

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

**May 27, 2025**

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

**MAYOR:**

Leonard Call

**COUNCILMEMBERS:**

Ann Arrington  
Steve Gibson  
David Marriott  
Philip Nelsen (*via Zoom*)  
Sara Urry

**STAFF:**

Andrea Z Steiniger  
Laurie Hellstrom  
Tammy Eveson  
Tyson Jackson  
Stetson Talbot  
Judge Olds  
Paul Smith  
Colton James  
Justin Mattson

**VISITORS:**

Camille Cook	Kevin Hall
Jonathan Hall	Wendee Hall
Claron Haglund	Mary Williams
Richard Saunders	Donna Johnson
Elaine Pitcher	Paul Pitcher
Brad Brown	Clark Conway
Kristin Haglund	Nicola Taylor
Jeff Lee	Melissa Hurd
Johnny Ferry	Kris Dalpias

**1. Introduction.**

**a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:  
(Councilmember Ann Arrington)**

**b. Declaration of Conflicts of Interest.** None given.

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

Nicola Taylor: I have to pay \$134 for a garbage can and I want to keep my old can for composting. That is my can. Mayor Call: you are leasing a can.

**2. Consent Items.**

**a. Minutes of May 13, 2025 (open and closed).**

Motion was made by CM Arrington to approve the consent items as corrected (minutes of May 13, 2025 (open and closed). 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**3. Swear in New Police Officers. Recognition and swearing in of new police officers.**  
**(Presenter: Stetson Talbot)**

Judge Olds Sworn in the new officers, Colton James and Justin Mattson.

**4. Planning Commission Recommendations:**

- a. **Rezone-Public Hearing.** Consider a rezone for approximately 8.127 acres of land located at approximately 3885 N HWY 89, from RE-20 (Residential) to RE-5 (High Density Residential), Weber County Parcels 19-015-0078 and 19-403-0006, Ordinance 2025-14. Applicant: Jordan Watson. (Presenter: Tammy Eveson)

Motion was made by CM Urry to go into a public hearing to consider a rezone for approximately 8.127 acres of land located at approximately 3885 N HWY 89, from RE-20 (Residential) to RE-5 (High Density Residential). 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Tammy Eveson: the planning commission recommended approval with conditions of egress & ingress, but those items happened at the subdivision stage. The request is a change from RE-20 to RE-5. Mayor Call asked for comments from the public. None were given.

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

Tammy Eveson: the property is north of the charter school. The packet is from the planning commission and the bonus density was taken out of the ordinance.

Motion was made by CM Urry to approve the rezone for approximately 8.127 acres of land located at approximately 3885 N HWY 89, from RE-20 (Residential) to RE-5 (High Density Residential), Ordinance 2025-14. 2<sup>nd</sup> by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

- b. **Rezone-Public Hearing.** Consider a rezone for approximately 6.31 acres of land located at approximately 475 W Pleasant View Drive, from A-2 (Agriculture) and RE-20 (Residential) to A-2 (Agriculture) and LSFR (Limited Single Family Residential), Weber County Parcel 17-060-0053, Ordinance 2025-15. Applicant: Jeff Lee Investment. (Presenter: Tammy Eveson)

Motion was made by CM Arrington to go into a public hearing to consider a rezone for approximately 6.31 acres of land located at approximately 475 W Pleasant View Drive, from A-2 (Agriculture) and RE-20 (Residential) to A-2 (Agriculture) and LSFR (Limited Single Family Residential). 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Tammy Eveson: the planning commission recommend approval April 17<sup>th</sup>. There was confusion with the legal description for the boundaries of the A-2 and LSFR zones. It was recommended approval with the legal description as presented. Jeff Lee: thanks for your time. The General Plan was amended so these matches. The confusion was the difference in lots, and I moved 2 homes site up in the field and I am asking for that line for the zone change.

Tammy Eveson: the General Plan shows the boundaries for the first request. Jeff Lee: I am asking for the higher up line for 13 homes. Does the zoning always have to match the General Plan? CM Urry: yes. It is a guiding document. Andrea Steiniger: they would have to amend the General Plan for that single lot. Laurie Hellstrom: the ordinance you have matches the same legal descriptions in the General Plan amendment. Mayor Call: you will have to go back.

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

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

CM Gibson: when did you ask for the additional lot? Mayor Call: we will go forward with the application and planning commission's recommendation. Jeff Lee: I didn't know you needed a precise line. CM Gibson: when did you understand? Tammy Eveson: it was brought to the planning commission's attention right before the planning commission's meeting. CM Marriott: it would need to be resurveyed. Jeff Lee: are you being a slave to the ordinances. Mayor Call: ordinances are designed for bad actors; all good actors comply. Jeff Lee: is the city bound by the General Plan? Mayor Call: the General Plan is a guiding document, but the city has historically chose to follow it. We want to keep the process pure and not look like we don't care. Jeff Lee: I understand. I will jump through the hoops. CM Urry: we are not approving the subdivision at this time, just the zoning.

Motion was made by CM Arrington to approve the rezone for approximately 6.31 acres of land located at approximately 475 W Pleasant View Drive, from A-2 (Agriculture) and RE-20 (Residential) to A-2 (Agriculture) and LSFR (Limited Single Family Residential), Ordinance 2025-15. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

c. **General Plan Amendment. Consider a General Plan Amendment to modify the Future Land Use Map and the designation of approximately .29 acres of land, located at 624 West Fox Meadows Drive, from General Planned Commercial to Medium Density Residential, Weber County Parcel 17-418-0021, Ordinance 2025-16.**

**Applicant: Paul Pitcher. (Presenter: Tammy Eveson)**

Tammy Eveson: this is a General Plan amendment. Originally it with to the planning commission with a rezone also, but the planning commission held off on the rezone until the General Plan went to the City Council. This parcel is the northside in Fox Meadows or west of 600 W. The parcel is owned by the HOA and they want to build another building lot to the LSFR standards. The planning commission denied the general plan amendment request. CM Urry: there is nothing that you can do with that parcel.

Motion was made by CM Urry to approve General Plan Amendment to modify the Future Land Use Map and the designation of approximately .29 acres of land, located at 624 West Fox Meadows Drive, from General Planned Commercial to Medium Density Residential, Weber County Parcel 17-418-0021, Ordinance 2025-16. 2<sup>nd</sup> by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**5. Subdivision Ordinance Checklists. Discussion and possible action to adopt the updated checklist of required items for consideration of preliminary subdivision and final subdivision, Resolution 2025-F. (Presenter: Tammy Eveson)**

Tammy Eveson: this is to adopt the new checklist for subdivision applications. Dana Shuler has gone through it with the new state laws for updates and to make the list more specific and more correct to move forward more efficiently. CM Arrington: does the checklist go to the applicant? Tammy Eveson: yes.

Motion was made by CM Gibson to approve the checklist of required items for consideration of preliminary subdivision and final subdivision, Resolution 2025-F. Roll call vote. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**6. Interlocal Agreement. Discussion and possible action to adopt an Interlocal Agreement for Forensic Services. (Presenter: Stetson Talbot)**

Stetson Talbot: this is with CSI. We have had them for 20 years. The only change is it is a 5-year agreement with renewals to 2045. It now has an advisory board. They invoice per call.

Our portion is 1.26%. CM Gibson: is this also SWAT? Stetson Talbot: no. This agreement was reviewed by the city attorney.

Motion was made by CM Gibson to approve the Interlocal Agreement for Forensic Services. 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**7. Right of Way Acquisition. Discussion and possible action to approve a property Right-of-Way Acquisition with Sky Liner, LLC located at 3903 North Price Lane, Weber County Parcel 19-015-0055 for the Zone 1 Tank site in the amount of \$432,011.00. (Presenter: Tyson Jackson)**

Tyson Jackson: this is the end of negotiations for the Zone 1 Tank property acquisitions. These are the terms reached with the attorneys. It addresses fencing and having to put back fencing. There is also a construction easement. The right-of-way is an easement to get to the tank. They can still use the property we bought 2 acres for the tank site. There are terms where we cross fences that we put in gates. The do have livestock around. There is the property, perpetual easement and construction easement. CM Marriott: can we sell? Tyson Jackson: we need it for maintenance and it is too steep for our road way standards.

Motion was made by CM Gibson to approve the property Right-of-Way Acquisition with Sky Liner, LLC located at 3903 North Price Lane, Weber County Parcel 19-015-0055 for the Zone 1 Tank site in the amount of \$432,011.00. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

**8. Budget Workshop.**

- a. Budget changes from the Tentative Budget.
- b. Crossing Guard pay.
- c. Fee Schedule changes.

Laurie Hellstrom reviewed the new additional budget notes and fee schedule changes with the council. Melissa Hurd (crossing guard): I have been a crossing guard supervisor for ten plus years. We are requesting a pay increase. This is part-time job and the time is split in the day. There are security risks and lives are at risk. Traffic is worst this year. We are not earning the wage that reflects the job. This is the first year that no one wants the job. The police are covering some shifts. Stetson Talbot: research shows the wage to be \$30 to \$34 per hour. On 900 W there are kids that cross above Pleasant View Drive to Lomond View School but there are kids are crossing Pleasant View Drive to go the Straw Market. Are we obligated to cross kids to go to the store? After they are crossed, the crossing guards are gone from their shift and the kids have to cross again by themselves to get home. CM Gibson: I am okay with \$30 per hour. I would not take out the extra crossing station across Pleasant View Drive. I would hate to have a kid hit. The police need to be at the crossing sites and I challenge them to stop violators in the crossing area. CM Arrington: we need to keep money for future RAMP grants. CM Gibson: are arts considered? CM Urry: Cindy is stretched and programs have been capped. I would recommend adding the recreation aide.

**9. Budget Public Hearings. Public Hearings for the discussion and possible action to amend the 2024-2025 fiscal year budget and adopt the 2025-2026 fiscal year budget.**

Motion was made by CM Gibson to go into the public hearings to consider amending the 2024-2025 fiscal year budget and to adopt the 2025-2026 fiscal year budget. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Mayor Call asked for comments from the public. Nicola Taylor: what if I pay for utility bill with a credit card and not be paperless? Laurie Hellstrom: it is up to you what you want to do.

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

CM Marriott: we are three employees short. How do we fix? Do we look at salaries? Mayor Call: during the last two year I have looked at law enforcement and that is getting better. Tyson Jackson: we are down three employees. Mayor Call: people are not applying or are not qualified to fill the mandates. We are not alone. CM Urry: can we look at compensation? Stetson Talbot: we are working on Master Officers and they are more valuable to the city. Mayor Call: we will work on this and talk about ranges and not topping out. Tyson Jackson: we need to work on load balance or pay structure. Andrea Steiniger: how is recruitment done? We did Indeed or Glassdoor. CM Marriott: you can do that.

#### **10. Truth in Taxation Consideration. Discussion and consideration to set a Truth in Taxation public hearing for the 2025-2026 fiscal year.**

The council didn't not want to go though a TNT this year.

#### **11. Consolidated Fees Schedule. Discussion and possible action to amend the Consolidated Fee Schedule by including a \$75.00 collection fee to Central Weber Sewer Improvement District and North View Fire Agency for collecting their Impact Fees, Resolution 2025-E. (Presenter: Laurie Hellstrom)**

Kevin Hall and Camille Cook: this is a burden. We are a wholesale provider to Weber County. We have a wholesale treatment agreement from 2009 and 1998 with the arrangement with the city to collect our impact fees. We would have to back to the board to amend the agreement. We have an agreement that the city will collect the impact fees. CM Arrington: what ideas do you have for us and come back to us with what you have came up with.

Motion was made by CM Gibson to deny the amendment to the Consolidated Fee Schedule. 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

#### **12. Other Business.**

CM Urry: the week of May 11<sup>th</sup> was police week and the week of May 18<sup>th</sup> was PWD week. We need to recognize them for their hard work. I am sure we have funds for pizza for these guys.

Tyson Jackson: we are gearing up for Founders Day.

Stetson Talbot: our stats are proactive. CSI doesn't have a lot of calls from us. The crime rate is low. Because of a house bill we need a wellness program. The helmets are going fast.

Andrea Steiniger: we got back the WACOG grants for 2026.

CM Arrington: we need to add Planning Commission help with Founders Day and need shirt sizes.

CM Urry: the first movie in the park is this Friday – 'Wild Robot'. We finalized the newsletter. CM Marriott: I want to see it.

CM Marriott: I need certificates for the parade and grand marshals.

CM Gibson: 1100 lbs. of salmon was ordered. The price is \$12 with no pre-sales. The next Founders Day meeting is June 12<sup>th</sup>.

Mayor Call: we need food grade buckets. Get with Heather for the money for the permit.

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

None.

**14. Adjournment: 8:16 PM**