

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

August 12, 2025

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:09 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen
Sara Urry

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Stetson Talbot
Debbie Minert

VISITORS:

Jeff Lee	Paul Pitcher
Dale Roberts	Richard Evans
Brad Jones	Jennifer Jones
Mary Williams	Lynn Froerer
Catana Phillips	Scott Kelsey
Sarah Bond	

1. Introduction.

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

Dale Roberts: is it okay to not follow rules regarding item #5 because it feels good? Your job is to follow and encourage to follow the rules.

Brad Jones: regarding item #5 I have sent you all an email. Is it possible to amend the agreement for access to my 5-acre property? There is 2 acres all around me and do the right thing for the little guy. Val Pol and I have talked about a land swap but that would not work for me. I want to protect the future of my property.

2. Consent Items.

- a. **Minutes of July 8, 2025 (open & closed), July 10, 2025 and July 22, 2025 (open & close)**
- b. **Bills of Pleasant View City.**

Motion was made by CM Gibson to approve the minutes of May 27, 2025, June 10, 2025, and June 12, 2025, and table the bills. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

3. Home Occupation Exception Request. Discussion and possible action to grant an exemption to the Home Occupation Conditions to allow a business to use the residence of which they don't reside for teaching piano lessons at 3040 N 1000 W. Requester: Kristina Pope. (Presenter: Laurie Hellstrom)

Laurie Hellstrom: she will be teaching piano from her parent's home. Kristina Pope: they are one on one lessons and 20 students. CM Marriott: they have a 75' setback and a circular driveway. I am ok with this.

Motion was made by CM Marriott to approve an exemption to the Home Occupation Conditions to allow a business to use the residence of which they don't reside for teaching piano lessons at 3040 N 1000 W for Kristina Pope. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

4. Planning Commission Recommendations:

a. General Plan Amendment. Consider a General Plan Amendment to modify the Future Land Use Map and the designation of approximately .17 acre portion of 6.31 acres of land, located at approximately at 475 West Pleasant View Drive, from Agriculture (A-2, 1 dwelling unit per 2 acres) to Medium and Low Density Residential (4-8 dwelling units per acre), Weber County Parcel 17-060-0053, Ordinance 2025-18. Applicant: Jeff Lee Investment. (Presenter: Tammy Eveson)

Andrea Steiniger: items 4a and 4b are related. This is for a .17 acre portion. At a previous rezone it was not included.

Motion was made by CM Urry to approve the General Plan Amendment to modify the Future Land Use Map and the designation of approximately .17 acre portion of 6.31 acres of land, located at approximately at 475 West Pleasant View Drive, from Agriculture to Medium and Low Density Residential (4-8 dwelling units per acre), Weber County Parcel 17-060-0053, Ordinance 2025-18. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

b. Rezone-Public Hearing. Consider a rezone for approximately .17 acre portion of 6.31 acres of land, located at approximately at 475 West Pleasant View Drive from A-2 (agriculture) to LSFR (Limited Single Family Residential, Weber County Parcel 17-060-0053, Ordinance 2025-19. Applicant: Jeff Lee Investment. (Presenter: Tammy Eveson)

Andrea Steiniger: this is the same property and this is a request to rezone the .17 acres.

Motion was made by CM Arrington to go into a public hearing to consider a rezone for approximately .17 acre portion of 6.31 acres of land, located at approximately at 475 West Pleasant View Drive from A-2 (agriculture) to LSFR (Limited Single Family Residential, Weber County Parcel 17-060-0053. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

Andrea Steiniger: this is a rezone to LSFR. Planning Commission recommend approval. Mayor Call: remember this is the one they wanted to add the upper part and had to go back through the process. Are there any comments from the public? None were given.

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

Motion was made by CM Gibson to approve the rezone for approximately .17 acre portion of 6.31 acres of land, located at approximately at 475 West Pleasant View Drive from A-2 (agriculture) to LSFR (Limited Single Family Residential, Weber County Parcel 17-060-0053, Ordinance 2025-19. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

c. Rezone-Public Hearing. Consider a rezone for approximately .29 acres of land, located at 624 West Fox Meadows Drive, from CP-1 (Commercial) to LSFR (Limited Single Family Residential), Weber County Parcel 17-418-0021, Ordinance 2025-20.
Applicant: Paul Pitcher. (Presenter: Tammy Eveson)

Motion was made by CM Urry to go into a public hearing to consider **a rezone for approximately .29 acres of land, located at 624 West Fox Meadows Drive, from CP-1 (Commercial) to LSFR (Limited Single Family Residential), Weber County Parcel 17-418-0021**. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

Andrea Steiniger: this is a rezone of .29 acres to LSFR. The city council approved the General Plan amendment. The Planning Commission recommended approval 5 to 1. There was a concern that a home could fit. They could if they were creative. The city will have to verify that a home fits. CM Urry: this is an abnormal shape lot. Is the frontage on the road or the turn? CM Arrington: is the south parcel commercial. Mayor Call: yes. Mayor Call asked for comments from the public. None were given.

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

Motion was made by CM Gibson to approve Ordinance 2025-20 as stated. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

5. Development Agreement Amendment. Discussion and possible action to consider amending Section 1.2-Roadways (b)(i) and (b)(ii) of the Development Agreement with Val Poll for the Christofferson Ranch Subdivision, located at approximately 540 W 4300 N. (Presenter: Andrea Steiniger)

Mayor Call: do we want a 66' road with a cost over \$100k? Andrea Steiniger: Dana Shuler didn't want to weigh in on land values. Mayor Call: the cost would be for the road and paving. Tyson Jackson: the R-O-W cost is an example of other appraisals. Mayor Call: when we asphalt, we'll want current costs. I don't anticipate the cost to go up. Do we want to pay for the 66' road? CM Urry: we need an appraisal done. We need an educated decision. Mayor Call: the problem is it is going to change. We are guessing it will be over \$100k. CM Urry: we need to get it now. Mayor Call: we have an example. We are not voting to put it in we are just saying do we want to put a 66' road in. CM Gibson: this is a discussion on a collector road or regular road? I would rather spend \$100k in other places. I don't think spending that for 13 homes. I don't feel it is a collector road. This is not saving the developer anything. CM Urry: you can't say it will never be. It should be adopted at the 66' and not limit the standards. CM Nelsen: we are talking about acquiring the R-O-W. Mayor Call: we will pay triple on road costs if we tear it out. Do we want a 60' or 66' road? CM Marriott: 60' road width is adequate. CM Arrington: with the 60' would it still allow for a bike path or something later? Tyson Jackson: there will be utilities there. CM Urry: the open space will not stay undeveloped later. Andrea Steiniger: it is a dedicated open space. The council discuss road widths. CM Nelsen: the point of a development agreement is going outside the standards. CM Urry: I wasn't here and if I was I would have voted no. CM Nelsen: let me answer fully. The gentleman's comment that came up stated that we're going against the city code. Our city code incorporates development agreements in 35 different sections of our code. Development agreements are a major part of our code. The whole point of them is to establish the standards for that development, otherwise they wouldn't exist. If we put it to a vote the taxpayers, would they say we want to spend \$100,000 extra for six foot wider road or not. I know nine people who would say yes. I don't know if the rest of the city would say yes and whether it's shortsighted or not, that's a good question. I mean we should look at what possible development could happen north of there that could lead to traffic, but we don't even have an actual cost. That's just a number, but tonight we're not voting on cost. CM Arrington: at what point do we decide cost? Mayor Call: tonight. CM Marriott: they can't plan without this decision.

Tyson Jackson: they can't design without knowing. Mayor Call: you are missing a key part. It is not just the development agreement, we talking about a taking issue and exaction issue. That is why we are doing it. Here is some history, the petitioner came in with a 5 acre plan and staff recommended the need for the road but that would be a taking and we needed to compromise for the road and we moved to A-2. We are now down to a 60' or 66' road. CM Arrington: is it a major or minor collector road? CM Urry: North Ogden will be using it. Mayor Call: they are not attached there. It comes down to money. Laurie Hellstrom and Tyson Jackson found the funding money. Do we want to spend it somewhere else? CM Marriott: I don't see the need for it. CM Arrington: also, the 6 additional feet we would have a maintenance expense for its upkeep. Tyson Jackson: the R-O-W cost we would need a crystal ball that isn't there. CM Gibson: there will be sidewalks on the east side and the lower west side. We need the area to push snow to. There is no need for sidewalks on the side. CM Urry: all we have is what you are saying and the applicant said they aren't making money. Mayor Call: the petitioner came to the city with an A-5 subdivision and the city said let do a 2 acre lot subdivision to get the road. CM Urry: to the standards. Mayor Call: I don't know the standards. Andrea Steiniger: there is a development agreement. CM Gibson: I think it is fair as a partnership. CM Arrington: if we could afford a R-O-W under \$50k but that is not going to be.

Motion was made by CM Gibson as part of the development agreement to have a 60' R-O-W with 32' of asphalt road which is what we are going to get and we will still have enough easement for utilities and all those different things that we want. We may not have a bike lane there. I just don't think that part of the area is going to need a bike lane. We need that money for other places in the city. It goes back to what CM Nelsen said that people just don't want this development and if this was any other place it wouldn't be such a big deal. 2nd by CM Marriott.

Discussion Summary: The conversation revolves around a city council discussion on whether to approve a 60-foot or 66-foot road right-of-way in a new development. The debate includes concerns about future options (like bike lanes or trailhead access), the fiscal responsibility of spending potentially over \$100,000, and how widening the road affects development and long-term city planning. Some council members argue a wider right-of-way provides more flexibility and future-proofing, while others question whether the additional cost is justified, especially since the area likely won't have much on-street parking. They discuss the uncertainty of costs (ranging estimates from \$26,000 to over \$100,000), the need for proper appraisals, and whether the city typically pays for improvements beyond what a developer is required to build. There is also discussion about past projects where the city paid for additional road widening with grant money and how development agreements can be amended if costs exceed expectations.

Voting Aye: CM Arrington, CM Gibson, CM Marriott. Voting Nay: CN Nelsen and CM Urry. Motion passed 3-2.

6. Recommendation of Award. Discussion and possible action to award contracts to the recommended consultants for the Property Acquisition Consultant Pool. (Presenter: Andrea Steiniger)

Andrea Steiniger: this is to expand our pool of property acquisition agents. There are only certain ones approved by UDOT.

Motion was made by CM Gibson to award contracts to Keller Williams and Kimley-Horn as consultants in the Property Acquisition Pool. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

7. Confidentiality and Non-Disclosure Agreement. Discussion and possible action to consider approving a Confidentiality and Non-Disclosure Agreement with Rise Baking Company, LLC. (Presenter: Andrea Steiniger)

Andrea Steiniger: Rise Baking Company is expanding their facility. They want an RDA/CDA for tax funding, a TIF. They want to keep financial information non-disclosed. Laurie Hellstrom:

if we make payments to them, I will be posting that information on the Transparency site. CM Gibson: is this not part of the RDA area? Andrea Steiniger: it has expired. CM Gibson: what are they looking to get out of this? Andrea Steiniger: we will have to have an economic development committee to review this. CM Gibson: these types are for infrastructure? How does this work? Andrea Steiniger: we decide. Weber County also passed the non-disclosure agreement. Mayor Call: if required by law we release information.

Motion was made by CM Arrington to accept the Confidentiality and Non-Disclosure Agreement with Rise Baking Company, LLC. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

8. Consolidated Fee Schedule. Discussion and possible action to amend the Consolidated Fee Schedule to add PID fees from Resolution 2025-K and amend the North View Fire District Impact Fees. Resolution 2025-L. (Presenter: Laurie Hellstrom)

Motion was made by CM Arrington to adopt Resolution 2025-L (amend the Consolidated Fee Schedule). 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

9. Pickup Replacement. Discussion and possible consideration to purchase five pickup trucks not to exceed \$54,000 each from Ken Garff and to surplus six pickup trucks. (Presenter: Tyson Jackson)

Tyson Jackson: this is to get back on track. This is a five-year schedule. Mayor Call: we need to look at criteria not just age such as maintenance and mileage. Tyson Jackson: we are against lease for staffing issues and the time it takes to manage leases. We have more flexibility with purchasing. There are the quotes and needed extras like lights and seat covers, etc. CM Marriott: I would like to see a worksheet on all the vehicles.

Motion was made by CM Urry to approve the purchase of five pickup trucks not to exceed \$54,000 each from Ken Garff and to surplus six pickup trucks with the minimum amount to surplus as stated on the chart. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

10. Dump Truck Replacement. Discussion and possible consideration to purchase an International HV507 Dump Truck and equipment not to exceed \$360,000 from Rush (chassis) and Reading Truck (body/plow) and to surplus one plow truck. (Presenter: Tyson Jackson)

Tyson Jackson: the request is to purchase and not to exceed an amount. Tyson Jackson explained the trucks. CM Marriott: could we use tractors for the cul-de-sacs? Tyson Jackson: there are different size trucks for different needs.

Motion was made by CM Arrington to approve the purchase of the Dump Truck from Rush and Reading Truck not to exceed \$360,000 and to surplus one plow truck. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

11. Award Striping Bid. Discussion and possible consideration to award the bid for street striping services in the amount of \$43,619.60 to Road Safe. (Presenter: Tyson Jackson)

Tyson Jackson: this is striping for all the cross walks. It is under budget.

Motion was made by CM Gibson to award the bid for street striping services as stated. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

12. Approve Bulk Service Meter Purchase. Discussion and possible consideration to approve purchase Auto Read Meter Equipment in the amount of \$286,083.20 from Hydro Specialties. (Presenter: Tyson Jackson)

Tyson Jackson: this will finish the auto meter read project. CM Gibson: will this be out of date? What is the life? Tyson Jackson: there is a service warranty. This is computer base. Mayor Call: I think 10 to 15 years. CM Gibson: report back on what this is saving us.

Motion was made by CM Arrington to approve the purchase of Auto Read Meter Equipment in the amount of \$286,083.20 from Hydro Specialties. 2nd by CM Gibson. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0

13. Other Business.

Stetson Talbot: school starts next week. CM Gibson: hit the cross walks.

CM Arrington: ribbon cutting for Pickleball – set for September 11th at 3 P.M.

CM Marriott: there is a website meeting tomorrow.

Tyson Jackson: Thank you. Our staff has been amazing.

14. 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.

15. Adjournment: 7:44 P.M.