

Pleasant View City Council

Meeting Agenda

Tuesday, September 9, 2025

6:00 p.m.

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

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:
(Councilmember Phil Nelsen)
- b. Declaration of Conflicts of Interest
- c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

6:05 P.M. **2. Consent Items.**

- a. Minutes of August 26, 2025 (open & closed)

6:10 P.M. **3. Request Extension.** Discussion and consideration to grant to MHP#1 LLC & Silver King Properties, Inc. a six (6) month extension to the Settlement Agreement regarding acquiring a second ingress/egress for Wasatch View Estates Mobile Home Park.
(Presenter: Andrea Steiniger)

6:20 P.M. **4. Other Business.**

5. 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).

6. Adjournment.

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, September 9, 2025, commencing at 6:00 PM.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.

The City Council at its discretion may change the order and times of the agenda items.

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

August 26, 2025

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington

Steve Gibson

David Marriott

Sara Urry

Excused: Philip Nelsen

STAFF:

Andrea Z Steiniger

Tyson Jackson

Stetson Talbot

Debbie Minert

VISITORS:

Jeremiah Jones

Johnny Ferry

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).** None.

2. Consent Items.

- a. **Minutes of August 12, 2025**
- b. **Bills of Pleasant View City.**

Motion was made by CM Gibson to approve the consent items as stated with the correction that the Pickleball ribbon cutting will be on September 12 at 4:00 pm. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

3. Community Wildfire Preparedness Plan. Discussion and possible action to consider adopting the Community Wildfire Preparedness Plan (CWPP). (Presenter: Jeremiah Jones, Northview Fire District Deputy Fire Chief)

Jeremiah Jones: Changes were made by the new fire chief, and I am in charge of the wildland program. I will let you know what the CWPP is, how it pertains to you, answer questions, and hopefully get your support on this initiative. We've been working on this for a long time. It's kind of like an insurance program. After the Pole Patch fire in 2017, the city received a big bill. Before this program, the city where the fire started had to pay for it. This program is a way to do more meaningful work, try to do more preventative maintenance, mitigate a lot of problems before they start, and reduce the amount of money that a wildfire costs. We drive around the area with a liaison from the state and try to identify biggest risks. The top of the list is Pole Patch, and The Cove is also at a high risk.

Three categories that we use are preparedness, mitigation, and prevention. The state considers us a moderate risk, so they will charge us a matching portion of \$18,000, so every year we have to identify \$18,000 worth of mitigation work that fits into one of those categories. Then if we do have a wildfire, the state covers that bill, rather than the city getting that bill.

We've identified a lot of projects that we will be working on, including fire hydrant inspections, a brush truck purchase (\$268,000), PPE, chipper projects in the Pole Patch and Cove areas. In the spring we hung 250 door hangers in the Pole Patch and Cove areas offering inspections, and only 6 people responded. The state is working on initiatives to make home and yard inspections mandatory.

We've submitted \$44,000 worth of preparedness, mitigation, and prevention work to the state this year. We're looking for your support. We anticipate working with you as we identify other projects. We lucked out with the wind direction on the recent North Ogden fire. That area is full of brush and thick vegetation and if the wind had blown toward Pleasant View we would have been in trouble. We're not asking for anything from the city other than buy in and support of the document we are submitting to the state. CM Gibson: When I hike in that area there is a lot of very dry cheat grass. Is there anything we can do about that? Mayor Call: That would be a good youth project. JJones: There are grants available to re-seed the burn scar with native grasses. Some cities create a swath of irrigated land all the way around. CM Gibson: Just something outside the box. CM Marriott: Is the mandatory \$18,000 for North View, or the city? JJones: North View, divided up between Pleasant View and North Ogden because Harrisville is low risk. There are other options, like North View could pay the \$18,000 out of our budget, but that defeats the purpose of the program. We want to do meaningful work and have an impact. CM Marriott: Can a sprinkler system be put in on some of the roads that go through? JJones: Issues with cost, and people turning on the system and drying out other systems. It would have to be a separate system. On windy days it could be overrun by a fire. CM Urry: Are you going to give us a list of directives and initiatives so we know what that looks like? JJones: It's more of an opportunity to work together with staff in doing projects and building relationships with residents. There may be some projects that you can help with. CM Arrington: North Ogden and Pleasant View are both laying fiber, can that and AI be used to mitigate fires? JJones: Yes, some places are already using technology to protect high value properties. They can

detect campfires or embers and determine if it's a danger. CM Gibson: Could a high wind, high destruction event like we see in California happen here? J Jones: Absolutely. There are several examples of areas similar to ours where that has happened.

Motion was made by CM Gibson to approve the Community Wildlife Preparedness Plan as presented by Mr. Jones. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

4. Public Hearing – Water Conservation Plan. Discussion and possible action to consider adopting the Water Conservation Plan which establishes conservation planning efforts identifying water supply inventory and implementation procedures, Resolution 2025-M. (Presenter: Tyson Jackson)

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

Tyson Jackson: This is the ongoing Water Conservation Plan that goes through a lot of data. It's one of the many plans for the culinary water system to make sure we have water to supply needs, support fire suppression, and meet growth. The longer trend shows gallons per capita, and that people are doing their part. This year we are moving forward to get the rest of the system in and then pushing out the auto read sign up to get residents more involved. They have high usage notifications that help us get leaks fixed faster and reduce gallons per capita. CM Gibson: There is a dramatic change, is that because of your Public Works? T Jackson: Some of the old data was reported. Pleasant View does extremely well at keeping usages low. We don't want to have wasted water regardless of what it's for. That's where the auto read meters come in. The initial stage was to get rid of all the 30 and 40 year old meters. CM Arrington: It says that 1500 meters or 60% have been updated. So we have them all purchased, they just need to be installed? T Jackson: Yes, that's the order you approved. CM Arrington: How long will that take? Are we decreasing manpower hours? T Jackson: 1-3 years, and we will speed up as there is more time. Hours are being reallocated. We're taking out the manual elements, and using those hours on high usage alerts, waking systems up, etc. It's freeing us up to work on other efforts that we're behind on. Here is an example of a high usage alert. It was fixed in seven days, where in the past it would have gone on until the next meter reading. A lot of leaks go down the toilet or in the ground and people have to be convinced they really have a leak. We can show them real data instead of old numbers and bills. Now we'll be able to make a conscious effort to push the Eye On Water app, and get people to sign up and see their conservation information. That will help us move toward meeting our conservation goals. CM Arrington: Can we push out information regarding watering in parks in the day? T Jackson: Yes, Pineview has asked us to do that for their system needs. We have to push it out every year. CM Gibson: What is graph 1.1 based on? Are we in good shape for our water? T Jackson: Yes, there is a conversation with the booster station which is that your source can keep up with this many connections. That is the projected number. You have what our source can handle, and the demand on the system, and at some point it will come together and we will need to purchase Weber Basin water on an as-needed basis. We aren't projecting any new wells. We are about 1,000 connections from running out of our current source. When we've run out of our allotted acre feet and a building permit comes in, we will automatically purchase

water from Weber Basin that will run through the booster station into the system. CM Marriott: When we get the new meters installed, will that 30% loss go away? TJackson: No, good water years show a large loss. If you look at the drought years, the spring source doesn't skew the loss rate. There is nothing the city can do in good water years with the loss at the spring.

Motion was made by CM Gibson to go out of a public hearing. 2nd by CM Marriott.

Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

Motion was made by CM Gibson to approve the conservation plan as presented under Resolution 2025-M. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

5. Weber County Pre-Disaster Mitigation Plan. Discussion and possible action to adopt the Weber County Pre-Disaster Mitigation Plan 2024, Resolution 2025-N.

Andrea Steiniger: This is a plan for our disaster mitigation strategies. By adopting this, we will be eligible for FEMA resources if and when we have a major disaster. We have 26 different strategies that range from public outreach to improving or expanding our facilities, conducting studies, increasing security on our water facilities, and training for staff and citizens. I would recommend adoption so that we have access to FEMA resources if and when we need them. CM Marriott: We have higher risk of earthquakes and fires, should we be meeting more often to discuss our preparations? ASteiniger: We are currently working on building out Skyline Drive, constructing the decant facility and the Zone 1 water tank. I met with Cindy Harrison to talk about our emergency operation plan. We're going to make sure that that is up to date and get it adopted by the City Council. There are a lot of other things that will take a lot of time and funding. It's good to have them on the radar and check back on them to make sure we are making progress.

Motion was made by CM Arrington to adopt Resolution 2025-N, The Weber County Pre-Disaster Mitigation Plan. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

6. Road Contribution. Discussion and possible consideration to contribute funding for road improvements on Hillsborough Drive between 2700 N and 2550N.

Andrea Steiniger: Previously the Council indicated that you would be open to considering a contribution to the Hillsborough Drive improvements. David Laloli sent us an estimate from the engineers which was included in your packet. He is asking for a commitment to contribute to that number. We would need to include it in a development agreement when he and Mr. Meyers develop that property. Mayor Call: This is a private road that has been treated as a public road since 2700 N was put in 20 years ago. It's owned by Sean Meyers and they're subdividing. I believe we have some responsibility because we've enjoyed the use of it. His original ask was for half. I would not support half, and the most we should do is a third. CM Urry: Is this a preliminary estimate? We should get a comparable estimate. Mayor Call: I think it would be appropriate for the staff to have more time to digest this information. ASteiniger: We received this estimate on August 6, our engineer looked at it on Monday, and we received the "ask" when we met with Dave on Thursday afternoon. CM Gibson: I don't want to make a decision until we know what's going on. CM Arrington: I

can't tell how big the road is, and it looks like a 4 foot sidewalk. Shouldn't it be a 5 foot sidewalk? CM Urry: I think we should table it.

Motion was made by CM Urry to table item 6, considering the road contribution for road improvements on Hillsborough Drive between 2700 N and 2550 N for an undetermined time to bring back as staff considers information and reviews the cost estimate, and also the considerations that Council Member Arrington mentioned. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

7. Canvas. Canvas the 2025 Primary Municipal Election.

Debbie Minert: We need to declare nominated the four candidates that the highest number of votes for city council, and certified vote totals for each of those people. Our top vote taker was Sean Wilkinson with 913 votes, or 35.22%. 2nd place Johnny Ferry with 833 votes, or 32.14%. 3rd place was Brian Gray with 411 votes, or 15.86%. 4th place was Derek Draper with 171 votes, or 10.46%. 5th place was Todd Hardman with 164 votes, or 6.33%. He is eliminated, and the top four vote takers move on to the general election.

Motion was made by CM Arrington to approve the canvas report as reported. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

8. Department Update. Police Department update.

Chief Stetson Talbot: This is a report on what we've been working on with Council Member Marriott called High Performing Cities. CM Marriott brought this to us a year and a half ago with the intent to help us implement some processes that will help us perform more efficiently and effectively while reducing cost to the city. We've been training for an hour every other week to take some production principles and apply them here. The two things we've been able to apply are 5S (sift and clear out, standardization, simplify, self-discipline, and sweep clean and check) and the 7 types of waste (waiting, over production, rework, unnecessary motion, overprocessing, inventory, and convenience). We've cleaned out a lot of old equipment that was taking up space. We've cleaned out and standardized where equipment is located in our vehicles, as well as their set up, so that all our vehicles are equipped and outfitted the same. I've tasked the sergeants with routine vehicle checks. They're checking for cleanliness, servicing, tires, and all equipment, making sure everything is functioning. We've implemented a new process of transporting people to the jail that has eliminated the need for waiting at the jail. The handling officer does the online probable cause statement and booking while the backup officer transports the person to the jail. By the time they get to the jail the paperwork has been done, and the backup officer can drop the person off and leave because two things have been done at the same time. The other place where we've been able to eliminate waste is DCFS mandatory cases. Rather than reporting back and forth between DCFS and the police department, patrol makes contact with the family immediately after receiving a report. They're able to confirm the information in the report – address, age of the children, phone numbers, and parents' names. Sometimes information in the report is incorrect, and we're able to confirm and get eyes on the kid and bodycam footage the first day. When detectives go in a week or so later they can compare the bodycam footage with what the kid looks like a week later. This saves

the detectives time because the details of the report have already been confirmed. This along with some other rearranging of duties has reduced the detective backlog from 130-150 open cases to 20 open cases. We've also clarified the standards and timeliness of our reports, and bodycam footage management. This has helped us perform at a higher level.

We are focusing on recruitment and retention. The lateral program that you voted on has been implemented resulting in three new lateral hires holding 40 years of experience. We're using Applicant Pro that you approved and that has resulted in several applications a week. Our focus on the Master Officer program has increased, which requires officers to become instructors. Now we have in-house instructors who can do training on firearms, tasers, use of force, and DT. We have a 3-year plan of raises, and a lot of applicants are attracted to Pleasant View for that reason.

The goals we are working on are:

- Improve recruitment and retention by 20%
- Identify and measure citizen satisfaction in 2025
- Increase citizen satisfaction in 2026
- Reduce the 2024-2025 budget by 5%
- Maintain the budget reduction for 2025-2026
- Reduce the detective backlog
- Identify and reduce wasted time
- Have all employees identify a plan of career goals

CM Marriott: Thanks to Stetson and Tyson for embracing this. Lean manufacturing is something that every reputable business is doing to reduce cost and be more efficient. It can be applied to a public entity with creativity. All 12 full time police department employees are working toward the same goals. Mayor Call: How are we doing with school crossings? STalbot: We're getting one to two tickets a day, which is less than last year. We are fully staffed with crossing guards and subs. This has been a crazy week, so we haven't had detectives in the school zones, but the patrol officers have been. CM Gibson: Congratulations to CM Marriott for volunteering his time for High Performing Cities, and Stetson for this report.

9. Other Business.

TJackson: Working toward opening the intersection of 400 W and Elberta Dr. We're trying to keep Weber School District and residents notified of what we're doing so that we can keep the peace. CM Arrington: There are a few odds and ends that need to be worked out with the pickleball courts. The open house will be September 10 at 4:00.

10. Closed Meeting.

Motion was made by CM Gibson to go into 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). 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

11. Adjournment: 7:52 P.M.

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

August 26, 2025

MAYOR:

Leonard Call

COUNCILMEMBERS:

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

STAFF:

Andrea Zweifel
Stetson Talbot

The closed meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 7:32 P.M.

BUSINESS:

10. Closed Meeting – Discuss security and personnel.

Motion was made by CM Gibson to go into a closed meeting to discuss the competency and character of an individual. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

Mayor Call signed an affidavit for the reason of the closed meeting.

Pursuant to Utah Code Annotated, Sections 52-4-205 & 52-4-206, I, Leonard M. Call, do solemnly swear that the sole purpose for closing the meeting dated August 26, 2025, was to discuss security and personnel.

Dated this _____ day of _____, 2025

Leonard M. Call, Mayor

Subscribed and sworn to before me this _____ day of _____.

City Recorder

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

Adjournment: 7:52 P.M.

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (hereinafter the "Agreement") by and between MHP#1 LLC ("owner"). Silver King Properties, Inc. ("Manager") and Pleasant View City ("the City"). Owner and the City are sometimes referred to individually herein as a "Party" and, collectively, the "Parties".

RECITALS

- A. Owner is the owner of the Wasatch View Estates Mobile Home Park located in Pleasant View City, Utah (the "Property").
- B. In February 2021, the Owner began a project to improve utility lines and refurbish or replace existing mobile homes located at the Property.
- C. The City requires an inspection of each mobile home before issuing a certificate of occupancy for the home.
- D. In 2024, the North View Fire Department Fire Marshall determined that no more than 50 homes could be moved back onto the Property until a second ingress/egress was built due to a requirement in the fire code.
- E. The Property has been upgraded and improved, which has reduced the number of mobile homes it can accommodate from 283 to 240.
- F. Based on the Fire Marshall's decision, the City has prohibited inspections and will not allow more than 50 mobile homes to be returned to the Property.
- G. A dispute between the Parties exists with regard to requiring the Owner and Manager to comply with fire code regulations, the City arguing it is a change of use of the Property requiring compliance and the Owner and Manager arguing there has been no change of use and the Property remains a legal nonconforming use.
- H. In settlement of this dispute, the parties agree to the terms and conditions as set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **RECITALS AND DEFINITIONS.** The above Recitals are hereby incorporated in and made an integral part of this Agreement.

2. **SETTLEMENT OF DISPUTE.** This Agreement constitutes a compromise, settlement, and release of disputed claims and is being entered into solely to avoid the burden, inconvenience, and expense of litigating those claims. No Party to this Agreement admits any liability to the other Party with respect to any such claim or any other matter.

3. **EFFECTIVE DATE.** The Effective Date of this Agreement is September 12th, 2024.

4. **SECOND INGRESS/EGRESS.**

a. **Location and Purchase of Property.** The Parties hereby agree that Owner and Manager will work to secure purchase of property necessary to construct a second Ingress/Egress within 1 (one) year from the Effective Date of this Agreement.

b. **Construction.** Owner and Manager agree that construction of the second ingress/egress will begin within 2 (two) years from the Effective Date of this Agreement. The City agrees to work in good faith with the Owner/Manager in order to approve the location and permits necessary to begin construction within this time period.

c. **Extension of Time.** Should the Parties decide, due to unforeseen events outside of the control of the Parties OR good cause shown, that additional time is required to secure the purchase of property or to construct the second ingress/egress, the Parties may extend the deadlines in Part 4(a) and (b) above for an additional 6 (six) months.

d. **Design.** The Owner and Manager will design the second ingress/egress to provide 32 feet of asphalt OR 20 feet of asphalt with installed no parking signs indicating no parking on the road or shoulder and the Manager agrees to enforce the no parking requirements.

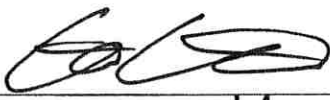
5. **INSPECTIONS OF ADDITIONAL MOBILE HOMES.** Pleasant View City agrees to allow Owner and Manager to install and move all of the remaining mobile homes onto the Property as of the Effective Date of this Agreement subject to City inspections and approvals, which approvals shall not be unreasonably withheld or delayed.

6. **MISCELLANEOUS PROVISIONS.**

- a. **Successors and Assigns.** This Agreement and the easement herein granted shall run with the land and shall inure to the benefit of and be binding upon the Parties, their heirs, successors, assigns and personal representatives.
- b. **Good Faith.** The Parties agree to act in good faith and to cooperate fully with each other in carrying out the intent of this Agreement, and for that purpose agree to execute all additional documents as may prove reasonably necessary to accomplish that intent.
- c. **Choice of Law.** The Parties agree that the laws of the State of Utah shall be utilized in construing this Agreement and in enforcing the rights and remedies of the Parties. Any litigation arising out of a dispute concerning the Agreement shall be litigated in Salt Lake County, Utah. The Parties agree to venue in that jurisdiction for all such disputes concerning this Agreement.
- d. **Full Force and Effect.** Except as expressly modified herein, the Declaration remains in full and effect.
- e. **Prevailing Party.** If any suit or action or other proceeding is commenced to enforce or interpret any of the terms or provisions of this Agreement, the prevailing Party in such suit or action or other proceeding shall be entitled to an award against the other Party for the prevailing Party's reasonable attorney's fees and costs incurred both at trial and on any appeal.
- f. **No Waiver.** The failure of any Party at any time to require performance of any provision of this Agreement shall not limit that Party's right to enforce the provision, nor shall any waiver of any breach of any provision constitute a waiver of that provision itself.
- g. **Survival.** Any warranties and representations made herein shall survive the execution and delivery of this Agreement.

The Parties, by their signatures below, have executed this Agreement and agree to be bound by it.

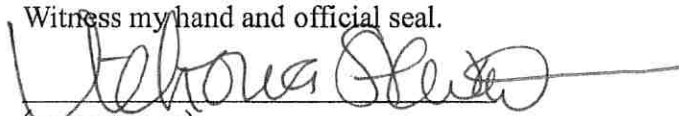
DATED: September 12, 2024

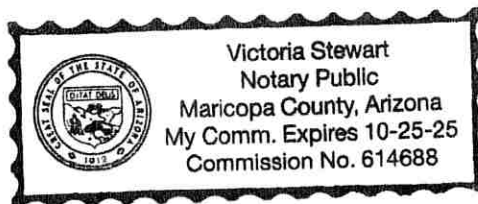

By: Alexander Vanderhart
CEO
Silver King Companies, Inc.

Arizona
State of ~~Utah~~
§
County of Maricopa

On this 12th day of September, in the year 2024, personally appeared before me Alexander Vanderhart (name of document signer), whose identity is personally known to me (or proven on the basis of name of document signer satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the CEO (title of office) of Silver King Companies (name of corporation) and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Alexander Vanderhart (name of document signer) acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.


(notary signature)



(notary seal)

DATED: August 20, 2024

PLEASANT VIEW CITY


By: Leonard Call, Mayor

ATTEST:


Laurie Hellstrom, City Recorder

LEGAL (approved as to form)



