TECHNOLOG	7121	SOUND SYSTEM UPDATE COUNCIL CHAMBERS	11/11/2024	16,185.04	16,185.04

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 43-40-730 IMPROVEMENTS CONSTRUCTION:				16,185.04	16,185.04
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
HARRISVILLE CITY	110824	USED MOTOROLA APX6000 RADIO	11/08/2024	1,000.00	1,000.00
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				1,000.00	1,000.00
43-40-750 LEASE					
THE BANCORP	663356	PD K9 EXPLORER LEASE	10/31/2024	9,014.37	9,014.37
Total 43-40-750 LEASE:				9,014.37	9,014.37
45-46-240 OFFICE SUPPLIES AND EXPENSE					
CASELLE	136404	CONTRACT SUPPORT & MAINTENANCE	11/01/2024	14.03	14.03
Total 45-46-240 OFFICE SUPPLIES AND EXPENSE:				14.03	14.03
45-46-310 PROFESSIONAL & TECHNICAL					
HORROCKS ENGINEERS	89636	SEPTEMBER 2024 SKYLINE DRIVE WORK	10/24/2024	6,283.06	6,283.06
HORROCKS ENGINEERS	90082	ROW SKYLINE DRIVE EXHIBIT	11/11/2024	623.00	623.00
MERIDIAN ENGINEERING	24084-01-02	SKYLINE DRIVE ROW ACQUISITION	11/01/2024	2,875.50	2,875.50
Total 45-46-310 PROFESSIONAL & TECHNICAL:				9,781.56	9,781.56
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
Fire Suppression Services,	236963	BACKFLOW PREVENTER INSPECTION	10/09/2024	391.60	391.60
LaRose Paving Inc	6093	LEAK REPAIR PATCHES	10/31/2024	4,622.00	4,622.00
SANDSTONE CONTRACT	1198	2550 N 750 W HYDRANT REPAIR 24PV8617	11/13/2024	5,900.00	5,900.00
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				10,913.60	10,913.60
51-40-270 UTILITIES					
ENBRIDGE GAS	102424	ACCT# 4827280000 MACS GEN SET	10/24/2024	19.69	19.69
ENBRIDGE GAS	102424	ACCT# 9943289080 PVBS GEN SET	10/24/2024	32.72	32.72
Total 51-40-270 UTILITIES:				52.41	52.41
51-40-280 TELEPHONE					
VERIZON WIRELESS	9978113106	INSPECTOR CELL/TABLET	11/06/2024	28.72	28.72
VERIZON WIRELESS	9978113106	UTILITIES TABLET	11/06/2024	9.11	9.11
Total 51-40-280 TELEPHONE:				37.83	37.83
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
BADGER METER	80175253	1452 UNITS AUTO READ	10/30/2024	1,292.28	1,292.28
CASELLE	136404	CONTRACT SUPPORT & MAINTENANCE	11/01/2024	14.06	14.06
MISSION COMMUNICATI	1093640	SCADA ANNUAL SERVICE	11/05/2024	3,833.00	3,833.00
TECSERV, INC.	16482	MONTHLY NETWORK SERVICES-WATER	10/01/2024	297.68	297.68
TECSERV, INC.	16551	MONTHLY NETWORK SERVICES-WATER	11/01/2024	297.68	297.68
TECSERV, INC.	16616	MONTHLY NETWORK SERVICES-WATER	12/01/2024	297.68	297.68
WEBER BASIN WATER C	0078871	9 ROUTINE BAC T	11/08/2024	108.00	108.00
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				6,140.38	6,140.38
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202403015	239 BLUE STAKES	10/31/2024	70.52	70.52

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 51-40-610 MISCELLANEOUS SUPPLIES:				70.52	70.52
53-40-280 TELEPHONE					
VERIZON WIRELESS	9978113106	INSPECTOR CELL/TABLET	11/06/2024	28.72	28.72
VERIZON WIRELESS	9978113106	UTILITIES TABLET	11/06/2024	9.11	9.11
Total 53-40-280 TELEPHONE:				37.83	37.83
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	136404	CONTRACT SUPPORT & MAINTENANCE	11/01/2024	14.06	14.06
TECSERV, INC.	16482	MONTHLY NETWORK SERVICES-SEWER	10/01/2024	297.69	297.69
TECSERV, INC.	16551	MONTHLY NETWORK SERVICES-SEWER	11/01/2024	297.69	297.69
TECSERV, INC.	16616	MONTHLY NETWORK SERVICES-SEWER	12/01/2024	297.69	297.69
Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:				907.13	907.13
53-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202403015	239 BLUE STAKES	10/31/2024	70.51	70.51
Total 53-40-610 MISCELLANEOUS SUPPLIES:				70.51	70.51
55-40-280 TELEPHONE					
VERIZON WIRELESS	9978113106	UTILITIES TABLET	11/06/2024	9.10	9.10
Total 55-40-280 TELEPHONE:				9.10	9.10
55-40-310 PROFESSIONAL AND TECH SERV					
CASELLE	136404	CONTRACT SUPPORT & MAINTENANCE	11/01/2024	14.06	14.06
TECSERV, INC.	16482	MONTHLY NETWORK SERVICES-GARB	10/01/2024	297.69	297.69
TECSERV, INC.	16551	MONTHLY NETWORK SERVICES-GARB	11/01/2024	297.69	297.69
TECSERV, INC.	16616	MONTHLY NETWORK SERVICES-GARB	12/01/2024	297.69	297.69
Total 55-40-310 PROFESSIONAL AND TECH SERV:				907.13	907.13
55-40-500 COLLECTION-GARBAGE					
REPUBLIC SERVICES #4	0493-0008176	3310 TIPS	10/31/2024	19,255.98	19,255.98
Total 55-40-500 COLLECTION-GARBAGE:				19,255.98	19,255.98
55-40-501 COLLECTION-RECYCLING					
REPUBLIC SERVICES #4	0493-0008176	2432 TIPS	10/31/2024	13,080.62	13,080.62
WASATCH INTEGRATED	INV35172	2.71 PO	10/02/2024	121.95	121.95
WASATCH INTEGRATED	INV35181	1.33 PO	10/03/2024	59.85	59.85
WASATCH INTEGRATED	INV35196	2.5 PO	10/04/2024	112.50	112.50
WASATCH INTEGRATED	INV35240	2.04 PO	10/09/2024	91.80	91.80
WASATCH INTEGRATED	INV35258	1.0 PO	10/10/2024	45.00	45.00
WASATCH INTEGRATED	INV35278	2.23 PO	10/11/2024	100.35	100.35
WASATCH INTEGRATED	INV35313	2.62 PO	10/16/2024	117.90	117.90
WASATCH INTEGRATED	INV35321	1.27 PO	10/17/2024	57.15	57.15
WASATCH INTEGRATED	INV35336	2.5 PO	10/18/2024	112.50	112.50
WASATCH INTEGRATED	INV35375	1.99 PO	10/23/2024	89.55	89.55
WASATCH INTEGRATED	INV35390	1.24 PO	10/24/2024	55.80	55.80
WASATCH INTEGRATED	INV35410	2.46 PO	10/25/2024	110.70	110.70
WASATCH INTEGRATED	INV35447	2.66 PO	10/30/2024	119.70	119.70
WASATCH INTEGRATED	INV35457	1.07 PO	10/31/2024	48.15	48.15

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 55-40-501 COLLECTION-RECYCLING:				14,323.52	14,323.52
55-40-510 DISPOSAL-GARBAGE					
REPUBLIC SERVICES #4	0493-0008167	DUMPSTERS	10/26/2024	176.69	176.69
WEBER COUNTY TRANS	110424	332.41 TON	11/04/2024	16,630.50	16,630.50
Total 55-40-510 DISPOSAL-GARBAGE:				16,807.19	16,807.19
Grand Totals:				214,514.74	214,514.74

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.



CERTIFICATE OF APPRECIATION

RECOGNIZING

FRANK MAUGHAN

FOR NUMEROUS YEARS OF SERVICE TO PLEASANT VIEW CITY

Weber State University 2024 Community Veteran of the Year

DECEMBER 10, 2024

Leonard Call, Mayor

Ann Arrington, Council Member

Phil Nelsen, Council Member

Steve Gibson, Council Member

Dave Marriott, Council Member

Sara Urry, Council Member



Planning Commission Staff Report

General Plan Amendment

December 10, 2024

BASIC INFORMATION

Applicant:	None
Acreage:	30.6 acres
Location:	Approx. 540 West 4300 North
Parcels:	16-090-0020, 16-012-0015, 16-012-0016, 16-012-0017
Current Density Designation:	Rural Residential

SUMMARY

A City-initiated amendment is before the City Council for consideration. The amendment is to modify the Future Land Use Map to include a density adjustment from Rural Residential 5 to Rural Residential 2 to accommodate the Master Street Plan portion of the General Plan for a planned 66-foot right-of-way and roadway, including providing capacity for city utility lines designated through the developable land.

PLANNING COMMISSION REVIEW

November 21, 2024

The Planning Commission met to further discuss the Sensitive Lands Plan and application to this property. The Planning Commission approved a recommendation of approval to the City Council with a 5-2 vote, Planning Commissioners Farr and Kotter voted against the recommendation of approval. Stated concerns related to the Sensitive Lands Plan and environmental concerns specific to the property. There was also discussion of needing additional public feedback and a full General Plan update prior to making this determination.

November 7, 2024

The Planning Commission held a public hearing and received a staff presentation on this item. Public Comments were received by two individuals at this time:

- Sara Urry, who expressed challenges with modifying the Master Road Plan and exactions.
- A gentleman at the meeting asked about removing the roadway from City plans and what that would entail and whether a study would be required to adjust this plan.

No further public comments were received. The Planning Commission determined it wanted to complete review of the City's adopted Sensitive Lands Plan prior to making a recommendation on this item.

ANALYSIS

This proposed amendment to the General Plan modifies the current land use designation from five-acre minimum lot sizes to two-acre minimum lot sizes, with a retained option for clustered development. This proposal aims to facilitate the development necessary for constructing a new roadway in alignment with the City's Master Road Plan, which is a key component of the City's General Plan. The City's proposal seeks to support a balanced development approach by allowing for increased flexibility in lot sizes while also enabling vital infrastructure improvements. This clustering approach allows for preservation of open space within the development, which aligns with broader goals of sustainable and strategic land use.

The landowner had initially submitted a proposal for development at the five-acre lot standard; however, upon review, the City identified an opportunity to explore a configuration that would accommodate the planned roadway with connectivity of roadway infrastructure and utilities serving as a component of City long-range planning. The two-acre lot configuration with clustering ensures that the roadway project, as detailed in the Master Road Plan, can proceed in a manner consistent with the General Plan's long-term vision.

LEGAL EXACTIONS

The current roadway that intersects this land, north through south, can only be required as an exaction through meeting a rough proportionality test, as outlined in the Nollan/Dolan Supreme Court decision. In summary, an exaction must be compared against the impact created by the development and if there is an increased need for public services caused by this. The density can remain as is with completion of this roadway unlikely as the level of density required would make it difficult for the completion of a contiguous roadway without significant City investment.

It is important to note that any environmental impacts will be evaluated at the subdivision level, and final approval for lot configurations will be contingent upon these assessments. As such, the proposal does not guarantee a specific number of lots; actual lot numbers will be determined based on environmental and site-specific considerations.

In summary, this proposed amendment seeks to balance the need for infrastructure development with responsible land use.

CONSIDERATION

The City Council will consider an amendment to the General Plan. An approval would be appropriate to also include direction for staff to provide updated language to the General Plan for Rural Residential 2 and the application of this designation. A denial would be appropriate to include direction for staff to address modifications to the Master Street Map and transportation plan.

STAFF CONTACT

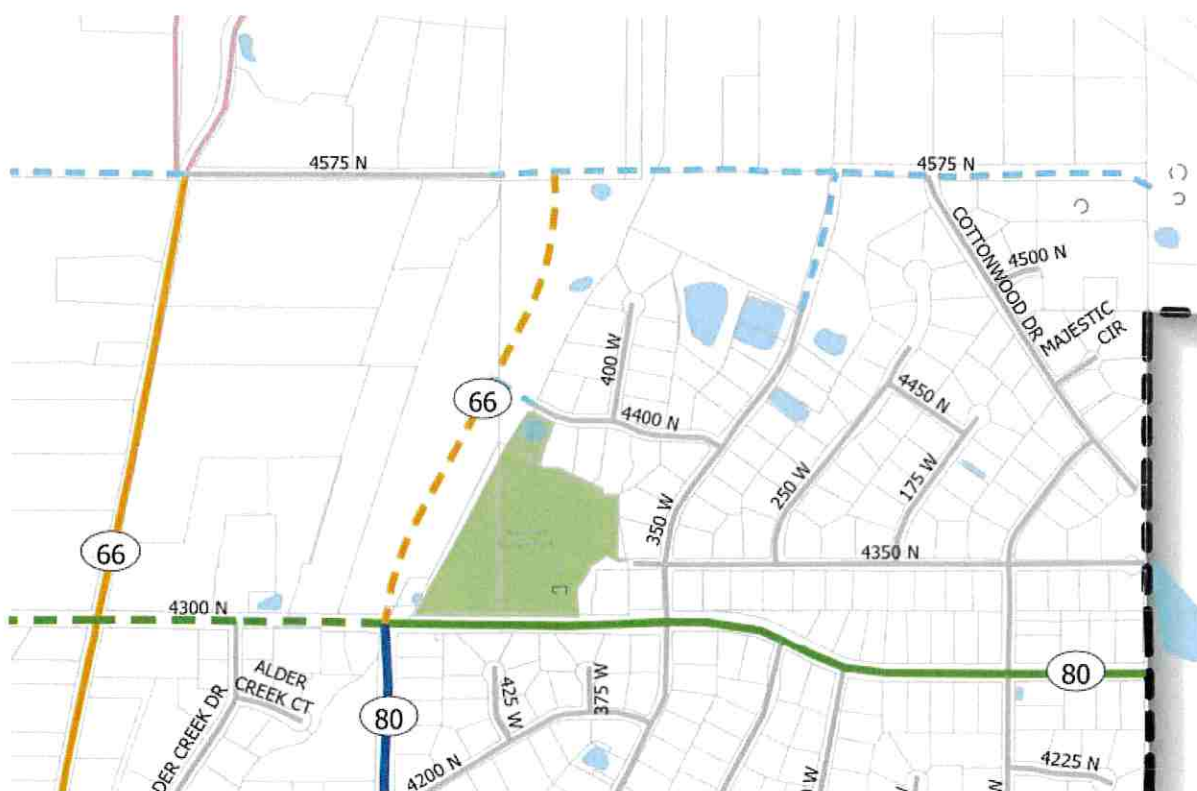
Amy Mabey
City Administrator
amabey@pleasantviewcity.com
801-782-8529

ATTACHMENT(S)

- 1) Vicinity Map
- 2) Master Streets Plan
- 3) Sensitive Lands Study
- 4) Additional Land Information Provided by Property Owner
- 5) Email Correspondence Regarding the Proposal

ATTACHMENT 1) Vicinity Map





ORDINANCE 2024-25

AN ORDINANCE AMENDING THE PLEASANT VIEW CITY GENERAL PLAN LAND USE MAP.

WHEREAS, Pleasant View City has been petitioned to amend its General Plan Land Use Map; and

WHEREAS, Pleasant View City find that the change still promotes the health, safety and general welfare of residents; and

WHEREAS, Section 10-9a-404 & 10-9a-204 of the Utah State Municipal Code provides for the amendment of General Plan amendments after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval of the proposed amendment after a vote of 5 to 2.

NOW THEREFORE, Be it hereby ordained:

SECTION ONE: The General Plan Land Use Map is hereby amended from 'Rural Residential 5' to 'Rural Residential 2' for Weber County Parcel Numbers: 16-009-0067, 16-009-0020, 16-012-0027, 16-012-0015, 16-012-0016 and 16-012-0017 as shown in the attached 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:

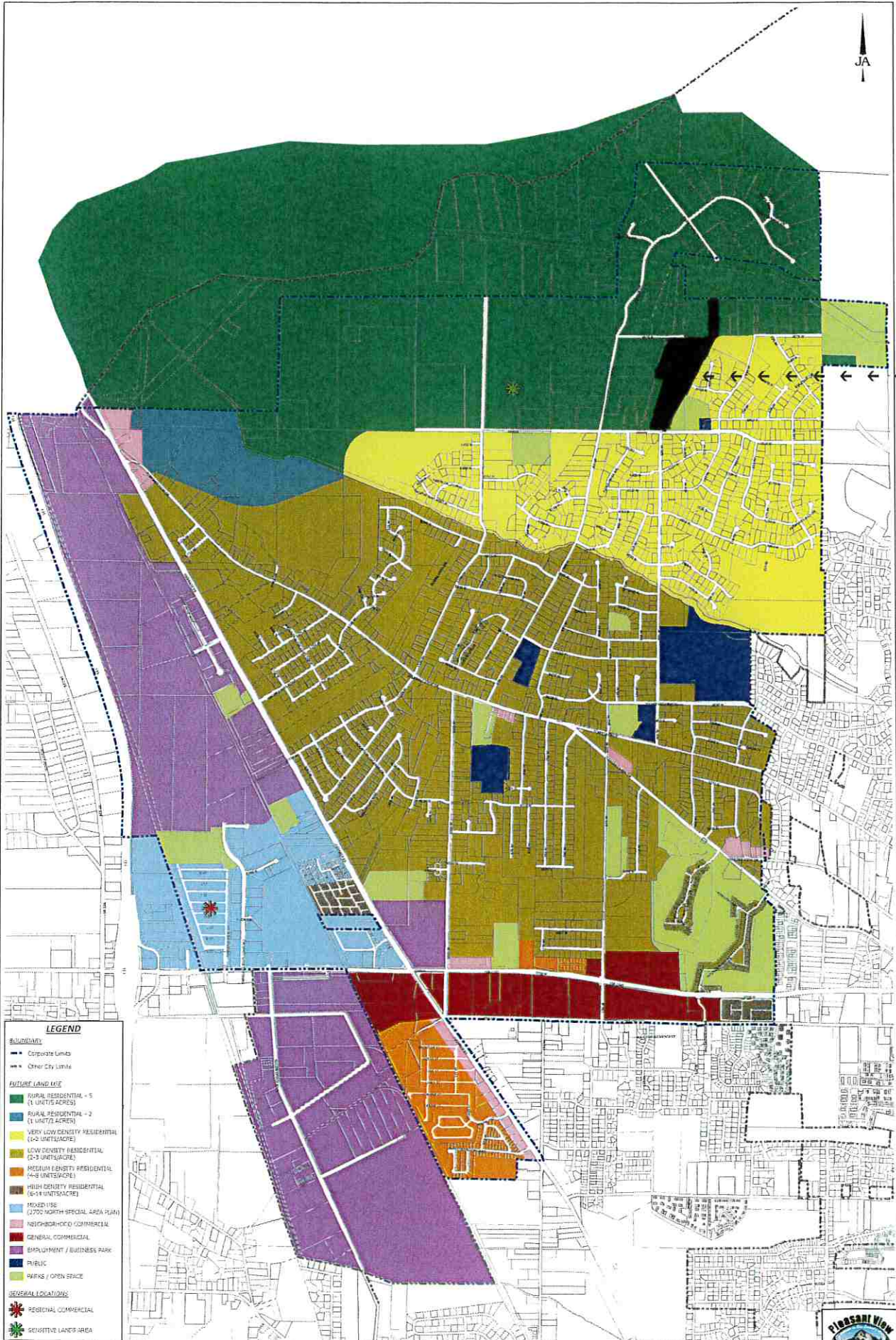
CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

'Exhibit A'





← Vicinity



LEGEND

BOUNDARY

- Corporate Limits
- Other City Limits

FUTURE LAND USE

- RURAL RESIDENTIAL - 5 (1 UNIT/5 ACRES)
- RURAL RESIDENTIAL - 2 (1 UNIT/2 ACRES)
- VERY LOW DENSITY RESIDENTIAL (1-2 UNITS/ACRE)
- LOW DENSITY RESIDENTIAL (2-3 UNITS/ACRE)
- MEDIUM DENSITY RESIDENTIAL (4-6 UNITS/ACRE)
- HIGH DENSITY RESIDENTIAL (6-14 UNITS/ACRE)
- MIXED USE (2702 NORTH SPECIAL AREA PLAN)
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- EMPLOYMENT / BUSINESS PARK
- PUBLIC
- PARKS / OPEN SPACE

GENERAL LOCATIONS

- RESIDENTIAL COMMERCIAL
- SENSITIVE LAND AREA

NOTES

SCALE	DESIGNED	DATE
1" = 800'	DAKOT	2017
REVISED	CHECKED	DATE
1/24/2020	DAKOT	2017

JONES & ASSOCIATES
CONSULTING ENGINEERS
8000 Parkview Plaza Drive
South Glenside, North Dakota 58571

PLEASANT VIEW CITY CORPORATION
GENERAL PLAN
FUTURE LAND USE MAP

SHEET
00
OF SHEETS

Link to additional packet materials
(due to size constraints):

<https://tinyurl.com/2acc8svs>

RESOLUTION 2024-X

**A RESOLUTION AUTHORIZING THE EMPLOYER 'PICK-UP' ELECTION OF
EMPLOYEE RETIREMENT CONTRIBUTIONS FOR TIER 2 PUBLIC SAFETY.**

WHEREAS, Pleasant View City Corporation participates in a Utah Retirement System;
and

WHEREAS, the Internal Revenue Service and Utah Retirement Systems require entities
who make retirement contributions on behalf of their employees make a formal pick-up
election for these contributions; and

WHEREAS, Pleasant View City is struggling with officer retention and recruitment and desires
to address these concerns through adjusting the current rate of 2.59% of salary.

WHEREAS, Pleasant View City has the authority and responsibility to establish appropriate
policies; and

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

SECTION ONE: The City Administrator and staff are authorized and directed to take the
necessary steps to make this employer 'pick-up' election for Tier 2 Public Safety at the
rate of 4.73% of salary as allowed under the Internal Revenue Code and by Utah
Retirement Systems and as outlined in the attached 'Employer Election to Pick-Up Member
Contributions' from the Utah Retirement Systems.

SECTION TWO: This resolution shall take effect immediately.

DATED this _____ day of December 2024.

PLEASANT VIEW CITY, UTAH

Mayor

Attest:

City Recorder

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

_____ Council Member Arrington
_____ Council Member Gibson
_____ Council Member Marriott
_____ Council Member Nelsen
_____ Council Member Urry



Utah Retirement Systems
PO Box 1590
Salt Lake City, UT 84110-1590
801-366-7318 | 800-753-7318
www.urs.org

Employer Election To Pick-Up Member Contributions

Tier 2 Public Safety and Firefighter Contributory System

Instructions:

1. This form is designed to notify URS of an Employer's formal election to pick-up Member retirement contributions for Tier 2 Public Safety and Firefighter Employees.
2. This form and accompanying documentation must be returned to URS for processing.
3. A pick-up election is subject to federal law, resulting in tax and legal consequences, including limitations about the ability to modify or revoke the election. For information regarding employer pick-up contributions, please refer to federal law and guidance, including Internal Revenue Code Section 414 and IRS Revenue Ruling 2006-43. If you would like to update the *Employer Election to Pick-Up Member Contributions* form on file for your Tier 2 Public Safety and Firefighter employees, please input the total amount you are electing to pick-up. By submitting this information, it will amend your previous election, and it cannot be less than the previous pick-up amount.
4. An Employer should consult its legal, financial, and tax advisors if it has any questions concerning the consequences of Member contribution pick-ups and submitting this form.

SECTION A » EMPLOYER INFORMATION

Employer Name	Employer Number	Date
Desired Effective Date: _____ (The effective date must be after the date that the pick-up election was formally adopted as provided in the attached documentation.)		

SECTION B » PICK-UP AMOUNT(S)

The above-named Employer certifies that it has taken formal action to provide that the contributions on behalf of its covered employees in the following URS System, although designated as employee contributions, will be paid by the employer in lieu of employee contributions. (Check the box and fill in the portion of employee contributions picked-up for each class of employees below.)

Please also attach written documentation to this form that provides evidence that the Employer formally elected to prospectively pick-up specified employee contributions. (For example, ordinance, resolution, governing body meeting minutes, etc.)

Note: If you are picking-up contributions for public safety, and firefighter employees, check all the boxes

Tier 2 Public Safety and Firefighter Contributory Retirement System, with the following pick-up election that will be paid by the Employer in lieu of employee contributions for members serving as a **Public Safety Officer**:

☐ _____% of salary. (*e.g., 4.73% of salary)

Tier 2 Public Safety and Firefighter Contributory Retirement System, with the following pick-up election that will be paid by the Employer in lieu of employee contributions for members serving as a **Firefighter**:

☐ _____% of salary. (*e.g., 4.73% of salary)

*These amounts are the required Member Contribution Rates effective July 1, 2024. Employers are not required to pay the full Member Contribution rate and may pick up a percentage of salary. The percentages included by the Employer may not exceed the required Member Contribution rate and cannot be less than the amount previously picked-up by the Employer.

SECTION C » CERTIFICATION AND SIGNATURE

I acknowledge, certify and understand the following:

- » I represent and have the authority to sign and submit this form on behalf of the Employer;
- » The Employer has taken all appropriate and necessary actions to make a formal Employer pick-up regarding employee contributions on behalf of its employees;
- » The election to pay for the Employee contributions shall constitute an Employer pick-up of designated contributions pursuant to Internal Revenue Code Section 414(h);
- » From and after the date of the pick-up election, an Employee may not: 1) have a cash or deferred election right with respect to designated Employee contributions; 2) be permitted to opt out of the pick-up; or 3) have the option of choosing to receive or receiving the contributed amounts directly instead of having them paid by the Employer to the specified system/plan;
- » In order for contributions to be considered paid by the employer, and therefore not subject to Social Security and Medicare tax (FICA), the Employer contributions: 1) Must be mandatory for all Employees covered by the retirement system; and 2) Must be a salary supplement and not a salary reduction—In other words, the Employer must not reduce employee salary to offset the amount designated as employee contributions;
- » Future modifications to this Employer election may be disallowed or limited;
- » The election authorized to be taken by the foregoing is not contrary to any governing provisions of the Employer;
- » I understand that URS is not providing the Employer legal, financial, or tax advice relating to making a "pick-up" election or submitting this form;
- » The information provided on this form and attached documentation is correct and can be relied upon by URS; and
- » I agree that the Employer will indemnify URS from and against any claims or other liability including attorney fees based upon the Employer's failure to comply with pick-up election requirements.

Printed Name of Employer Representative (Binding Official)	Signature of Binding Official	Title
--	-------------------------------	-------

Memo

To: Mayor and City Council
From: Laurie
Date: December 5, 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:

Burt Brothers LLC DBA Burt Brothers Tire & Service	425 W 2650 N	Auto & service - tire purchases, oil changes, & service	Burt Brothers Tire & Service, LLC
The Slop Shop	420 W 2700 N #200	Breakfast restaurant	Myles Tarrant