

November 18, 2024

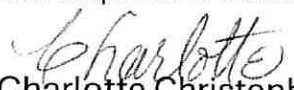
Mrs. Mabey,

Please send the attached letter to the mayor, city council, planning commission members, the Public Works Director, and the City Engineer, as soon as possible. I would ask that you also send all the previous comments, petitions, and minutes in regard to the rezone requests on the property located above 4200 N 500 W "Christofferson Farm Property".

You pointed out to me that the proposed amendment to the General Plan to Rural 2 for the above-named property is different than the past rezone requests for the property above 4300 N 500 W; however, I believe this change Rural 5 to Rural 2 is intended to lead to the same result: increased density. It is apparent that a rezone request will follow from A-5 to A-2. I am therefore respectfully requesting that you send the previous documents as requested as they are pertinent.

New members of the council and commission should be aware of how many times numerous citizens have defended against changes that will result in increased density or a rezone on this property. Please make them aware that this has been a tireless effort by citizens, and it is frustrating that we must continue to protest in order to protect what we see as a valuable resource and an important part of our General Plan. It is particularly discouraging to have the city itself put forth the proposal this time, as our officials surely know of our past efforts in this regard.

Thank you so much for meeting with me, and I appreciate you passing on all the requested items.


Charlotte Christopher

Nov. 18, 2024

To: Pleasant View Mayor, City Council, Planning Commission Members, Public Works Director, and City Engineer

This letter is in regards to the General Plan Amendment change for property next to Wadman Park. I was not able to attend the previous planning commission meeting, but as a resident of almost 50 years, I am sharing both old and news concerns that Pleasant View citizens are expressing. I, and many other citizens, have opposed this previously, and we do so again.

My understanding is that the General Plan should only be changed if it is demonstrated that it is in the best interest of the safety, health, and well-being of current citizens. I do not believe changing the plan/zone will be that, and in fact, it would have more risks than benefits.

- 1) **This is a sensitive land area.** I know you are aware of this Sensitive Land Study which the city paid for in 2016: https://jonescivil.com/wp-content/uploads/2015/03/FINAL_Pleasant_View_City_Foothill_Area_Study.pdf.

The city has used this study a number of times to **maintain** this zoning, and I find it strange that it now seems outdated or not that important. I believe in particular, the results showing SEVERE constraints (cautions) in this area of soil, water, and geography should be greatly considered. One of the main reasons this area should be protected is the water recharge area. I realize that before we ever had this study a number of homes were built in our recharge area- which is exactly why we should protect the zoning now! We know better, and it makes it even more important that we protect what is remaining.

When citizens fought this zone change previously, a hydrologist gave a very simple reason why this area zoning shouldn't be changed. Higher density brings too many impervious surfaces: wider roads, sidewalks, driveways, foundations, even sports courts and swimming pools. The homes will likely be very large homes. The native soils, which are there from an alluvial fan and drain water into the ground, are removed. Large amounts of compacted and engineered soils are brought in to replace it, which prevents recharge. On pages 12-13 of the study, we read: "Groundwater recharge areas pose severe constraints to development due to the importance of maintaining an adequate and high-quality water supply for Pleasant View City. Development in these areas create impermeable surfaces which **will** cause reductions to infiltration and the groundwater supply". Mrs. Maybe showed me a possible sketch of the development if the General Plan is changed and A-2 zone results. A road up the middle of the property with two acre lots on either side would be detrimental, as the increase in impervious surfaces alone is reason to deny this change.

It is clear how important this area is. Our city is growing and will continue to grow, which will increase the demand for water. **Why would we approve changes that can negatively affect the sources of where we are going to need that additional water?** That does not make sense! We need to be prepared for future droughts as well. Water availability, both culinary and secondary, is a concern. Bill Cobabe, previous City Administrator said, "the

disservice would not be to these new folks, but to those downstream.” That was in 2019. What has changed since then? Most of our citizens still live “downstream”. My own primary water pressure is less now than it has even been.

- 2) **This property and area are notorious for its springs.** Over decades, many citizens in my area have experienced unexpected groundwater or springs cropping up. Prior construction of homes near Wadman Park resulted in water issues even distant from the springs disturbed. Citizens have experienced financial loss, with basement water damage and the need to buy pumps. It is common sense that when you disrupt the ground where natural springs are, the water is going to go someplace else. Higher density increases this risk.
- 3) **Wadman Park is a nature wetland park, a gift to our citizens.** The present A-5 zone is the most appropriate buffer zone next to this park. There isn’t even a playground, as it has purposely been created as a quiet park. Higher density housing will bring noise and light pollution, taking away from the park purpose. Our citizens appreciate this unique park; in this stressful world people come and bring their children here to experience nature, see wildlife, and enjoy the peaceful environment. The wetland areas above, though small, and the springs are important to its survival. Pleasant View City took on the responsibility to care for this park. The buffer of A-5 is the optimal way to preserve the park as intended.
- 4) **The Utah Geological Wetland Map.** <https://geology.utah.gov/apps/wetlands/index.html>, shows areas at risk. The Sensitive Land Study Map shows this area on pg. A-10 as “Soil Types with Potential Flooding Limitation for Structures”. It seems that building **more** structures is not a good idea in an area calling for limitation for structures!
- 5) **Safety is not an issue if the plan is not changed.** I have been told by Mrs. Mabey that a benefit to the city if the General Plan is changed, is that the developer would agree to put an expensive road from 4300 N into the development. The justification is the road would help get people off the hillside. If the present A-5 is maintained there is no safety issue getting residents off the hill, as it entails only about 5 or 6 homes, and residents can safely travel east on 4400 N or west to 900 West. Future growth is also limited in this area with the current zoning. Pole Patch, a PUD, will not be using this subdivision’s road. **It seems contrary to change the general plan to create more density, and then use that density now created to justify why a new road is needed for safety of the citizens!** Leaving the property as is preserves all the benefits of Rural 5 and there is no safety hazard as the number of citizens are limited. Again: *Why would we create the problem, and then use that problem to justify why a change is needed from A-5 to A-2?*
- 6) **By knowing of the severe constraints on this property and not following recommendations given by credentialed professionals, does that open the door for possible litigation?** Homeowners who suffer financial loss from basement water problems or new springs on their properties may point to city administration as being financially responsible, since these are known and documented potential problems. The higher the density, the greater likelihood of problems. Displaced water has gone elsewhere

in the past, and is likely to do so again. Greater open spaces allow places for it to go, while impervious surfaces do not.

- 7) **A change in the plan or zone here has the potential of then being used to extend increased density for the entire Pleasant View bench.** People can say a change here does not set a precedent, but if you change the land use on the most sensitive land on the *entire bench*, how does that not make any other changes not likely?! **The General Plan is the vision of the city created with citizen input.** I, and other citizens are not against growth! We are supportive of responsible growth, but feel we should have input as to what our city looks and feels like. If this is changed against the desires of so many citizens, what other decisions are made "for our good" without making us an important part of the process?

Citizens are asking our city officials to follow the recommendations made in the study found on pages 19-20. Note that these **are based on the current zoning and future land use map which is A-5.** Even the most "Full Build-Out Scenario" on pg. 14 (which is NOT recommended as the best choice) is based on A-5! Nowhere did they ever address decreased zoning as being an option, but gave three options based on CURRENT zones. The best scenario encourages open spaces, conservation, clustered homes on smaller lots, and dedicated open spaces. **Now this is important: A change to Rural Residential 2 negates all of this!** If you change to A-2, you ~~cannot dictate to the developer how they develop within that zone, once you change it!~~ A-5 naturally encourages a clustered development to save the developer costs, and if that is not done, at least homes are spread out on 5 acres which will preserve open space. Keeping the land as A-5 preserves resources, follows the study, adheres to our General Plan and is of greatest benefit.

I, and many other citizens, ask you to support the nearly 50 years of preservation of this sensitive land area and keep it in the current Rural Residential 5. The council is an elected body who represents the citizens, and our citizens have spoken against this many times! Your role should be to support our General Plan **as written**, since there is not sufficient reason to overturn the desire of the citizens and what the plan states on pg. 11: "Development of this area should be either five acre lots or larger...Rural Residential development should maintain a rural character. Large portions of this area should be left as open space with trees and vegetation that will help preserve the watershed and water recharging attributes of this area of the city. Preservation and protection of open space are a priority. In order to achieve this priority, allowance for PUD could be implemented encouraging the clustering of homes in strategic locations..." This proposal coming forward does not do any of that; in fact, the potential of harm and risk is greater.

I hope I am allowed to speak on Thursday, but if not, know that this letter represents the views of many. *Please*, do not change the General Plan and do not rezone this property. Thank you.

Sincerely,


Charlotte Christopher

4244 N 500 W

Amy Mabey

From: Emily Hall <emilyhall818@yahoo.com>
Sent: Monday, November 18, 2024 3:58 PM
To: Amy Mabey
Subject: Fwd: Higher density is proposed on pleasant view bench issue

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Sent from my iPhone

Begin forwarded message:

From: Emily Hall <emilyhall818@yahoo.com>
Date: November 18, 2024 at 3:43:19 PM MST
To: amaybe@pleasantviewcity.com
Subject: Higher density is proposed on pleasant view bench issue

Hello Amy,

We are residents of pleasant view and reside right above wadman park. We would like our names added to the list of those that oppose the change to this rezone. Our names are Christian and Emily Hall.

This land needs to be preserved as it is sensitive land and sensitive land is all around us. Springs are becoming more of a concern as we've experienced larger winters with increased water. Our entire backyard was a soggy mess from the time the snow melted until the end of August. Having additional homes would create more water problems as there wouldn't be proper run off areas/spaces for the water to go. It is essential to preserve land and free space in this area.

We currently experience water issues and very low water pressure in our home at times, and having more homes in this area would cause a greater strain on our water systems. It is also very concerning to have increased driving traffic in this area where there are limited roads to accommodate additional cars. We have 2 main access roads and those would become increasingly crowded.

We strongly oppose this land being rezoned to accommodate more growth and additional homes. 50 years of effort cannot be undone.

Please preserve more rural land!

Thanks,

Emily and Christian Hall

Sent from my iPhone

Amy Mabey

From: Michelle Oxborrow <michelle.oxborrow@gmail.com>
Sent: Monday, November 18, 2024 1:44 PM
To: Amy Mabey
Subject: Opposition to zoning changes

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I oppose (yet again) any zoning changes to the area approximated 540 W 4300 N west and north of Wadman Park. Let me know if you need more information.

Thank you,
Michelle Oxborrow

Tammy Eveson

From: Amy Mabey
Sent: Tuesday, November 19, 2024 8:52 AM
To: Tammy Eveson
Subject: FW: Opposing change to General Plan at 540 W. 4300 N.

FYI.

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: steve jaques <stevejaques@hotmail.com>
Sent: Tuesday, November 19, 2024 7:23 AM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Fw: Opposing change to General Plan at 540 W. 4300 N.

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From: steve jaques <stevejaques@hotmail.com>
Sent: Tuesday, November 19, 2024 7:10 AM
To: amaybe@pleasantviewcity.com <amaybe@pleasantviewcity.com>
Subject: Opposing change to General Plan at 540 W. 4300 N.

Hello Amy Mabey,

Please add Ramah Jaques (my spouse) and myself opposed to this change and listing. We do not agree to this change in the plan and zone here has the potential to bring unwanted items.

Respectfully,

Steve Jaques
Ramah Jaques

Tammy Eveson

From: Amy Mabey
Sent: Tuesday, November 19, 2024 8:52 AM
To: Tammy Eveson
Subject: FW: Higher density properties

FYI.

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Sheila Howe <1skhowe@gmail.com>
Sent: Tuesday, November 19, 2024 6:08 AM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Higher density properties

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Hello Amy,

Can we just please stick with the master plan? We have lived here for more than 30 years and when we moved in, there were springs all over that piece of property. Ground water is a BIG issue here and can cause a ton of problems for those downstream.

Also, where are the impact fees for these new homes? They or their builders should have to put a stake in for new schools, snow removal and other city fees.

I am opposed to people trying to change the master plan every other week.

Respectfully yours,

Sheila and Rich Howe

4250 N 350 W, Pleasant View, UT 84414

Tammy Eveson

From: Amy Mabey
Sent: Tuesday, November 19, 2024 8:53 AM
To: Tammy Eveson
Subject: FW: Zoning change for area near Wadman park

FYI.

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Ryan <monson.r@gmail.com>
Sent: Monday, November 18, 2024 11:52 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Zoning change for area near Wadman park

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Dear Amy Mabey,

I am opposed to the zoning change for the property which is west and north of Wadman Park (near 540 W. 4300 N.). Please let the city council know that I want to protect the sensitive land area.

Thanks,

Ryan Monson
573 W 4125 N, Pleasant View, UT 84414

Tammy Eveson

From: Amy Mabey
Sent: Tuesday, November 19, 2024 10:21 AM
To: Tammy Eveson
Subject: FW: Delivery Status Notification (Failure)

FYI.

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: julie sheanshang <julie7532@gmail.com>
Sent: Tuesday, November 19, 2024 10:11 AM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Fwd: Delivery Status Notification (Failure)

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----- Forwarded message -----

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Tue, Nov 19, 2024 at 10:09 AM
Subject: Delivery Status Notification (Failure)
To: <julie7532@gmail.com>



Message blocked

Your message to amaybe@pleasantviewcity.com has been blocked. See technical details below for more information.

The response from the remote server was:

550 5.7.1 XGEMAIL_0011 Command rejected

----- Forwarded message -----

From: julie sheanshang <julie7532@gmail.com>

To: amaybe@pleasantviewcity.com

Cc:

Bcc:

Date: Tue, 19 Nov 2024 10:08:53 -0700

Subject: Changes to General Plan

I understand there will be a meeting Thursday night to discuss changing the general plan for the land west of the Wadman Park. As I am unable to attend, please add my name to those opposed to this change.

As you are aware, the citizens of Pleasant View are opposed to changing the housing density at this location. The nature Park, the water issues and increased traffic on our streets are just a few of these issues.

On a personal note, we live on 4300 North and the increased traffic on 4300 due to the development of the North Ogden area east of here has been dramatic. The posted speed limit of 25 mph is not enforced and cars speed up and down the road at all hours.

My parents moved to Pleasant View when I was 5 years old and my husband and I chose to build our home here in 1991. We love living here and want to preserve the beauty and peace of this area.

Please reject the changes developers and land owners want to make to our general plan.

Sincerely,

Julie Sheanshang

Tammy Eveson

From: Amy Mabey
Sent: Tuesday, November 19, 2024 10:45 AM
To: Tammy Eveson
Subject: Comments Received

Tammy,

I had a phone call this morning with Craig Mock who called to express opposition to the proposal for the General Plan amendment proposed north of 4300. He is frustrated the developer hasn't done more to serve the nearby community. I mentioned that this proposal was a cleanup item as there are inconsistencies in our General Plan. He indicated that his preference is the current planned density to the roadway on City plans and would prefer to have the roadway removed in order to preserve the desired density.

Please add this to the comments that we share with Planning Commission and City Council.

Thanks,

Amy Sue Mabey, MPA

City Administrator

Pleasant View City

(801) 827-0468

amabey@pleasantviewcity.com

Tammy Eveson

From: Amy Mabey
Sent: Tuesday, November 19, 2024 11:49 AM
To: Tammy Eveson
Subject: FW: High density housing

FYI.

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Doug Sheridan <sheridad@yahoo.com>
Sent: Tuesday, November 19, 2024 11:48 AM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: High density housing

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Amy, put our family down as Pleasant View residents whom are against high density housing on our bench.

Thx.

Doug 801-540-5881

[Yahoo Mail: Search, Organize, Conquer](#)

Tammy Eveson

From: Amy Mabey
Sent: Tuesday, November 19, 2024 4:12 PM
To: Tammy Eveson
Subject: FW: Rezoning

FYI.

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Michele Thorpe <michelet3ut@gmail.com>
Sent: Tuesday, November 19, 2024 1:39 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Rezoning

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Hello Amy,

Please put our names on the list of concerned citizens on the rezoning near Wadman Park from an R5 to a R2 lots.

I have several concerns, but most importantly, it will be a serious traffic problem. We live on 900 W and our once quiet street, has become an extremely busy roadway. How are those new residents going to find a smooth pathway in their vehicles with only a few streets to use?

Sincerely,

Michele and Steven Thorpe

Pleasant View residents since 1975

Tammy Eveson

From: Amy Mabey
Sent: Tuesday, November 19, 2024 4:21 PM
To: Tammy Eveson
Subject: FW: Planning Meeting

FYI.

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Ryan Wintle <ryan.wintle@gmail.com>
Sent: Tuesday, November 19, 2024 1:26 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Planning Meeting

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Hello Amy,

I hope all is well! I have been informed a new round of proposals and decisions is underway for property above 4300 around 500W. According to the agenda, I see there is a proposal to change some of that area from A-5 to A-2.

Can you share some specifics on exactly what areas are involved and share some background on who is proposing that change and why? What are the advantages and disadvantages to the city?

I was told by neighbors that the primary reason for the change is that it would allow two acre lots as opposed to five, and therefore easier to sell as residential developments vs. as the open space it has always been zoned for--and taxed as. Is this the case?

And, while I have you, in the last several years as more developments have happened around me, vehicle noise (purposely loud exhausts in cars and trucks), and dogs left barking have increased dramatically. Night skies are made starless with all the new homes staying lit up throughout the night. These are all things that have definitely eroded the quality of living in Pleasant View. I know of a neighbor that moved because of it. They aren't necessarily the result of housing density as much as people being unaware or inconsiderate of how the things they do can negatively impact the experiences of others throughout the city. I recognize the cost/value of these things may be harder to quantify than other things--and much harder to solve--but I'm curious to know if the city considers these things in its efforts to keep Pleasant View "pleasant", or if you would consider them and let me know how I can help?

Thanks for your insights and all you do to make our city as awesome as it can be!

Tammy Eveson

From: Amy Mabey
Sent: Tuesday, November 19, 2024 4:28 PM
To: Tammy Eveson
Subject: FW: Opposed to the high density housing on the Pleasant View bench!!

FYI.

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Kristin Gaines <kbune13@msn.com>
Sent: Tuesday, November 19, 2024 4:21 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Opposed to the high density housing on the Pleasant View bench!!

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Hello Amy,

We would like to have our names put on the list opposing the zoning change so that there can be high density housing built near Wadman Nature Park.

Thank you,

John and Kristin Gaines
4270 Alder Creek Dr.
801-5106-274

Tammy Eveson

From: Amy Mabey
Sent: Wednesday, November 20, 2024 9:29 AM
To: Tammy Eveson
Subject: FW: Rezoning Questions/Comments/Concerns

FYI.

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Ryan Wintle <ryan.wintle@gmail.com>
Sent: Tuesday, November 19, 2024 10:11 PM
To: Amy Mabey <amabey@pleasantviewcity.com>; Leonard Call <lcall@pleasantviewcity.com>; Ann Arrington <aarrington@pleasantviewcity.com>; Steve Gibson <sgibson@pleasantviewcity.com>; Dave Marriott <dmarriott@pleasantviewcity.com>; Phillip Nelsen <pnelson@pleasantviewcity.com>; Sara Urry <SUrry@pleasantviewcity.com>
Subject: Rezoning Questions/Comments/Concerns

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Hello City Leaders,

I have come to understand a new effort is afoot to rezone the land above 4300 N and 500 W. Amy has kindly provided me with the Planning Commission packet and I have done a cursory review to try and uncover the benefits to the city and its citizenship of this move. I admit that it still smells like an effort to accommodate developers who knowingly buy land zoned for one thing and patiently work to find the right collection of officials to accommodate a rezone that ensures a much more profitable venture--for them. In much the same way you all thoughtfully listened and then smartly put a halt to a bond to pay a private company to run fiber optic throughout the city (good call on that one) I am hoping you continue to be the ones to allow developers to develop their land according to its actual zoning and not change that zoning because they have a singular interest in you doing so, and work endlessly trying to persuade you to (that's the game they gotta play, afterall).

I do recognize my perspective may not accurately capture the bigger picture so I have taken the opportunity to comment on the various sections of the planning commission PDF and include the questions I have related to each area as a Google Doc. If you are able, I would love to be better enlightened by any of you on these points. I appreciate your willingness to hear and dialogue with me on this.

Link to Google Doc: <https://docs.google.com/document/d/1ld1H-qZnsw4Z3acqADKWZdE2ftziwFP05-YFfCF4hl>

Thank you,
Ryan Wintle
(801) 721-4266

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 9:24 AM
To: Tammy Eveson
Subject: FW: Zoning change 540 W 4300 N

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: ray.peterson@comcast.net <ray.peterson@comcast.net>
Sent: Thursday, November 21, 2024 9:20 AM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Zoning change 540 W 4300 N

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Amy,

I am unable to attend tonight's planning commission meeting, but please put my name on the list of residents who oppose the proposed zoning change at 540 W 4300 N. Don't change a zoning that was established after credible water studies (likely paid for by the city) and strong citizen input.

I also have concerns about the amount of traffic that would add to my street. I have lived at 4027 N 800 W for 22 years and I saw firsthand how much the Alder Creek subdivision increased the traffic on our street. I do not want to see it increase even more.

Ray Peterson



Peterson Insurance

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Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 9:27 AM
To: Tammy Eveson
Subject: FW: Please add my name

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Lucy Paliwoda <lalucyp@yahoo.com>
Sent: Wednesday, November 20, 2024 9:36 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Cc: james paliwoda <jpaliwoda@aol.com>
Subject: Please add my name

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Ms. Mabey,

Please add my name to the list opposing the higher density proposed change on the Pleasant View bench, 540W 4300 N.

Thank you

Lucy Paliwoda
Lalucyp@yahoo.com
4259 N 1075 W
Pleasant View

Sent from my iPad

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 9:27 AM
To: Tammy Eveson
Subject: FW: High density proposal

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Kerma Williamson <kerma.williamson@gmail.com>
Sent: Wednesday, November 20, 2024 8:57 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: High density proposal

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Please add us to the list opposing this annexation. For all the reasons stated on the flier not to mention traffic, schools, etc.

This area should not be turned into smaller parcels. It 's a bad proposal benefitting no one but the developers.

Steve Williamson
Kerma Williamson

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 9:29 AM
To: Tammy Eveson
Subject: FW: Proposed development petition

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Jason Richards <jason.halbert.richards@gmail.com>
Sent: Wednesday, November 20, 2024 7:38 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Cc: Susan Campbell Richards <susan.g.richards@gmail.com>
Subject: Proposed development petition

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Hi Amy, we'd like to put on our names on the list opposing the change to the General Plan near Wadman Park.

Thank you.

Jason and Susan Richards
4191 Elk Ln, Pleasant View, UT 84414

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 9:29 AM
To: Tammy Eveson
Subject: FW: 540 W 4300 N

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: jpaliwoda@paliwodalaw.com <jpaliwoda@aol.com>
Sent: Wednesday, November 20, 2024 7:36 PM
To: Amy Mabey <amabey@pleasantviewcity.com>; Lucy Paliwoda <lalucyp@yahoo.com>
Subject: 540 W 4300 N

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Miss Mabey, please add my name to the list of those opposing the change to the general plan at this location. The property should remain zoned as is. My wife, Lucy, agrees and I have copied her on this email.

Jim

Jim Paliwoda
4259 N 1075
Pleasant View
(626)827-3397

[Sent from the all new AOL app for iOS](#)

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 9:33 AM
To: Tammy Eveson
Subject: FW: Pleasant View Bench Rezone

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Chris Stokes <stokes-722@hotmail.com>
Sent: Wednesday, November 20, 2024 5:33 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Pleasant View Bench Rezone

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We are asking Pleasant View administration to keep the A-5 zoning in the Pleasant View Bench area.

The water shed should be top priority when considering these type zone changes. Water is a hot commodity here in Utah and should not be jeopardized just to accommodate more building. People have chosen this area to move to because of the quality of life living and the large size of lots.

My understanding is that the city might approve the rezone if the contractor will pay for the road. There are other ways the city can encourage a contractor to help with the cost of a road. Impact fees paid by the contractor can help pay or offset the cost of the road.

Do not sell off the precious resources that Pleasant View residents enjoy just to accommodate a contractor's financial bottom line. They obtained the land knowing it was zoned A-5 and can still make money leaving it zoned at A-5.

There are many people who can afford and would love to have multiple acre lots that are almost impossible to find in the city limits. Having estate lots makes Pleasant View more desirable for people to want to live and raise their families.

Thanks
Ron & Christine Stokes

Please confirm you receive this email with a reply. Thanks

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 9:43 AM
To: Tammy Eveson
Subject: FW: Rezoning of property at 4300 N 500 W

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: kjensen25 <kjensen25@protonmail.com>
Sent: Thursday, November 21, 2024 9:42 AM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Rezoning of property at 4300 N 500 W

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Dear Ms. Amy Mabel,

I would like to ask our elected officials to deny the zoning request for the property above 4300 N 500 W next to Wadman park.

This area is an important water recharge area. There are also concerns with regards to soil and geology that would put not only new properties but existing properties at risk. There is also the concern of water pressure were that many homes allowed to be built in such a small area. The property is currently zoned A-5 which entitles the equivalent of one home per 5 acres. That should be upheld. I believe that this higher density zone change would be detrimental to the sensitive land nature of the property. Safety and traffic are also concerns with the higher density housing. I purchased my home in this area specifically due to the open spaces and natural surroundings with the knowledge that the property above 4300 N could only be subdivided into 5 acre lots. To allow someone to change the zoning for financial gain at the risk of existing properties is not only irresponsible but it goes against the Future Land Use Map which was developed with citizen input.

Sincerely,

Kelli Jensen

405 W 4400 N

Pleasant View

Sent from Proton Mail for iOS

Sent from [Proton Mail](#) for iOS

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 11:03 AM
To: Tammy Eveson
Subject: FW: Opposition of Higher Density Housing

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: SARAH HAINLINE <sarahlockyerhainline@gmail.com>
Sent: Thursday, November 21, 2024 10:04 AM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Opposition of Higher Density Housing

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Amy,

I would like to humbly request addition of my name to the list to show opposition of higher density housing in Pleasant View.

I moved from West Haven last year. West Haven has seen a massive amount of high density housing in the last several years and it shows. The high density areas are often not well maintained.

Studies show a potential rise in crime associated with higher density housing.
<https://www.policyarchive.org/download/17#:~:text=Clearly%2C%20violent%20crime%20patterns%20vary,65%20per%2D%20cent%20above%20average.>

I personally had unsettling experiences living in and near high density housing.

Thank you for your time,

Sarah Hainline
Pleasant View Resident

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 11:04 AM
To: Tammy Eveson
Subject: Voice message received

Hi Tammy,

I received a voice message from Robert Steuer who is in opposition to the proposed General Plan amendment and density near Wadman park.

Thanks,

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 11:05 AM
To: Tammy Eveson
Subject: Note from David Park

Hi Tammy,

David Park has expressed his opposition to the proposed General Plan amendment.

Thank you,

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 11:32 AM
To: Tammy Eveson
Subject: FW: General plan change

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Brenda Laurenti <brenda.laurenti72@gmail.com>
Sent: Thursday, November 21, 2024 11:25 AM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: General plan change

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Amy,

My husband and I are unable to attend the planning commission meeting tonight due to a prior commitment. However, we would both like to be on the list opposing changing the property from Rural Residential 5 to Rural Residential 2.

Thanks,
Brenda and Scott Laurenti

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 12:19 PM
To: Tammy Eveson
Subject: FW: Opposed to zoning change

Amy Sue Mabey, MPA
City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

-----Original Message-----

From: Kelly Maughan <mkkmaugh@gmail.com>
Sent: Thursday, November 21, 2024 11:42 AM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Opposed to zoning change

Caution! This message was sent from outside your organization.

Please put my name on the list as opposing to the zoning change from rural residential 5 to rural residential 2 for the property at approximately 540 W 4300 N in Pleasant View. Thanks for your help.

Kelly Maughan
127 W 4100 N
Pleasant View, Ut. 84414

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 12:25 PM
To: Tammy Eveson
Subject: FW: Higher Density Zoning Change

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Cindy Cunningham <cunninghamcindy@hotmail.com>
Sent: Thursday, November 21, 2024 12:21 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Higher Density Zoning Change

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Please add my name to the list of those who are opposed to the proposed zoning change near Wadman Park. I would come to the meeting tonight to show my opposition but my husband had surgery and I can't leave him.

Thank you,

Cindy Cunningham
35668 N. 550 W.
Pleasant View, UT 84414

Carol Pont – 801-782-3835 – **Opposed**

- Resident is wondering why the rezoning of this land keeps coming up so frequently if it has already been denied so many times.
- She feels like traffic in the area is already heavy.
- She feels like we do need to build another road to 89.
- She is opposed to the 5 acre lots being reduced to 2 acre lots.

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 3:05 PM
To: Tammy Eveson
Subject: FW: Opposing for Thursday meeting

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: David Barker <db99dsm@gmail.com>
Sent: Thursday, November 21, 2024 3:04 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Fwd: Opposing for Thursday meeting

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Hey Amy, this is Dave Barker I live on Alder Creek Drive. I can not make the Thursday planning commission meeting. Can you please put me and my wife Lacey down for opposing this higher density they want to do at 540 w 4300 n area.

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 3:09 PM
To: Tammy Eveson
Subject: Residents Opposed to General Plan Amendment

Hi Tammy,

I received a couple of calls from individuals who are opposed to the proposed General Plan amendment. Brevan T. and Scott Nicholson.

Thank you,

Amy Sue Mabey, MPA
City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 3:20 PM
To: Tammy Eveson
Subject: FW: General Plan Rezoning Proposal, Property NW of Wadman Park

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: snicholson@nventure.com <snicholson@nventure.com>
Sent: Thursday, November 21, 2024 3:14 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: General Plan Rezoning Proposal, Property NW of Wadman Park

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To Whom it may concern:

We would like to express our disapproval of any and all proposed changes to the City's General Plan, specifically aimed at rezoning the property NW of Wadman Park.

A-5 is the appropriate zoning per the City's General Plan and should stay that way, for all of the same reasons as in the past.

We have been through this process many times already, and we now consider it harassment of the surrounding neighborhoods' tax paying citizens.

NO MEANS NO, EVERY TIME WE SAY IT!

Thank You,
Scott & Jill Nicholson
4415 n 400 w
Pleasant View, UT 84414
2532793712

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 3:29 PM
To: Tammy Eveson
Subject: FW: Higher Density Housing proposal

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Bobbi Wold <woldbobbi@gmail.com>
Sent: Thursday, November 21, 2024 3:28 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Higher Density Housing proposal

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Dear Pleasant View City Administration:

As long time residents of Pleasant View, my husband and I are very concerned and completely OPPOSED to the proposal to allow for higher density housing to the area above 4300 North. Already with the growth of Pleasant View, water is a major issue. Also, the traffic and congestion on 500 West is a huge concern with the high school becoming a high risk area. Please reconsider allowing this building to continue. Keep Pleasant View the beautiful city it has always been.

Respectfully,
Craig and Bobbi Wold
4035 N 550 W.
Pleasant View, UT 84414

Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 3:40 PM
To: Tammy Eveson
Subject: Message from Scott Anderson

Hi Tammy,

I talked with Scott Anderson who is concerned about this proposal eliminating the water in the stream behind his home where there are trees located.

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

Tammy Eveson

From: Janitza Osuna
Sent: Thursday, November 21, 2024 4:58 PM
To: Tammy Eveson
Subject: Nancy Jensen 4258 N 500 W - Opposed

Phone in

- Opposed to 2 acres
- ok with 5 acres

Nitza O.

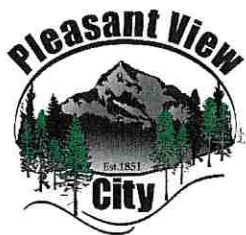
Planner Tech

520 W Elberta Drive

Pleasant View, UT 84414

(801) 782-8529

pleasantviewcity.com



Tammy Eveson

From: Amy Mabey
Sent: Thursday, November 21, 2024 5:59 PM
To: Andy N.; kotter76@gmail.com; david4daytoday@gmail.com; deanstokes@msn.com; jeff.bolingbroke@gmail.com; John Morris; denjulfarr@aol.com; dmstolrow@yahoo.com; seandub79@gmail.com
Cc: Tammy Eveson
Subject: FW: Proposed Change

FYI, we just received this late-breaking comment.

Amy Sue Mabey, MPA
City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

-----Original Message-----

From: Taylor Barlow <taylor.barlow11@gmail.com>
Sent: Thursday, November 21, 2024 5:57 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Proposed Change

Caution! This message was sent from outside your organization.

I'd like my name to be on the list opposing the change of the general plan at approximately 540 W 4300 N from Rural Residential 5 to Rural Residential 2.

Thank you,
Taylor Barlow

To: Pleasant View City Council

From: Scott & Jill Nicholson

Subject: Planning Commission Meeting 11-21-2024

We are writing to express our disgust at the Planning Commission meeting last night. The Planning Commission voted to side with developers in changing the City's General plan and zoning, instead of the wishes of the citizens it serves. This action is exactly the type of situation that the Supreme Court's Chevron decision this June was addressing. Unelected government bureaucrats, with no accountability, defying the will of the people by making decisions like this!

The Planning Commission members were so over the top in favor of the developers that something does not smell right.

We formally request that an immediate investigation be initiated into the actions of the Planning Commission and their collusion with the developers that brought this proposal to the City of Pleasant View. For transparency, this would include financial record disclosure and gifting of all Planning Commission members to prove that this vote was not bought and paid for by the developers.

When this matter reaches the City Council, the expectation is that you would listen to your citizen voter taxpayers and disregard the wishes of developers that only care about the almighty dollar and do not care about this fine City!

Respectfully,

Scott & Jill Nicholson

4415 n 400 w

2532793712

Tammy Eveson

From: Amy Mabey
Sent: Friday, November 22, 2024 10:22 AM
To: Tammy Eveson
Subject: FW: Opposition to Zoning change; Request additions of names to opposition list

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: alan <akudravy@earthlink.net>
Sent: Thursday, November 21, 2024 9:11 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Cc: nancyjanek@earthlink.net
Subject: Opposition to Zoning change; Request additions of names to opposition list

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Pleasant View Planning Commission,

Regarding the proposed city plan change from Rural Residential 5 to Rural Residential 2 (land at approximately 540W 4300 N:

My wife and I moved to this area to get away from an over densified residential area we lived in for 31 years. Our experience is that old school lesson about "too many rats in a cage", very much represents the human issues of densification in residential areas. The "health" of the neighborhoods in more densely inhabited areas degrades; that is less to say pride is taken to maintain property, there are increased opportunities for conflicts between neighbors, crime rises as undesirable elements of society are attracted and wear and tear on infrastructure increases (especially roads and utilities). Our experience is that no one looks at the future impacts of these changes beyond the perceived potential for increased revenue; too late, the community finds the costs of densification far outweigh any perceived benefits.

Pleasant view is blessed with beautiful views, open lands, a wide diversity of wildlife and quiet low crime neighborhoods. Even adding a few homes would negatively impact these things; increasing density more than 2 fold would be disastrous and degrade the Pleasant View lifestyle.

Please add my wife and I to the list of those that oppose this city planning change. We chose this community to retire and get away from all the things that are bad about densely populated areas and to enjoy the fruits of a community that wisely sees the value in a more rural lifestyle.

Thank you

L. Alan and Nancy Jane Kudravy
398 W 3950 N
Pleasant View, UT 84414-1420

Note: This email was sent earlier to an incorrect email address. I would still like it to be included in the public responses. We did attend the meeting on 11/21/2024.

Tammy Eveson

From: Amy Mabey
Sent: Friday, November 22, 2024 11:04 AM
To: Tammy Eveson
Subject: FW: Proposed Change

Amy Sue Mabey, MPA
City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

-----Original Message-----

From: Taylor Barlow <taylor.barlow11@gmail.com>
Sent: Thursday, November 21, 2024 5:57 PM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: Proposed Change

Caution! This message was sent from outside your organization.

I'd like my name to be on the list opposing the change of the general plan at approximately 540 W 4300 N from Rural Residential 5 to Rural Residential 2.

Thank you,
Taylor Barlow

Tammy Eveson

From: Amy Mabey
Sent: Friday, November 22, 2024 11:04 AM
To: Tammy Eveson
Subject: FW: Planning Commission Agenda Item

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Ryan Wintle <ryan.wintle@gmail.com>
Sent: Thursday, November 21, 2024 5:35 PM
To: bclark24@hotmail.com; kotter76@gmail.com; jeff.bolingbroke@gmail.com; juliefarr@gmail.com; Laurie Hellstrom <lhellstrom@pleasantviewcity.com>; dmstolrow@yahoo.com; seandub79@gmail.com
Cc: Amy Mabey <amabey@pleasantviewcity.com>; Leonard Call <llcall@pleasantviewcity.com>; Ann Arrington <aarrington@pleasantviewcity.com>; Steve Gibson <sgibson@pleasantviewcity.com>; Dave Marriott <dmarriott@pleasantviewcity.com>; Phillip Nelsen <pnelsen@pleasantviewcity.com>; Sara Urry <SUrry@pleasantviewcity.com>
Subject: Planning Commission Agenda Item

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Hello Dear Neighbors and Illustrious Planning Commission,

Tonight you are discussing a rezone of the property above 500 W and 4300 N. from A-5 to A-2. The “easy” thing will be for you all to agree and recommend this change based on what seems to be only one clear option in what is being presented. I am hoping I can challenge you not to do the easy thing, but do the right thing. The right thing MAY be to recommend a rezone from A-5 to A-2. But the right thing is almost certainly following the zoning in your master plan and recommending the developer of these parcels be allowed to develop their property according to the current zoning that was in place when they purchased the land—while also maintaining the expectations, of a much larger number of surrounding property owners, that were set when everyone else purchased theirs.

You will note that all the land surrounding these discussed parcels to the West and North is zoned A-5 except for a small blip to the west that is already zoned as A-2. Curious, isn't it? It doesn't seem to indicate “master planning” when we keep being compelled to change the zoning of small parcels on a one-off basis.

Someone's case for rezoning this parcel is because, it is claimed, it is the only way to get a road from 4300 N. to 4575 N. that will be paid for by the developer as part of a legal exaction. There are almost certainly a lot more possible options that do not require a piece-part rezoning (which would really only show the lack of master planning on the part of you and the city instead of the adherence to it).

One option, for example, is to forgo the full end-to-end road desired and instead institute a right-of-way for extending the small section of road not covered by exaction when needed in the future.

An argument for a full end-to-end road under exaction is the corresponding benefit the developer is gaining in being able to tap directly into an existing water main that already runs through the property.

Or, if there is truly near-term interest in that road by the city (I'd love to hear why), another is adjusting what is "taken" for that road from 80 ft. to something a bit smaller that could give the city an end-to-end road now, and more ability to create 5 acre lots for the developer.

Or, with a 60 year old water main, it may be in the interest and advantage of the developer AND the city to completely replace and move the water line—and road—so the developer gets more five acre lots to sell and the city gets a single straight shot road from 500 W. between 4300 N and 4575 N AND a new water main (since installing a new water main would be a normal part of any other development they would already have to do).

In any case, please let thoughtful, master planning drive your recommendations and not the assertion that there is only one "good and necessary" option that requires abandoning the zoning of the master plan (basically abandoning your master plan) for select parcels within a specific development. Please invite anyone that is suggesting something counter to that master plan and piece-part-rezoning to go back to the drawing board and come up with more options that fit within the current master plan and kick the ball down the road as long as it takes to get to the RIGHT answer for the long term. Anything else looks like we are being developed by developers--because in that one small, strange A-2 in all the A-5 we obviously were.

Sincerely,
Ryan Wintle
(801) 721-4266

Tammy Eveson

From: Amy Mabey
Sent: Friday, November 22, 2024 11:33 AM
To: Tammy Eveson
Subject: FW: OPPOSE HIGH DENSITY HOUSING

Amy Sue Mabey, MPA

City Administrator
Pleasant View City
(801) 827-0468
amabey@pleasantviewcity.com

From: Abby Laing <abbylaing17@gmail.com>
Sent: Friday, November 22, 2024 11:31 AM
To: Amy Mabey <amabey@pleasantviewcity.com>
Subject: OPPOSE HIGH DENSITY HOUSING

Caution! This message was sent from outside your organization.

Amy,

My family and I oppose the proposed change to the area around Wadman Park.

We ask for our names to be listed as OPPOSED.

3132 Macintosh Way
Pleasant View UT 84414

Abigail Laing
Heidi Laing
Joseph Laing

CITIZEN ALERT!

HIGHER DENSITY IS PROPOSED

ISSUE:

Pleasant View administration is proposing a rezoning of Pleasant View N., which is west and north of Wadman Park, from its current Rural Residential 5 to Rural Residential 10. This will **MORE THAN DOUBLE** the number of

WHY DOES THIS MATTER?

- 1) **This is a sensitive land area.** A Seismicity Study (see http://www.pleasantview.org/content/uploads/2015/03/FINAL_Pleasant_View_Seismicity_Study.pdf) identifies severe constraints (cautions) in soil, the recommendations on pgs. 19-20 of the study call for dedicated larger open spaces, clusters of trees, and other features.
- 2) **Increased density will require an approval process** that can negatively impact the environment.
- 3) **Wadman Park is a nature wetland** and the most appropriate buffer zone near the park. Increased density housing will bring noise and

Tammy Eveson

From: Janitza Osuna
Sent: Tuesday, November 26, 2024 4:16 PM
To: Tammy Eveson
Cc: Amy Mabey
Subject: Resident Opposition to lot transfer

Phone call - George Bateman at 4236 N 425 W is opposed to the lot transfer.

Nitza O.

Planner Tech
520 W Elberta Drive
Pleasant View, UT 84414
(801) 782-8529
pleasantviewcity.com



To: Pleasant View City Council

From: Scott & Jill Nicholson

Subject: Planning Commission Meeting 11-21-2024

We are writing to express our disgust at the Planning Commission meeting last night. The Planning Commission voted to side with developers in changing the City's General plan and zoning, instead of the wishes of the citizens it serves. This action is exactly the type of situation that the Supreme Court's Chevron decision this June was addressing. Unelected government bureaucrats, with no accountability, defying the will of the people by making decisions like this!

The Planning Commission members were so over the top in favor of the developers that something does not smell right.

We formally request that an immediate investigation be initiated into the actions of the Planning Commission and their collusion with the developers that brought this proposal to the City of Pleasant View. For transparency, this would include financial record disclosure and gifting of all Planning Commission members to prove that this vote was not bought and paid for by the developers.

When this matter reaches the City Council, the expectation is that you would listen to your citizen voter taxpayers and disregard the wishes of developers that only care about the almighty dollar and do not care about this fine City!

Respectfully,

Scott & Jill Nicholson

4415 n 400 w

2532793712