

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

**July 8, 2025**

**The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:04 P.M.**

**MAYOR:**

Leonard Call

**COUNCILMEMBERS:**

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

**STAFF:**

Andrea Z Steiniger  
Laurie Hellstrom  
Tyson Jackson  
Stetson Talbot  
Cindy Harrison  
Dana Schuler

**VISITORS:**

Justin Urry	Kris Mager
Heather Hansen	Euice Williams
Matt Montano	Johnny Ferry
Julie Farr	Brad Jones
Jen Jones	Glen Ames
Nicole Ames	Matt Wardle
Ken Phippen	Sara B.
Dustin Ragland	Hayden Peterson
Joren Peterson	Drew Snyder

**1. Introduction.**

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:**  
**(Councilmember Sara Urry)**
- b. Declaration of Conflicts of Interest.** None given.
- c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes).**

Kris Mager: there are state regulations on e-bikes, etc. and golf carts. I got pulled over in a golf cart. Does the city have an ordinance? Mayor Call: we have not passed an ordinance. Get with Chief Stetson.

Julie Farr: I have concerns with the development agreement and the rural road concept. I am not against a rural standard, but it needs to be done correctly and not in a development agreement. Deny it and do the right thing.

Glen Ames: early I didn't have enough frontage and had to redraw my plans. I didn't ask for an exception. If the road project not up to grade it will cost us money to pay for curb and gutter. If rural roads, it needs to be consistent. Are we prepared for it in Pleasant View?

Brad Jones: define urban road. There is water and storm sewer drainage coming off that road. I have dealt with flooding at my house. If urban road is there a storm drain system going through? Mayor Call: yes.

## **2. Consent Items.**

### **a. Minutes of May 27, 2025, June 10, 2025, and June 12, 2025**

### **b. Bills of Pleasant View City.**

Motion was made by CM Marriott to approve the consent item (minutes of May 27, 2025, June 10, 2025, and June 12, 2025 and the bills of Pleasant View City). 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

## **3. Development Agreement. Discussion and possible action to consider adopting a Development Agreement with Val Poll for the Christofferson Ranch Subdivision, located at approximately 540 W 4300 N. (Presenter: Andrea Steiniger)**

Andrea Steiniger presented a power point on the development agreement. In summary the development agreement is being reviewed for a proposed subdivision. The concept includes 11 to 13 clustered lots, shared detention basin, trail connections, and rural road sections. Property is located at 500 West and 4400 North. The plan includes road connections to 500 West and 4400 North but discussion on an easement westward through wetlands. Developer proposes bark trail from Wadman Park to 4400 N and 5-ft asphalt trail from 4400 N to 4575 N. Council recommends removal of bark trail due to lack of access easement and replacement with sidewalks. Developer proposes a 60-ft ROW. Council discussed 60-ft and 66-ft road and possibly requiring the city to purchase 6 ft. Developer includes "agricultural" and "educational" uses and outbuildings in open space language. Staff says this violates city code; recommends removal. Concern raised on clustering. The developers are proposing to preserve unbuildable wetlands as open space to comply with clustering intent. Open space maintenance (e.g., with horses) would keep weeds and fire hazards under control and may qualify for greenbelt status. Plan includes replacing a 50-year-old water line. Staff suggests deferring decision until engineering plans are reviewed. Replacement may not be necessary if the line ends up in a rural ditch section. The agreement has not been reviewed by legal counsel. There were concerns of creating a new "rural road" standard without formal adoption or public process and maintaining road quality and long-term infrastructure integrity. Discussed rolling curbs and preserving recharge area which is a concern in the General Plan and adding a storm basin in the development agreement. There was a request to see actual pictures of rolling curbs.

Motion was made by CM Gibson to table. 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Arrington, CM Gibson and CM Marriott. Voting Nay: CM Urry. 3-1

CM Urry: I voted nay because I want to deny this.

## **4. Property Acquisition Contract. Discussion and possible action to approve a property acquisition contract with Kimley-Horn to complete the Skyline Drive property acquisitions to allow Tammy Evans to finish the acquisitions. (Presenter: Andrea Steiniger)**

Andrea Steiniger: we had a contract with for property acquisition with Tammy Evan and she moved to Kimley-Horn. We have consulted with legal and determined this as a sole-source to finalize the work that was started.

Motion was made by CM Arrington to approve the property acquisition contract with Kimley-Horn to complete the Skyline Drive property acquisitions to allow Tammy Evans to finish the acquisitions. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

**5. Public Infrastructure Districts (PID). Discussion and possible action to consider adopting a policy statement regarding the establishment of Public Infrastructure Districts (PID). Resolution 2025-K. (Presenter: Andera Steiniger)**

Andrea Steiniger: we have someone that wants a PID. We need a policy in place. CM Marriott: is this between cities? Andrea Steiniger: this doesn't affect the city but defers the cost to property owners as a tax. This is for the process. The city will need to weigh in on this.

Motion was made by CM Marriott to approve a policy statement regarding the establishment of Public Infrastructure Districts (PID). Resolution 2025-K. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

**6. Consolidated Fee Schedule. Discussion and possible action to amend the Consolidated Fee Schedule for credit card fee and impact fee collection fee. Resolution 2025-J. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom reviewed the issues listed in the resolution. CM Arrington: can we charge a handling fee?

Motion was made by CM Gibson to amend the Consolidated Fee Schedule for credit card fee and impact fee collection fee. Resolution 2025-J. 2<sup>nd</sup> by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

**7. Pickleball Court Resurface. Discussion and possible action to approve a change order with Renner to resurface the 4 east pickleball courts at Pleasant View Park in the amount of \$19,563.00. (Presenter: Tyson Jackson)**

Motion was made by CM Gibson to approve the resurfacing of the 4 east pickleball courts at Pleasant View Park in the amount of \$19,563.00. 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

**8. Check signers. Approve the removal of Mayor Call as a check signer on the America First Credit Union account. (Presenter: Laurie Hellstrom)**

Motion was made by CM Arrington to remove Mayor Call as a check signer on the America First Credit Union account. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

**9. CERT Sheds. Discussion on Community Emergency Response Team (CERT) Sheds. (Presenter: Ann Arrington)**

Cindy Harrison: there are CERT emergency supply sheds placed on residential properties throughout the community. A resident requested the removal of a CERT shed from their property. We only have a partial record where the sheds are located from 20217. In a recent site visit with Tyson Jackson. We identified five sheds and two were not located. Many sheds are in poor condition, some bulging, rusted shut, or containing outdated supplies. Some residents value having the supplies nearby and others want them removed. There are concerns about city liability for unsafe or poorly maintained sheds on private property. Council recommended evaluating each shed individually, remove those where residents request it, inventory and salvage usable supplies, consider consolidating supplies into central, public locations. A formal motion was deemed unnecessary at this stage.

**10. Other Business.**

Andrea Steiniger: there is a letter to sign for support of the CTP applying for a grant. There is a thank you Founder's Day list to review. The Moderate Income Housing report has been submitted. A letter from CWSID was read regarding their property tax increase proposal.

Mayor Call: we may need to have a special meeting July 22<sup>nd</sup> to get the acquisition going and Val Poll's agreement revisited. We will play it by ear. Thanks to all for Founders Day.

CM Urry: there is a Founder's Day meeting this Thursday.

Stetson Talbot: we have sergeant testing going on. We are opening up the SRO position. We made another job offer and we will be fully staffed.

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

Motion was made by CM Arrington to go into a closed meeting to discuss property acquisition. 2<sup>nd</sup> by CM Gibson. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

Minutes of the closed meeting are filed separately.

Motion was made by CM Gibson to end the closed meeting. 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

**12. Adjournment: 8:42 P.M.**