

Pleasant View City Council

Meeting Agenda

Tuesday, September 23, 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 September 9, 2025
- b. Bills of Pleasant View City

6:10 P.M. **3. Zone Text Amendment – Public Hearing.** Discussion and consideration to amend the RE-20 Residential Zone and the Definitions of Chapter 18 by adding cemetery as a conditional use and adding the definition of cemetery, Ordinance 2025-21. *(Presenter: Tammy Eveson)*

6:25 P.M. **4. Hillsborough Drive Funding Participation.** Discussion and consideration to participate in the funding of Hillsborough Drive. *(Presenter: Andrea Steiniger)*

6:40 P.M. **5. Budget Amendment – Public Hearing.** Discussion and consideration to amend the 2025-2026 fiscal year budget, Resolution 2025-O. *(Presenter: Laurie Hellstrom)*

6:50 P.M. **6. Speed Limits and Traffic Safety.** General discussion on speed limits and traffic safety. *(Presenter: Mayor Call)*

7:10 P.M. **7. Sewer Easement Encroachment Agreement.** Discussion and consideration to approve a Sewer Easement Encroachment Agreement with MHP#1, LLC and Ashely Smith in the Wasatch Estates Mobile Home Park. *(Presenter: Mayor Call)*

7:20 P.M. **8. Other Business.**

9. 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).

10. 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 23, 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

September 9, 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
Philip Nelsen (*absent*)
Sara Urry

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Paul Smith

VISITORS:

Matt Ryder
Ted Kadrlik
Travis Mawer
Dave Grose

1. Introduction.

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

Dave Grose: I am lobbying for a green-waste facility and work to use North Ogden's. I paid \$58 at the Weber County site. Mayor Call: we can reach out to them again.

2. Consent Items.

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

Motion was made by CM Arrington to approve the minutes of August 26, 2025. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

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)

Andrea Steiniger: to recap, in 2024 the Fire Marshal determined they needed 2 separate accesses. There was the settlement agreement 9/12/2024 and the mobile home park was to purchase and egress access by 9/2025. We have been working with them. The property they are looking at was purchased by WACOG funds and there are more steps to acquire the property. They want to exercise their 6 month extension. Mayor Call: we are waiting for appraisals. CM Gibson: are the two parcels tied together? Mayor Call: not tied together. CM Gibson: 6 months is a long time. Is it us or them? Mayor Call: both.

Motion was made by CM Marriott to approve the six (6) month extension. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

Suspend meeting:

(6:17 P.M.)

Motion was made by CM Marriott to suspend the city council meeting until after the RDA meeting. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

(6:50 P.M.)

Motion was made by CM Arrington to come back into the city council meeting. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

4. Other Business.

Mayor Call: Lomond View Elementary wants to meet with us. CM Arrington: can we put their public hearing in our newsletter? Mayor Call: I have some road safety things for the next meeting i.e. speed limits and fix some problems.

Paul Smith: 911 is coming up.

Andrea Steiniger: working on the subdivision name for the cemetery. Final View was suggested. We need to work on Pickleball guidelines on hosting tournaments and reservations. We will need to get with CM Urry and CM Arrington.

CM Arrington: showed pictures of the pickleball courts.

CM Urry: YCC's welcome back is this Thursday

CM Marriott: I want to discuss the flooding event and any claims? Basements where flooded and it was a major event. What to do to prevent? Andrea Steiniger: it was a 200 to 500 year storm event. CM Gibson: PW did a great job handling it. There was so much water. We can't prepare for that. Mayor Call: who would they make claims against? CM Marriott: good opportunity on how do we do better. What do we do from here? Mayor Call: we could have a special work session.

Mayor Call: there is an upcoming public safety dinner for first responders.

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).

None.

6. Adjournment: 7:01 P.M.

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-13120 DEVELOPMENT RECEIVABLES					
ZION'S BANK-BANKCARD	081825-CINDY	WM SUPERCENTER-SALES TAX	08/18/2025	.72	.72
Total 10-13120 DEVELOPMENT RECEIVABLES:					
				.72	.72
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERNMENT	1622388	WOKERS COMP INSURANCE	09/03/2025	2,068.76	2,068.76
Total 10-22250 WORKMENS COMPENSATION PAYABLE:					
				2,068.76	2,068.76
10-22500 INSURANCE PAYABLE					
PEHP-LTD	082325	Long Term Disability Premium	08/23/2025	469.86	469.86
PUBLIC EMPLOYEES HE	082025	OTHER INSURANCE	08/20/2025	740.41	740.41
Total 10-22500 INSURANCE PAYABLE:					
				1,210.27	1,210.27
10-35-100 COURT FINES					
UTAH STATE TREASURE	083125	FINE/STATE FOR DWR	08/31/2025	33.22	33.22
UTAH STATE TREASURE	083125	90% SURCHARGE	08/31/2025	2,529.83	2,529.83
UTAH STATE TREASURE	083125	35% SURCHARGE	08/31/2025	2,587.89	2,587.89
UTAH STATE TREASURE	083125	80% OF \$32 COURT SECURITY SURCHARGE	08/31/2025	2,560.62	2,560.62
UTAH STATE TREASURE	083125	COURT SECURITY ACCOUNT	08/31/2025	2,800.67	2,800.67
UTAH STATE TREASURE	083125	DEFERRED PROSECUTION ADMINISTRATIVE FEE	08/31/2025	15.00	15.00
Total 10-35-100 COURT FINES:					
				10,527.23	10,527.23
10-41-220 PUBLIC NOTICES					
WATKINS PRINTING	77504	UTILITY BILLING/AUGUST NEWSLETTER	08/31/2025	929.62	929.62
WATKINS PRINTING	77506	NEWSLETTER ONLY-AUGUST 2025	08/31/2025	909.07	909.07
Total 10-41-220 PUBLIC NOTICES:					
				1,838.69	1,838.69
10-41-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	1.15	1.15
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	.47	.47
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	.36	.36
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	.66	.66
Total 10-41-240 OFFICE SUPPLIES AND EXPENSE:					
				2.64	2.64
10-41-310 PROFESSIONAL & TECHNICAL					
CIVICPLUS, LLC	346827	NEW WEBSITE	08/22/2025	10,296.13	10,296.13
Total 10-41-310 PROFESSIONAL & TECHNICAL:					
				10,296.13	10,296.13
10-42-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	081825-AMAN	AMAZON RETA-OFFICE SUPPLIES (FAN)	08/18/2025	62.97	62.97
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	2.37	2.37
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	5.75	5.75
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	1.82	1.82
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	3.31	3.31

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
		Total 10-42-240 OFFICE SUPPLIES AND EXPENSE:		76.22	76.22
		10-42-310 PROFESSIONAL & TECHNICAL			
GAGE ARNOLD	AUGUST2025	ATTORNEY SERVICES PER CONTRACT	08/31/2025	1,675.00	1,675.00
INGRID OSEGUERA	082625	INTERPRETER FEES	08/26/2025	114.00	114.00
		Total 10-42-310 PROFESSIONAL & TECHNICAL:		1,789.00	1,789.00
		10-43-240 OFFICE SUPPLIES AND EXPENSE			
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	.47	.47
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	1.15	1.15
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	.36	.36
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	.66	.66
		Total 10-43-240 OFFICE SUPPLIES AND EXPENSE:		2.64	2.64
		10-43-330 EDUCATION AND TRAINING			
ZION'S BANK-BANKCARD	081825-ANDR	UTAH LEAGUE OF CITIES & FALL CONFERENCE REGISTRATION A	08/18/2025	415.00	415.00
		Total 10-43-330 EDUCATION AND TRAINING:		415.00	415.00
		10-43-605 MARKETING & ANALYSIS			
ZION'S BANK-BANKCARD	081825-HEATH	HRC*APPLICANTPRO-JOB RECRUITMENT TOOL	08/18/2025	599.00	599.00
		Total 10-43-605 MARKETING & ANALYSIS:		599.00	599.00
		10-44-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP			
ZION'S BANK-BANKCARD	081825-HEATH	UTAH PUBLIC TREAS-UAPT MEMBERSHIP 2025-2026	08/18/2025	75.00	75.00
		Total 10-44-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:		75.00	75.00
		10-44-230 TRAVEL			
ZION'S BANK-BANKCARD	081825-HEATH	DOLLAR-RENTAL CAR FEE-APLUS&C CONFERENCE FOR HEATHE	08/18/2025	2.75	2.75
ZION'S BANK-BANKCARD	081825-HEATH	HILTON OAK BROOK-APLUS LODGING FOR HEATHER	08/18/2025	932.35	932.35
		Total 10-44-230 TRAVEL:		935.10	935.10
		10-44-240 OFFICE SUPPLIES AND EXPENSE			
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	2.65	2.65
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	1.91	1.91
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	4.59	4.59
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	1.47	1.47
		Total 10-44-240 OFFICE SUPPLIES AND EXPENSE:		10.62	10.62
		10-47-240 OFFICE SUPPLIES AND EXPENSE			
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	3.31	3.31
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	2.37	2.37
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	2.30	2.30
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	5.75	5.75
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	1.82	1.82
		Total 10-47-240 OFFICE SUPPLIES AND EXPENSE:		15.55	15.55
		10-49-300 ENGINEER			
JONES & ASSOCIATES	23034	GENERAL PLANNING SERVICES	06/30/2025	117.75	117.75
JONES & ASSOCIATES	23034	POTENTIAL REVISIONS TO PLANNING ORDINANCES	06/30/2025	431.75	431.75

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
		Total 10-49-300 ENGINEER:		549.50	549.50
10-49-310 ATTORNEY					
HELGESEN, HOUTZ & JO	090225	ATTORNEY'S FEES	09/02/2025	135.00	135.00
		Total 10-49-310 ATTORNEY:		135.00	135.00
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKPLC-DISH SOAP FOR KITCHEN	08/18/2025	2.79	2.79
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPLC-DRINK CUPS FOR KITCHEN	08/18/2025	12.51	12.51
		Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:		15.30	15.30
10-50-620 CONTRACTUAL SERVICES					
CASELLE	INV-09426	CONTRACT SUPPORT & MAINTENANCE	08/01/2025	993.45	993.45
		Total 10-50-620 CONTRACTUAL SERVICES:		993.45	993.45
10-51-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD	081825-SHOP	OREILLY-BRAKE FLUID	08/18/2025	14.38	14.38
ZION'S BANK-BANKCARD	081825-SHOP	OREILLY-GLOVES FOR SHOP	08/18/2025	50.88	50.88
ZION'S BANK-BANKCARD	081825-SHOP	OREILLY-GLASS CLEANER	08/18/2025	13.98	13.98
		Total 10-51-250 EQUIP/SUPPLIES/MAINTENANCE:		79.24	79.24
10-51-260 BLDG & GRND-SHOP IMPROVEMENTS					
CERTIFIED FIRE AND SE	SA3218	SOUTH SHOP FIRE SPRINKLER MONITOR	07/03/2025	540.00	540.00
		Total 10-51-260 BLDG & GRND-SHOP IMPROVEMENTS:		540.00	540.00
10-53-240 OFFICE SUPPLIES AND EXPENSE					
JONES SHIRTS AND SIG	10324	PV LOGO SHIRT (NO)	06/20/2025	13.58	13.58
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPLC-DESK CALENDAR FOR NITZA	08/18/2025	9.96	9.96
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	1.33	1.33
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	.95	.95
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	.73	.73
		Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:		26.55	26.55
10-53-310 PROFESSIONAL/TECHINICAL SERVICE					
JONES & ASSOCIATES	23034	BUILDING PERMIT REVIEW	06/30/2025	78.50	78.50
JONES & ASSOCIATES	23034	GENERAL PLANNING SERVICES	06/30/2025	39.25	39.25
		Total 10-53-310 PROFESSIONAL/TECHINICAL SERVICE:		117.75	117.75
10-54-230 TRAVEL					
ZION'S BANK-BANKCARD	081825-POLIC	PALACE ADV ROOM DEP-ONE NIGHT LODGING FOR CONF CANC	08/18/2025	73.70	73.70
		Total 10-54-230 TRAVEL:		73.70	73.70
10-54-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	081825-POLIC	AMZON MKPLC-EMPLOYEE NAME PLATES	08/18/2025	34.92	34.92
ZION'S BANK-BANKCARD	081825-POLIC	AMAZON MKTPL-EMPLOYEE NAME PLATES	08/18/2025	10.48	10.48
ZION'S BANK-BANKCARD	081825-POLIC	ZOHO*ZOHO FORMS-COMPLAINT FORMS	08/18/2025	30.00	30.00
ZION'S BANK-BANKCARD	081825-POLIC	AMAZON MKPLC-PD OFFICE SUPPLIES	08/18/2025	47.47	47.47

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
		Total 10-54-240 OFFICE SUPPLIES AND EXPENSE:		122.87	122.87
10-54-250 SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD	081825-POLIC	ULINE-*SHIP SUPPLIES-GUN BOXES FOR EVIDENCE	08/18/2025	82.11	82.11
		Total 10-54-250 SUPPLIES/MAINTENANCE:		82.11	82.11
10-64-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORK	OG3624881	NEW HIRE DRUG SCREEN- T LEBARON	08/16/2025	57.00	57.00
		Total 10-64-310 PROFESSIONAL/TECHNICAL SERVICE:		57.00	57.00
10-54-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD	081825-POLIC	GRANT WIRTING USA-B JACOBS GRANT WRITING CLASS	08/18/2025	395.00	395.00
		Total 10-54-330 EDUCATION AND TRAINING:		395.00	395.00
10-54-470 UNIFORMS					
SKAGGS PUBLIC SAFET	450_A_296848	PD UNIFORMS - T. LEBARON	08/07/2025	146.00	146.00
SKAGGS PUBLIC SAFET	450_A_300418	UNIFORM - R DONE	08/04/2025	177.75	177.75
SKAGGS PUBLIC SAFET	450_A_301296	PD UNIFORMS - K SMITH	08/08/2025	317.97	317.97
SKAGGS PUBLIC SAFET	450_A_304585	PD UNIFORMS - P SMITH	08/26/2025	53.02	53.02
		Total 10-54-470 UNIFORMS:		694.74	694.74
10-54-610 SPECIAL EVENTS					
ZION'S BANK-BANKCARD	081825-POLIC	AMAZON MKPLC-NIGHT OUT AGAINST CRIME SUPPLIES	08/18/2025	17.99	17.99
ZION'S BANK-BANKCARD	081825-POLIC	AMAZON MKTPL-PD NIGHT OUT AGAINST CRIME SUPPLIES	08/18/2025	70.93	70.93
		Total 10-54-610 SPECIAL EVENTS:		88.92	88.92
10-54-620 CONTRACTUAL SERVICES					
OGDEN CITY	9848	2025-2026 STRIKE FORCE FEES	07/01/2025	11,337.00	11,337.00
		Total 10-54-620 CONTRACTUAL SERVICES:		11,337.00	11,337.00
10-58-310 PROFESSIONAL & TECHNICAL					
BEACON CODE CONSUL	06042605	BUILDING INSPECTION SERVICS-AUGUST 2025	08/01/2025	14,125.00	14,125.00
		Total 10-58-310 PROFESSIONAL & TECHNICAL:		14,125.00	14,125.00
10-60-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD	081825-STRE	THE HOME DEPOT-TOOLS	08/18/2025	41.94	41.94
ZION'S BANK-BANKCARD	081825-STRE	THE HOME DEPOT-TOOL TO CUT ABS PIPE-CORDLESS	08/18/2025	13.88	13.88
		Total 10-60-250 EQUIP/SUPPLIES/MAINTENANCE:		55.82	55.82
10-60-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD	081825-SHOP	OREILLY-WIPER BLADES FOR PV#10	08/18/2025	66.48	66.48
ZION'S BANK-BANKCARD	081825-SHOP	EVCO HOUSE OF HOSE-HYDRAULIC FITTING DT#5	08/18/2025	10.99	10.99
		Total 10-60-253 VEHICLE: MAINTENANCE:		77.47	77.47
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORK	OG3619666	NEW HIRE DRUG SCREEN-J FISH	08/16/2025	57.00	57.00
INTERMOUNTAIN WORK	OG3619666	NEW HIRE DRUG SCREEN- A FRANCIS	08/16/2025	57.00	57.00
INTERMOUNTAIN WORK	OG3624881	DOT DRUG SCREEN-T COOK	08/16/2025	58.00	58.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
INTERMOUNTAIN WORK IWORQ	OG3624881 213129	DOT DRUG SCREEN-M MARCHESE IWORQ FLEET/WORK ANNUAL CONTRACT	08/16/2025 08/01/2025	58.00 2,100.00	58.00 2,100.00
WORKFORCE QA LLC	INV121355	RANDOM DRUG TEST (TC)	07/31/2025	50.00	50.00
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				2,380.00	2,380.00
10-60-470 STREET SUPPLIES/MATERIALS					
INTERSTATE COMPANIE	088983	PAINT FOR RED NO PARKING ZONES	07/31/2025	162.50	162.50
MOUNTAINLAND SUPPLY	S107233748-0	CAUTION TAPE/GLOVES	08/14/2025	33.88	33.88
ZION'S BANK-BANKCARD	081825-STRE	CALRANCH-FARR WEST-WEED KILLER, SPRAY ROADSIDES	08/18/2025	179.98	179.98
ZION'S BANK-BANKCARD	081825-STRE	SHERWIN-WILLIAMS-RED CURB PAINT	08/18/2025	61.78	61.78
ZION'S BANK-BANKCARD	081825-STRE	THE HOME DEPOT-RED CURB BRUSHES	08/18/2025	20.01	20.01
ZION'S BANK-BANKCARD	081825-STRE	SHERWIN-WILLIAMS-PAINT RED CURB SUPPLIES	08/18/2025	35.32	35.32
Total 10-60-470 STREET SUPPLIES/MATERIALS:				493.47	493.47
10-60-610 PERSONNEL UNIFORMS					
JONES SHIRTS AND SIG	10602	PW'S STAFF UNIFORMS	07/25/2025	2,657.91	2,657.91
Total 10-60-610 PERSONNEL UNIFORMS:				2,657.91	2,657.91
10-70-250 EQUIP/SUPPLIES/MAINTENANCE					
WILKINSON SUPPLY	488551	HYDRAULIC FLUID TOV PARKS MOWER	06/25/2025	269.59	269.59
ZION'S BANK-BANKCARD	081825-PARKS	MOUNTAINLAND SUPPLY-PPE SUPPLIES	08/18/2025	65.60	65.60
Total 10-70-250 EQUIP/SUPPLIES/MAINTENANCE:				335.19	335.19
10-70-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD	081825-SHOP	YOUNG POWERSPORTS-BRAKES FOR FOUR WHEELER	08/18/2025	114.00	114.00
ZION'S BANK-BANKCARD	081825-SHOP	OREILLY-T BOLT FOR BATTERY MOUNT	08/18/2025	7.40	7.40
Total 10-70-253 VEHICLE: MAINTENANCE:				121.40	121.40
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
DURK'S PLUMBING SUPP	03022035	SPRINKLER REPAIRS	06/26/2025	345.24	345.24
FASTENAL COMPANY	UTPLE201370	CLEANING SUPPLIES FOR BATHROOMS	05/20/2025	263.86	263.86
ZION'S BANK-BANKCARD	081825-PARKS	SMITH & EDWARDS-BLDG/GROUNDS SUPPLIES	08/18/2025	137.34	137.34
ZION'S BANK-BANKCARD	081825-PARKS	ACE HARDWARE-HORNET SPRAY	08/18/2025	89.90	89.90
ZION'S BANK-BANKCARD	081825-PARKS	THE HOME DEPOT-WALL COVER, SPRINKLER SUPPLIES, LOCKS	08/18/2025	394.39	394.39
ZION'S BANK-BANKCARD	081825-PARKS	FASTENAL COMPANY-CREDIT FOR TOWELS TRADE-OUT	08/18/2025	120.25-	120.25-
ZION'S BANK-BANKCARD	081825-PARKS	LOMOND VIEW NURSERY-TREE STAKING SUPPLIES	08/18/2025	11.79	11.79
ZION'S BANK-BANKCARD	081825-PARKS	LOMOND VIEW NURSERY-TREE STAKING SUPPLIES	08/18/2025	41.94	41.94
ZION'S BANK-BANKCARD	081825-PARKS	ACE HARDWARE-WASP SPRAY	08/18/2025	55.92	55.92
ZION'S BANK-BANKCARD	081825-PARKS	IFA OGDEN-WEED KILLER	08/18/2025	73.98	73.98
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				1,294.11	1,294.11
10-70-270 UTILITIES					
BONA VISTA WATER DIST	073125	MULTI SPORTS COMPLEX WATER BILL	07/31/2025	107.03	107.03
Total 10-70-270 UTILITIES:				107.03	107.03
10-70-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD	081825-PARKS	UTAH RECREATION AND PARKS-PARKS TRAINING	08/18/2025	190.00	190.00
Total 10-70-330 EDUCATION AND TRAINING:				190.00	190.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-71-230 TRAVEL					
ZION'S BANK-BANKCARD	081825-CINDY	PRICELN*TVL-NRPA TRAVEL CAR RENTAL COVERAGE	08/18/2025	91.00	91.00
ZION'S BANK-BANKCARD	081825-CINDY	EXPEDIA-NAYS CONF COLLISION DAMAGE	08/18/2025	60.00	60.00
ZION'S BANK-BANKCARD	081825-CINDY	ALASKA AIR-NPRA AIRLINE TRAVEL	08/18/2025	68.30	68.30
ZION'S BANK-BANKCARD	081825-CINDY	SOUTHWEST -NPRA AIRLINE TRAVEL	08/18/2025	68.30	68.30
Total 10-71-230 TRAVEL:				287.60	287.60
10-71-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	.95	.95
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	2.30	2.30
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-CALCULATOR TAPE	08/18/2025	.73	.73
ZION'S BANK-BANKCARD	081825-HEATH	AMAZON MKTPL-LEGAL PADS	08/18/2025	1.33	1.33
Total 10-71-240 OFFICE SUPPLIES AND EXPENSE:				5.31	5.31
10-71-250 EQUIP/SUPPLIES/MAINTENANCE					
JONES SHIRTS AND SIG	10751	RECREATION SHIRTS FOR BECKY	08/14/2025	55.16	55.16
SALT LAKE BEES	JB026	BASEBALL/SOFTBALL JERSEYS	06/24/2025	7,658.00	7,658.00
ZION'S BANK-BANKCARD	081825-CINDY	AMAZON MKTPL-OFFICE SUPPLIES	08/18/2025	89.52	89.52
Total 10-71-250 EQUIP/SUPPLIES/MAINTENANCE:				7,802.68	7,802.68
10-71-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD	081825-CINDY	NAYS YOUTH SPORTS-CONF REGISTRATION FOR CINDY	08/18/2025	395.00	395.00
Total 10-71-330 EDUCATION AND TRAINING:				395.00	395.00
10-75-630 COMMUNITY PROMOTIONS					
ZION'S BANK-BANKCARD	081825-CINDY	WM SUPERCENTER-WEBER COUNTY FAIR BOOTH SUPPLIES	08/18/2025	9.92	9.92
Total 10-75-630 COMMUNITY PROMOTIONS:				9.92	9.92
10-75-670 FOUNDERS' DAY					
DRAGON DYNAMITE DIS	2501301A	FD- FIREWORKS	01/30/2025	10,000.00	10,000.00
JONES SHIRTS AND SIG	10282	TAMMY'S CORRECT SHIRT AND BREAKFAST SHIRTS	06/23/2025	96.30	96.30
JONES SHIRTS AND SIG	10344	FD A FRAME SIGNS FOR DAILY EVENTS	06/20/2025	206.12	206.12
JONES SHIRTS AND SIG	9956	5K SHIRTS FOR ALL THE RACERS	06/09/2025	3,258.74	3,258.74
LEE'S MARKET	71441	FOUNDERS DAY	06/27/2025	206.12	206.12
LEE'S MARKET	71442	FD BREAKFAST	06/27/2025	1,617.92	1,617.92
LEE'S MARKET	71446	SALMON BAKE	06/28/2025	32.60	32.60
LEE'S MARKET	71447	FD- SALMON BAKE FOOD	06/28/2025	19,286.47	19,286.47
SUNBELT RENTALS, INC	170829131-00	FIREWORKS LIGHTS	07/31/2025	1,288.47	1,288.47
ZION'S BANK-BANKCARD	081825-HEATH	CAFE RIO-FOUNDERS DAY THANK YOU LUNCH FOR STAFF	08/18/2025	664.92	664.92
ZION'S BANK-BANKCARD	081825-UTILITI	CAFE RIO-GLUTEN FREE ACCOMMODATION FOR FDAY THANK Y	08/18/2025	9.79	9.79
Total 10-75-670 FOUNDERS' DAY:				36,667.45	36,667.45
40-46-740 CAPITAL OUTLAY - EQUIPMENT					
THE BANCORP	702076	2023 FORD f-150 LEASE - PD	09/02/2025	17,746.38	17,746.38
Total 40-46-740 CAPITAL OUTLAY - EQUIPMENT:				17,746.38	17,746.38
41-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	77504	UTILITY BILLING/AUGUST NEWSLETTER	08/31/2025	185.92	185.92
Total 41-40-240 OFFICE SUPPLIES AND EXPENSE:				185.92	185.92

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
41-40-310 PROFESSIONAL/TECHNICAL SERVICE					
CASELLE	INV-09426	CONTRACT SUPPORT & MAINTENANCE	08/01/2025	16.11	16.11
Total 41-40-310 PROFESSIONAL/TECHNICAL SERVICE:				16.11	16.11
43-40-740 CAPITAL OUTLAY - EQUIPMENT					
SKAGGS PUBLIC SAFET	450_A_284600	MATTSON BULLET PROOF VEST	06/30/2025	2,228.65	2,228.65
SKAGGS PUBLIC SAFET	450_A_290902	OPD UNIFORMS -BULLET PROOF VEST FOR WIESE	08/26/2025	1,950.98	1,950.98
Total 43-40-740 CAPITAL OUTLAY - EQUIPMENT:				4,179.63	4,179.63
45-46-240 OFFICE SUPPLIES AND EXPENSE					
CASELLE	INV-09426	CONTRACT SUPPORT & MAINTENANCE	08/01/2025	16.11	16.11
WATKINS PRINTING	77504	UTILITY BILLING/AUGUST NEWSLETTER	08/31/2025	185.92	185.92
Total 45-46-240 OFFICE SUPPLIES AND EXPENSE:				202.03	202.03
45-46-310 PROFESSIONAL & TECHNICAL					
HANSEN & ASSOCIATES, INC.	25-0852	225 N FUTURE ROADWAY BOUNDARY DESCRIPTIONS	07/09/2025	295.00	295.00
Total 45-46-310 PROFESSIONAL & TECHNICAL:				295.00	295.00
51-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	77504	UTILITY BILLING/AUGUST NEWSLETTER	08/31/2025	185.93	185.93
Total 51-40-240 OFFICE SUPPLIES AND EXPENSE:				185.93	185.93
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
AWP, INC	J0069184	460 W IV DR WTR SERVICE TRAFFIC CONTROL	05/28/2025	378.15	378.15
AWP, Inc	J0069184	460 W PV DR WTR SERVICE TRAFFIC CONTROL	05/28/2025	378.15	378.15
ZION'S BANK-BANKCARD	081825-UTILITI	LOWES-DRILL BITS/RAKE	08/18/2025	39.96	39.96
ZION'S BANK-BANKCARD	081825-UTILITI	SMITH & EDWARDS-TAJ COVERALLS	08/18/2025	37.99	37.99
ZION'S BANK-BANKCARD	081825-UTILITI	LOWES-WATER HATCH GASKETS	08/18/2025	39.73	39.73
ZION'S BANK-BANKCARD	081825-UTILITI	LOWES-TANK HATCH GASKET	08/18/2025	74.40	74.40
ZION'S BANK-BANKCARD	081825-UTILITI	MOUNTAINLAND SUPPLY-GATOR MESH	08/18/2025	13.70	13.70
ZION'S BANK-BANKCARD	081825-UTILITI	FASTENAL COMPANY-99% ISOPROPYL	08/18/2025	124.10	124.10
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				1,086.18	1,086.18
51-40-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD	081825-SHOP	OREILLY-OIL FOR WATER PUMP	08/18/2025	12.98	12.98
ZION'S BANK-BANKCARD	081825-SHOP	SPEEDTECH LIGHTS-LIGHT BAR FOR PV#5	08/18/2025	538.28	538.28
Total 51-40-253 VEHICLE: MAINTENANCE:				551.26	551.26
51-40-270 UTILITIES					
ENBRIDGE GAS	080625	ACCT #9943289080-PVBS GEN SET	08/06/2025	29.27	29.27
Total 51-40-270 UTILITIES:				29.27	29.27
51-40-310 PROFESSIONAL/TECHNICAL SERVICE					
BADGER METER	80205371	AUTO READ SERVICE 1572 UNITS	07/29/2025	1,414.80	1,414.80
CASELLE	INV-09426	CONTRACT SUPPORT & MAINTENANCE	08/01/2025	16.11	16.11
SMITH HARTVIGSEN, PLL	70428	OCEAN STAR/WELL WATER RIGHTS	07/31/2025	67.00	67.00
WEBER BASIN WATER C	0081654	9 ROUTINE BAC T	08/07/2025	108.00	108.00
ZION'S BANK-BANKCARD	081825-UTILITI	UTAH AGRC-DTS-GPA- TURN GPS FOR MAPS	08/18/2025	300.00	300.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
		Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:		1,905.91	1,905.91
51-40-810 BOND PRINCIPAL					
US BANK	3001906	2018 BOND PRINCIPAL	09/11/2025	53,000.00	53,000.00
		Total 51-40-810 BOND PRINCIPAL:		53,000.00	53,000.00
51-46-820 INTERST ON BONDS					
US BANK	3001906	2018 BOND INTEREST	09/11/2025	9,108.00	9,108.00
		Total 51-46-820 INTERST ON BONDS:		9,108.00	9,108.00
53-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	77504	UTILITY BILLING/AUGUST NEWSLETTER	08/31/2025	185.93	185.93
		Total 53-40-240 OFFICE SUPPLIES AND EXPENSE:		185.93	185.93
53-40-250 EQUIP/SUPPLIES/MAINTENANCE					
J SOLUTIONS LLC	DD0612	3488 FEET CLEANING	08/08/2025	1,569.60	1,569.60
		Total 53-40-250 EQUIP/SUPPLIES/MAINTENANCE:		1,569.60	1,569.60
53-40-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD	081825-SHOP	SPEEDTECH LIGHTS-LIGHT BAR FOR PV#5	08/18/2025	538.27	538.27
		Total 53-40-253 VEHICLE: MAINTENANCE:		538.27	538.27
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	INV-09426	CONTRACT SUPPORT & MAINTENANCE	08/01/2025	16.11	16.11
ZION'S BANK-BANKCARD	081825-UTILITI	UTAH AGRC-DTS-GPA- TURN GPS FOR MAPS	08/18/2025	300.00	300.00
		Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:		316.11	316.11
55-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	77504	UTILITY BILLING/AUGUST NEWSLETTER	08/31/2025	185.92	185.92
		Total 55-40-240 OFFICE SUPPLIES AND EXPENSE:		185.92	185.92
55-40-310 PROFESSIONAL AND TECH SERV					
CASELLE	INV-09426	CONTRACT SUPPORT & MAINTENANCE	08/01/2025	16.11	16.11
		Total 55-40-310 PROFESSIONAL AND TECH SERV:		16.11	16.11
55-40-500 COLLECTION-GARBAGE					
REPUBLIC SERVICES #4	0493-0008448	3359 UNITS	07/31/2025	20,517.22	20,517.22
		Total 55-40-500 COLLECTION-GARBAGE:		20,517.22	20,517.22
55-40-501 COLLECTION-RECYCLING					
REPUBLIC SERVICES #4	0493-0008448	2459 UNITS	07/31/2025	13,909.37	13,909.37
		Total 55-40-501 COLLECTION-RECYCLING:		13,909.37	13,909.37
55-40-510 DISPOSAL-GARBAGE					
REPUBLIC SERVICES #4	0493-0008441	DUMPSTER SITES	07/31/2025	498.99	498.99
WEBER COUNTY TRANS	073125	337.31 TON	07/31/2025	17,032.91	17,032.91

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
		Total 55-40-510 DISPOSAL-GARBAGE:		17,531.90	17,531.90
55-46-740 CAPTIAL OUTLAY - EQUIPMENT					
TANK HOLDING	639754	55 BLACK CANS	08/19/2025	7,407.90	7,407.90
		Total 55-46-740 CAPTIAL OUTLAY - EQUIPMENT:		7,407.90	7,407.90
60-46-310 PROFESSIONAL SERVICES					
ZION'S BANK-BANKCARD	081825-ANDR	4TE*WEBER CO SERVICE FEE-SERVICE FEE TO RECORD UP RR	08/18/2025	2.00	2.00
ZION'S BANK-BANKCARD	081825-ANDR	WEBER CO UT RECORDER POS-UP RR QUITCLAIM DEED RECORD	08/18/2025	40.00	40.00
		Total 60-46-310 PROFESSIONAL SERVICES:		42.00	42.00
Grand Totals:				262,888.01	262,888.01

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.



City Council Staff Report

Zone Text Amendment

Definition of and Addition of Cemetery as a Conditional Use to the RE-20 Zone

September 4, 2025

BASIC INFORMATION

The City is working in partnership with the Ben Lomond Cemetery Maintenance District in the effort of developing a cemetery on Pleasant View City owned property.

This is a two-part City initiated proposal to:

- Add a definition for "Cemetery" to our current municipal code.
- Amend the zone text for the RE-20 Residential code to allow for "Cemetery" to be a conditional use in the zone.

The proposed change is intended to address the evolving needs of the community by providing space for dignified, respectful interment options that align with cultural, historical and land use considerations. As available land for cemetery development becomes increasingly limited, particularly in urban and suburban settings, it is essential that the zoning code reflects the city's long-term planning goals and community values.

This amendment would ensure that future cemetery developments are properly regulated while offering flexibility in land use planning, preserving open space, and maintaining the character and tranquility of residential neighborhoods.

BASIC INFORMATION

DEFINITION:

The proposed definition to be added as follows:

§18.04.062 Cemetery: A designated parcel of land used for interment of human remains or cremated remains, including a burial park for earth interments, a mausoleum for vault or crypt interment, a columbarium for cinerary interment, or a combination thereof.

ZONE TEXT:

The current text of Chapter 18.10 - RE-20 (Residential) zone does not allow for or specify "Cemetery" as a permitted or conditional use in the zone. The City is proposing text to be amended to include this use as conditional by the addition of:

§18.10.015 E. Cemetery

STAFF RECOMMENDATION

The Planning Commission will discuss and consider the addition of text to the RE-20 zone to allow for "Cemetery" to be allowed as a conditional use in the zone. The Planning Commission may recommend approval or denial to the City Council. They may also table this item for further consideration to the text.

Staff recommends that the Planning Commission review the proposed text and offer their thoughts and considerations.

PLANNING COMMISSION RECOMMENDATION

August 7, 2025: The Planning Commission reviewed and discussed the proposed text changes for two separate text amendments.

- The addition of a definition of "Cemetery" to the Pleasant View Municipal Code.
- The addition of "Cemetery" as a conditional use in the RE-20 zone.

Points of discussion included possible protections put in place to prevent individuals from creating personal use cemeteries on any lot in the RE-20 zone.

It was discussed to include the requirement of a "community use" element for public use.

- 18.04.165 Community Uses: Are uses which have the primary purpose of serving the religious, recreational, educational or governmental needs of the community. Such uses may include but are not limited to, churches, private and public educational institutions, private non-profit recreational facilities, parks, public buildings and facilities, cemeteries and the like. (Ord.2000-29, dated 12/12/00)
- "Community Uses" which include cemeteries, are Permitted or Conditional in the following zones.
 - C-1, C-2 (P), MCM (P), GWW (C), GWN (C), MUW (C), MUC (C), MUE (C)

The Planning Commission discussed requiring a minimum development acreage in order to be considered for the conditional use of a cemetery.

State requirements for cemeteries were discussed, which there are no requirements related to development of cemeteries other than with regards to individual burial plots within a cemetery. (Title 8 Utah Code)

Planning Commission Recommendation: Definition

- Planning Commission recommended approval of the provided definition with the addition of "Community Use" as an element of the description.
 - **Cemetery:** A designated parcel of land used for interment of human remains or cremated remains, including a burial park for earth interments, a mausoleum for

vault or crypt interment, a columbarium for cinerary interment, or a combination thereof.

- *The recommendation was made for a minimum of 5 acres be required for the development of a cemetery in the RE-20 zone.*

Planning Commission Recommendation: RE-20 Conditional Use

The Planning Commission recommends approval of the addition of "Cemetery" as a conditional use in the RE-20 zone.

Public Comment

There have been no comments currently.

STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ORDINANCE 2025-21

AN ORDINANCE AMENDING THE PLEASANT VIEW MUNICIPAL CODE, TITLE 18 OF THE ZONING ORDINANCE, TO ADD THE DEFINITION OF CEMETERY AND CEMETERY AS A CONDITIONAL USE TO THE RE-20 RESIDENTIAL ZONE.

WHEREAS, Pleasant View City finds that the amendments to Pleasant View Municipal Code Title 18 of the Zoning Ordinance are consistent with the City's General Plan; and

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City; and

WHEREAS, Section 10-9a-503 & 10-9a-205 of the Utah State Municipal Code provides for the amendment of land use regulation ordinances after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission has made a positive recommendation with the bonus density items removed from the original proposed amendment.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The Municipal Code is hereby amended by adding the definition of 'Cemetery' to Chapter 18.04 – Definitions as follows:

18.04.162 Cemetery: A designated parcel of land used for interment of human remains or cremated remains, including a burial park for earth interments, a mausoleum for vault or crypt interment, a columbarium for cinerary interment, or a combination thereof. **Add: 'Community Use' per planning commission. How?**

SECTION TWO: The Municipal Code is hereby amended by adding 'cemetery' as a conditional use to Chapter 18.10 – RE-20 Zone as follows:

18.10.015 Conditional Uses. The following may be permitted only when authorized by a conditional use permit issued by the city:

A. Nurseries and greenhouses (other than nurseries and greenhouses permitted in Section 18.10.010, paragraph E) limited to the sale of:

1. Plants;
2. landscaping materials;
3. fertilizer;
4. pesticide and insecticide products;
5. tools for garden and lawn care.
6. Provided further that a nursery or greenhouse of this type meet the following standards:
 - a. The use to be on a minimum of 5 acres;
 - b. The location to be on a major street, arterial or collector as designated on the city's master street plan;
 - c. Provision of adequate off-street parking;
 - d. Hours of operation 8:00 a.m. to 7:00 p.m.;
 - e. No exterior lighting;
 - f. No storage of machinery on site except that used in the nursery operation (could be required to be stored in building);
 - g. The Planning Commission may consider limits to size of retail shop.

B. Neighborhood Specialty Services: Limited number client service uses, including low impact retail attendant to such services, that are designed to serve educational, artistic and well being needs of the community. Such uses may include, but are not limited to: gardening classes; instruction in yoga, self esteem, dance, art and music; massage therapy; swimming lessons; and small retail sales of items related to classes. All functions will be limited by the available on-site parking.

1. All uses must be located on a lot and within an existing dwelling, which dwelling must remain in such a condition as to readily, with no more than minor remodeling, resume use as a single family dwelling.
2. Except for additional parking facilities, as approved by the City, obvious yard uses such as gardening plots and gathering places, and a sign as allowed herein, the yard areas must remain as if used for a single family dwelling.
3. The location must be on Pleasant View Drive or a major street south of Pleasant View Drive.

These streets are considered major streets: 600 West, 1000 West, 1100 West, 2700 North and Highway 89.

4. There must be approved provision of adequate off-street parking;
 5. The minimum size of the lot or site used for such purposes shall be one acre.
 6. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.
 7. The Planning Commission may impose limits to any aspect of the proposed uses.
 8. Signs. One monument style sign no more than four feet in height and less than 26 square feet in area, located within an approved landscaped area, may be allowed as a part of the conditional use.
 9. Application for such uses must be accompanied by signed approval of no less than 70% of all property owners and tenants of properties within 500 feet of any portion of the property proposed for such use.
- C. Private recreation grounds and facilities not open to the general public and to which no admission charge is made.
1. The minimum size of the lot or site used for such recreational or other purposes shall be one acre.
 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.
- D. Residential facility for persons with a disability subject to established rule for such facilities.
- E. Cemetery.
1. The minimum lot area shall not be less than five (5) acres.

SECTION THREE: This ordinance shall take effect immediately upon approval and posting.

DATED this 23rd day of September, 2025.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2025

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

Hillsborough Drive Improvements

Pleasant View City, Weber County, Utah

Project Contact:
Note Reave, P.E., P.S.E.
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
Ph:(801) 621-3100

Project Contact:
Note Reave, P.E., P.S.E.
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
Ph:(801) 621-3100

Date:	Mar. 2025
Name:	HILLSBOROUGH DR.
Number:	8085-03

2700 N

2600 N

Hillsborough DR
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

REVISIONS	
DATE	DESCRIPTION
03/05/25 JM	Exhibit
03/06/25 JM	Revised



**Reeve
& Associates, Inc.**
1010 SOUTH 1300 WEST, AURORA, UTAH 84065
TEL (801) 971-3100 FAX (801) 971-2888 WWW.REEVE.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • SEISMICAL ENGINEERS • LANDSCAPE ARCHITECTS

CONCEPT COST ESTIMATE

HILLSBOROUGH DRIVE ROADWAY RECONSTRUCTION



9/3/2025

Item	Description	Quantity	Unit	Unit Price	Total Amount
General					
1	Remove and dispose of existing asphalt	15,550	s.f.	\$ 2.00	\$ 31,100
2	Remove existing curb and gutter	956	l.f.	15.00	14,340.00
3	Construct 5-ft wide sidewalk	4,780	s.f.	10.00	47,800.00
4	Construct ADA ramps	2	ea.	2,000.00	4,000.00
5	Construct curb and gutter	956	l.f.	35.00	33,460.00
6	Place hot mix asphalt	433	ton	85.00	36,815.63
7	Place untreated base course	615	ton	30.00	18,451.13
8	Place granular borrow	837	ton	30.00	25,121.25
9	Place seal coat	1,925	s.y.	2.75	5,293.75
10	Construct concrete collars	4	ea.	1,000.00	4,000.00
11	Replace manhole with combo box	1	ea.	12,000.00	12,000.00
12	Replace inlet with manhole	2	ea.	7,500.00	15,000.00
Project Subtotal = \$ 247,382 15% Contingency= 37,107 PROJECT TOTAL = \$ 284,489					

RESOLUTION 2025 – O

A RESOLUTION AMENDING THE 2025-2026 FISCAL YEAR BUDGET.

WHEREAS, the City Council has the authority to increase budgets in the budgetary funds by resolution after a public hearing; and

WHEREAS, Pleasant View City noticed the public hearing according to Utah State Code Section 10-6-113; and

WHEREAS, the City Council has determined that it is appropriate to amend revenue and expenditures for determined needs of the city.

Be it resolved by the City Council of Pleasant View, Utah:

SECTION ONE: The 2025-26 Fiscal Year Budget is hereby amended as follows:

Funding Source – General Fund:

- Add an expenditure to the Legislative Department to create a Community Reinvestment Agency (CRA) for Tax Increment Funds (TIF) for Rise Baking Company in the amount of \$25,000.
- Correct the Reserve General Fund Balance to \$1,261,617.

Funding Source – Enterprise Funds:

- Increase the Vehicle Maintenance expenditure in the Storm Sewer Fund from \$8,000 to \$58,000 for the Street Sweeper repair.
- Increase CIP expenditures as redlined in 'Exhibit A'.

SECTION TWO: This resolution shall take effect immediately.

DATED this 23rd day of September, 2025.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

City Recorder

This resolution has been approved by the following vote of the Pleasant View City Council:

Councilmember Arrington
Councilmember Gibson
Councilmember Marriott
Councilmember Nelsen
Councilmember Urry

	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Beginning Balance	705,073	970,039	136,164	160,734	41,778	60,685
Revenues						
Park Impact Fees	30,000	17,400	17,400	17,400	17,400	17,400
RAMP Population-Based Grant	11,083	11,083	11,083	11,083	11,083	11,083
RAMP EZ Grant - 2023-2028 (Misc) (upto 3 per year)			6,000	6,000	6,000	6,000
2024 - project: TBD	2,000	2,000				
2024 - project: TBD	2,000	2,000				
2024 - project: TBD	2,000	2,000				
RAMP Grant 2023- Pickleball infrastructure	477,774	477,774				
Transfer from General Fund - Pickleball Court Project	200,007	0				
Inkind Donations - Pickleball infrastructure (\$318,734)						
Donations - Pickleball from PVPA donations)	157,392	0				
Pickleball Tournaments and clinics						
RAMP Grant 2024- Pickleball Parking Lot Expansion (\$197,355 rcvd '23-'24)	0	0				
Future RAMP Grant -						
Contributions to Food Truck Events & Pumpkin Palooza Event	200					
Contributions for Veteran's Memorial	5,069					
LWCF State Parks & Rec Grant						
General Fund Transfer						
Interest Earnings	31,500	13,500	8,170	9,644	2,507	3,641
Total Revenues	919,025	525,757	42,653	44,127	36,990	38,124
Expenditures (Projects)						
Impact Fee Update		25,000				
Food Truck Events from Contributions						
RAMP Population-Based Grant Purchases: (balance)						
(Movies in the park)	4,400	4,400	4,400	4,400	4,400	4,400
(Pumpkin Palooza)	2,000	2,000	2,000	2,000	2,000	2,000
(Food Truck Events)	1,000	1,000	1,000	1,000	1,000	1,000
(ASCAP)	450	450	450	450	450	450
(Resurface existing Pickleball Courts)	1,000	8,519				
(other purchases TBD) (replace bulb at PV Park)	3,783	3,233	3,233	3,233	3,233	3,233
RAMP EZ Grant - 2023-2028 (Misc)			6,000	6,000	6,000	6,000
2024 - project: TBD	2,000	2,000				
2024 - project: TBD	2,000	2,000				
2024 - project: TBD	2,000	2,000				
Offsite Cameras	30,000	30,000				
Shady Lane- pave north parking lot - 3" asphalt -no extras in the cost						
Shady Lane- parking lot lights						
Shady Lane - replace wood tables	4,000	4,000				
Shady Lane - wood bench						
Shady Lane - security	2,000	2,000				
Shady Lane - concrete aprons	2,000	2,000				
Shady Lane - demo & upgrade: restroom and storage upgrade						
Shady Lane - landscape between curb and sidewalk (rock/groundcover/etc)						
Shady Lane - resurface parking lot wth street restriping-DONE						
Shady Lane - backstop fencing repair or replace			50,000			
Shady Lane - basketball standards updated			16,000			
PV Drive Walking Path East and West-Path Lights						
PV Drive Walking Path East and West-resurface	10,000	10,000				
Multi-Sport Field - concrete work and apron		7,000				
Multi-Sport Field - walking path ramp to access SD						
Multi-Sport Field - burn						
Multi-Sport Field - ADA parking						
PV Park - RC Course area			5000			
PV Park - ballfield lighting						
PV Park - security						
PV Park - concrete aprons-DONE						
PV Park - automate irrigation system (after Pickleball courts construction)			60,000			
PV Park - backstop						
PV Park - repair fencing from sluffing ground			15,000			
PV Park - resurface parking lot						
PV Park - pickleball courts (minus in-kind donations)	\$687,712	651,274				
PV Park - pickleball courts-court excavation (minus in-kind donations)	\$127,830	127,830				
	\$815,542					
PV Park - pickleball parking lot expansion (minus in-kind donations)	\$395,331	395,331	1,052,030			
PV Park - pickleball parking lot expansion & courts - deficit (additional)		40,000				
Barker Park - power						
Barker Park - security						
Barker Park - concrete aprons w/ pond bank project						
Barker Park - upgrade basketball backboards	10,000	10,000				
Barker Park - resurface basketball courts	10,000	10,000				
Barker Park - shade shades	10,000	10,000				
Barker Park - additional restrooms (future RAMP Grant idea)						
Wadman Park - North Entrance Property (remove/replace side walkin park area)						
Wadman Park - boardwalk	30,000	30,000				
Wadman Park - wetland delineation						
Bonneville Shoreline - finish details						
Ogden-Brigham (Hi Line) Canal Trail - staging area /benches / xeroscape						
LED lights at each park building						
Veteran's Remembrance						
Veteran's Remembrance-perpetual maintenance	1,000	1,000	1,000	1,000	1,000	1,000
Water Shares for future parks (10)			145,000			
Total Expenditures	1,349,068	1,359,632	18,083	163,083	18,083	18,083
Ending Balance	275,030	136,164	180,734	41,778	60,685	80,726

**Pleasant View City
Capital Improvement Program
Equipment, Fleet, and Projects Fund**

Streets & Shop & Park			
<u>Existing City Shop Equipment:</u>			
<u>New City Shop Equipment:</u>			
Life-safety updates to new shop		35,000	
Air lines, Storage Shelves, Work Benches, Chairs, Welder, Compressor		59,000	
Radio system and hand held radios		5,150	
Shop Office Updates-paint, desks, tables		18,000	
Power to West Truck Cover		20,000	
Fuel tracking software/equipment for shop fuel tanks		25,000	
Fuel Tank Capacity Diesel 2000k		950,000	
Material/Storage Bays		500,000	
Wash Bay			200,000
<u>Vehicle Replacement Program:</u>			
Truck #6 (100% equip)		54,000	
Truck #11 (100% equip)		54,000	
<u>Heavy Equipment:</u>			
Dump Truck/Plow/Wing (50% equip/50% streets of \$360k)		180,000	154,000
Dump Truck Wing #5		80,000	
Broom/Blade/Horse Area Drag		20,000	
Toro Riding Lawn Mower			
<u>Small Equipment:</u>			
Ferris i5X330 Zero Turn 72"			
Electric Chain Saw and Hand Tools			
<u>OTHER:</u>			
Replace PV Drive Walking Path Xing			

Pleasant View City
Capital Improvement Program
Stormwater Fund

	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2028-2029
Beginning Fund Balance	3,412,143	3,507,042	739,457	803,736	548,313	179,390
Revenues						
Service Fees	437,000	444,000	447,300	450,600	453,900	457,200
Stormwater Impact Fees	120,000	60,000	60,000	60,000	60,000	60,000
Late Fees	1,650	1,650	1,680	1,710	1,740	1,770
Misc	0	0	0	0	0	0
Sale of Fixed Assets:	0	0	0	0	0	0
American Rescue Plan (ARPA) Funds-recorded in Gen. Fund (\$692,551-decант proj.)						
Decant Funding from North Ogden possibility						
Decant Funding from UDOT						
Decant Tipping Fees						
Transfer from General Fund						
S.W. Construction Activity	1,450	1,100	1,100	1,100	1,100	1,100
Interest Earnings	170,000	60,000	44,367	48,224	32,899	10,763
Total Revenues	730,100	566,750	554,447	561,634	549,639	530,833
Operating Expenditures and Restrictions						
Operating Expenditures	365,610	422,800	448,168	475,058	503,562	533,775
Pension Expense (credit to ending fund balance)						
Depreciation (credit to ending fund balance)	202,700	209,000	240,000	243,000	246,000	249,000
Total Operating Expenditures and Restrictions	568,310	631,800	688,168	718,058	749,562	782,775
Beginning Capital Balance	3,573,933	3,441,992	605,736	647,313	348,390	-72,552
Capital Expenditures (Projects)						
* Capital Facilities Plan / Impact Fee Update	0	10,000	0	0	0	0
Storm Water User Rate Study	0	12,000				
Storm Water Management Plan (every 5 years)		5,000				
LID PW Standards update	12,865	12,865				
State Strm Wtr Compliance-Decant Infrast.-ARPA Expenses-recorded in GF (total \$673,153)						
State Strm Wtr Compliance-Decant Infrastructure - PVC's Expenses		470,000				
* 1000 W - upsize pipe	0	0	0	100,000	0	0
* North Ogden Canal shared detention pond	5,000	5,000	0	200,000	0	0
* I-15 Regional Pond with Boyer (Western Drain North Pond) Property	0	0	0	0	400,000	0
2025 Capital Improvements Projects:						
Addition	103,700	103,700				
* 400 W Storm Drain	1,126,605	1,093,732			0	0
800 W PV Drive Connection	328,300	317,883	0	0	0	0
Alder Creek Detention Pond rehabilitation	12,100	12,100				
900 W @ 3950 N Storm Drain Repairs	28,500	28,500				
3000 N Gate Detention Pond Repair	13,125	13,125				
Vehicle Replacement Program:						
Truck #10 (50% streets/\$50% storm sewer of \$54K)			27,000			
Truck #7 (50% streets/\$50% storm sewer of \$54K)		27,000				
Truck #8 (50% streets/\$50% storm sewer of \$54K)		27,000				
Truck #13 (50% streets/\$50% storm sewer of \$54K)	7,500	25,000				
UTV (50% streets/\$50% storm sewer of \$15K)						
Kubota Tractor Attachment (50% streets/\$50% storm sewer of \$50K)						
Miscellaneous Piping Projects	16,500	15,000	15,000	15,000	15,000	15,000
* Barker Family Pond Retention Basin-dredge and de-silt & structure repair	390,000	0	0	0	0	0
Barker Park repair bank breach	0	0	0	0	0	0
4300 N - line culvert (pipe burst or replace in Skyline)	30,000	30,000				
* Storm Drain Xing of Railroad (1325 W/Multi-Sports Park): engineering / permitting	14,550	3,630	0	0	0	0
* Storm Drain Xing of Railroad (1325 W/Multi-Sports Park): construction	700,000	700,000	0	0	0	0
Total Capital Expenditures	2,788,745	2,911,535	42,000	342,000	415,000	15,000
Depreciation and Required Reserve Credit	202,700	209,000	240,000	243,000	246,000	249,000
Ending Fund Balance	987,888	739,457	803,736	548,313	179,390	161,448

Pleasant View City
Capital Improvement Program
Water Fund

	Fiscal Year					
	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Beginning Fund Balance	3,303,874	3,603,725	2,240,065	2,373,857	2,087,121	1,450,126
Revenues						
Service Fees	1,270,000	1,247,000	1,254,482	1,262,009	1,269,581	1,277,198
Water Impact Fees	111,000	88,000	88,000	88,000	88,000	88,000
Late Fees	2,750	2,750	2,810	2,870	2,930	2,990
Water Lateral Inspections	725	1,725	1,725	1,725	1,725	1,725
New Construction Water Meters	12,470	9,200	9,200	9,200	9,200	9,200
Sale of Fixed Assets: Truck #16	0	5,000	0	0	0	0
Miscellaneous	11,300	1,000	1,000	1,000	1,000	1,000
Interest Earnings	170,000	165,000	134,404	142,431	125,227	87,008
Bond Proceeds- water infrastructure and tank	BOND	5,000,000				
Other Source of Revenue: transfer from Sewer Fund						
Other Source of Revenue: transfer from General Fund						
Pump Replacement Program FEMA matching Grant-Lightning						
Total Revenues	1,578,245	6,519,675	1,491,621	1,507,235	1,497,663	1,467,121
Operating Expenditures, Debt Service and Restrictions						
Operating Expenditures	577,650	689,100	730,446	774,273	820,729	869,973
Weber Basin Water Purchase pymt	143,179	154,509	166,738	179,933	194,165	209,165
Debt-Service Bond #2012 (principal/interest/admin fees)	0	0	0	0	0	0
Debt Service Bond #2018 (was 2015) (principal/interest/admin fees)	72,175	71,445	72,645	72,765	72,765	72,765
Debt Service Bond #2026 (principal/interest/admin fees) (30 YEAR)	0	220,000	220,000	220,000	220,000	220,000
Customer Deposits	4,000	4,500	5,000	5,500	6,000	6,500
Depreciation (credit to ending fund balance)	270,000	275,000	280,500	363,110	370,372	377,780
Required Reserve (credit to ending fund balance)	131,359	614,030	616,214	616,432	616,432	616,432
Total Operating Expenditures and Restrictions	1,198,363	2,028,584	2,091,543	2,232,013	2,300,464	2,372,615
Beginning Capital Balance	3,683,757	8,094,816	1,640,143	1,649,079	1,284,321	544,632
Expenditures (Projects)						
Vehicle Replacement Program:						
Truck #2 (50% water/50% sewer of \$54K)		27,000				
Truck #3 (50% water/50% sewer of \$54K)		27,000				
Truck #12 (50% water/50% sewer of \$54K)			27,000			
Truck #15 (50% water/50% sewer of \$54K)				27,000		
Truck #5 (50% water/50% sewer of \$54K)					27,000	
Heavy Equipment:						
Capital Facilities Plan / Impact Fee Update (next update ~ 2026)			35,000			
Source Protection Plan (every five years)			12,000			
Water Conservation Plan (every five years)	6,000	6,000				
Emergency Response Plan (every five years)			4,000			
Water Rate Study	0	10,000				
Weber Basin Water - Zone 1 - land	BOND	500,000	500,000			
Weber Basin Water - Zone 1 - Transmition Line Phase 1	BOND	500,000	89,865			
Weber Basin Water - Zone1 - Transmition Line Phase 2 /tank	BOND	0	3,700,000			
Service Transfers & Abandonments (Elberta 400 W - 600 W)	65,000	60,805				
Service Transfers & Abandonments (400 W - City limit)					600,000	
Peak Day Meters (state requirement)		350,000				
500 W tank abandonment into PRV w/ PSI SCADA	15,000	650,000				
Upgrade PRV PSI info SCADA		40,000				
Water line replacement on 500 W between 4050 N to 4300 N				800,000		
Water line replacement upsize to 8in 4200 N 500 W to 350 W				500,000		
Water line replacement upsize to 8in 4125 N into 350 W to 4300 N						
Lightning Protection (4 sites-Jessie & Macs 2017-18 / Alder & Hells 2022&23)		50,000				
Tank Cleaning & Inspections (4 of the 8 tanks every 3 years)	17,500	17,500		20,000		
Generator Project (Hell's well & Alder Well)	11,000	0				
Offsite Cameras	40,000	40,000				
Alder Well Protection Land Purchase	150,000	150,000				
Little Mo Spring/Reservoir-land purchase to expand protection zone	150,000	150,000		90,000		
Little Mo Spring/Reservoir-Evaluation & Rehabilitation						
Federal regulation - state lead and copper rules update \$50K		50,000				
Val Pol update water line and PRV		450,000				
Springs-removal of deep root vegetation & collection box upgrades	60,000	50,436				
Master Meter Update						
Auto Read Update		300,000				
Shoring	17,000					
Pole Patch Incorporation Agreement	25,000	19,675				
Sampling Stations	5,000	10,000				
Total Expenditures	1,561,500	6,748,281	168,000	547,000	827,000	600,000
AVAILABLE ENDING BALANCE	2,122,257	1,346,535	1,472,143	1,102,079	457,321	-55,368
Depreciation, Required Reserve Credit & Customer Deposits	405,359	893,530	901,714	985,042	992,805	1,000,712
Ending Balance (cash)	2,527,615	2,240,065	2,373,857	2,087,121	1,450,126	945,344

Pleasant View City
Capital Improvement Program
Sewer Fund

	Fiscal Year					
	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Beginning Fund Balance	2,994,074	3,360,377	2,681,808	2,515,496	2,450,610	2,364,272
Revenues						
Service Fees	1,340,000	1,385,700	1,420,700	1,455,700	1,490,700	1,525,700
Sewer Impact Fees	24,245	14,950	14,950	14,950	14,950	14,950
Lateral Inspection fees	725	1,725	1,725	1,725	1,725	1,725
Late Fees	4,500	4,500	4,900	5,300	5,700	6,100
Miscellaneous (vehicle sales/contributions)	0	0	0	0	0	0
Interest Earnings	153,000	150,000	160,908	150,930	147,037	141,856
Total Revenues	1,522,470	1,556,875	1,603,183	1,628,605	1,660,112	1,690,331
Operating Expenditures, Debt Service and Restrictions						
Operating Expenditures	383,625	412,350	437,091	463,316	491,115	520,582
CWSID	821,850	909,909	955,404	1,003,175	1,053,333	1,106,000
Debt Service (P&I)	0	0	0	0	0	0
Depreciation (credit to ending fund balance)	120,000	120,000	127,500	135,000	142,500	150,000
Required Reserve (credit to ending fund balance)	0	0	0	0	0	0
Total Operating Expenditures and Restrictions	1,325,475	1,442,259	1,519,995	1,601,491	1,686,949	1,776,582
Beginning Capital Balance	3,191,069	3,474,993	2,764,996	2,542,610	2,423,772	2,278,021
Expenditures (Projects)						
* Sewer Capital Facilities Plan & Impact Fee Update w/exception / SECAP	15,000	2,060	0	0	0	0
* Capital Facilities Plan - implement projects findings	0	0	0	0	0	0
Rate Study		10,000				
* HWY 89 1700/Pleasant View Drive project	462,000	447,125	0	0	0	0
Miscellaneous Sewer Main Replacement/Point Repairs/Findings	100,000	100,000	100,000	100,000	100,000	100,000
Extend Sewer line for Septic System Users	50,000	50,000				
Vehicle Replacement Program:						
Truck #2 (50% water/50% sewer of \$54K)		27,000				
Truck #3 (50% water/50% sewer of \$54K)		27,000				
Truck #12 (50% water/50% sewer of \$54K)			27,000			
Truck #15 (50% water/50% sewer of \$54K)				27,000		
Truck #5 (50% water/50% sewer of \$54K)					27,000	
SSMP Audit						
Liner for the original 1972 trunk lines		150,000	150,000			
Manhole linings & repairs		25,000	25,000	25,000		
Investigating and repair of elicit connections	75,000	75,000	75,000	75,000	75,000	75,000
Total Expenditures	702,000	913,185	377,000	227,000	202,000	175,000
Depreciation and Required Reserve Credit	120,000	120,000	127,500	135,000	142,500	150,000
Ending Fund Balance	2,609,069	2,681,808	2,515,496	2,450,610	2,364,272	2,253,021

Pleasant View City
 Capital Improvement Program
 Class C + Transportation Sales Tax + Road Sidewalk Fund/TUF Funds

								Fiscal Year
		2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	
Beginning Balance Transportation Sales Tax Funds - GL#10-60-491								
Revenues		499,082	614,192	303,192	334,192	263,192	290,192	
Transportation Sales Tax Funds								
Street Light Escrows from developments		227,000	232,000	235,000	235,000	235,000	235,000	
Expenditures (Projects)								
Projects:								
Sidewalk Trip Hazard Program								
Alternate R-O-W's establishment Program								
1000 W Project (north)-establish ROW								
400 W Project -establish ROW								
Street Light Program (city replacements and development installation)								
(\$203K + \$170K = \$373K)								
Misc. Concrete		340,000	373,000	170,000	170,000	170,000	170,000	
Striping - Biannually		10,000	20,000	10,000	10,000	10,000	10,000	
Crack Seal / Road Side Mowing Projects - \$15K material				100,000	100,000	100,000	100,000	
		0	15,000					
Total Expenditures								
		370,000	543,000	204,000	306,000	208,000	308,000	
Ending Balance Transportation Sales Tax Funds		356,082	303,192	334,192	263,192	290,192	217,192	

WHEN RECORDED MAIL TO:

Janelle Eurick Bauer
Curtis R. Ward P.C.
68 South Main Street
Suite 800
Salt Lake City, Utah 84101

SEWER EASEMENT ENCROACHMENT AGREEMENT

This Agreement is made and entered into this _____ day of September, **2025**, by and among:

Pleasant View City (hereinafter "the City"), a municipal corporation of the State of Utah;

MHP#1, LLC (hereinafter "Park Owner"), with a business address at 16211 N Scottsdale Rd. Ste A6A 606, Scottsdale, AZ 85254; and

Ashley Smith (hereinafter "Home Owner"), residing at Wasatch Estates Lot 31, 1700 W 2700 N, Ogden, UT 84404.

RECITALS

WHEREAS, the Home Owner owns and will occupy a mobile home located on Lot 31 (as depicted in Exhibit B) of the Wasatch Estates Mobile Home Park located in Pleasant View City, Utah (the "Mobile Home");

WHEREAS, the mobile home referred to herein is assigned a VIN Number, with said VIN Number being (insert vin #) (said unit hereinafter "Mobile Home");

WHEREAS, a sewer line and easement, recorded in the office of the Weber County Recorder as Entry No. 3161996 on June 18, 2021 (hereinafter "Sewer Easement"), is owned and maintained by the City is partially located under the western portion of the Mobile Home as depicted in Figure A attached;

WHEREAS, the City may, in the future, be required to perform planned or routine repairs, maintenance, or replacement (hereinafter "Repairs") or emergency repairs (hereinafter "Emergency Repairs") of the sewer line within the area where the Mobile Home encroaches upon the Sewer Easement;

WHEREAS, it is understood that such Repairs may necessitate the temporary or permanent relocation of the Mobile Home from Lot 31;

WHEREAS, the Park Owner and the City desire to ensure that the Home Owner and City are not financially burdened by any costs associated with the relocation of the Mobile Home for the purpose of such Repairs or Emergency Repairs;

WHEREAS, the Park Owner is willing to assume all liability and responsibility for the costs of any such relocation of the Mobile Home that the City is required or deems necessary to perform replacement or repair work in the Encroachment Area of the easement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Indemnification and Liability of Park Owner For Relocation Costs.

The Park Owner hereby agrees to indemnify, defend, and hold harmless the Home Owner and the City from and against any and all claims, demands, liabilities, costs, and expenses, including but not limited to moving costs, disconnection and reconnection of utilities, and any costs to stabilize or prepare the ground for the Mobile Home, that may arise out of or be related to the relocation of the Mobile Home from Lot 31. The Park Owner shall be solely and exclusively liable for all costs associated with such relocation.

2. Scope of Park Owner's Liability.

The Park Owner's liability extends only to relocation costs associated with moving the Mobile Home so that the City may make replacement, repairs, or emergency repairs to the sewer line located within the Encroachment Area, as depicted in Figure A attached hereto, including:

- a. The cost of a licensed and bonded mobile home mover to disconnect, move, and reconnect the Mobile Home;
- b. The cost of all necessary permits and fees for the relocation;
- c. The cost of disconnecting and reconnecting all utilities, including but not limited to water, sewer, gas, and electricity;
- d. The cost of any temporary storage of the Mobile Home, if necessary;
- e. The cost of re-leveling and setting the Mobile Home on Lot 31 after the Repairs are complete, or at another agreed-upon location;
- f. Any other reasonable costs directly and demonstrably incurred by the Home Owner as a result of the Mobile Home relocation;
- g. Any damage done to upstream properties in the case of an Emergency Repair that cannot be performed due to the mobile home obstruction execution of said repair.

3. City Liability for Sewer Line Repairs.

All other costs associated with replacement, repairs, or emergency repairs to the city's sewer line on Lot 31 are solely the responsibility of the City. The Park Owner takes no responsibility nor does this Agreement apply to any costs associated with the City's repair work or damages to Lot 31 outside of the Encroachment Area.

4. Notice of Relocation in cases of Emergency or Ordinary and Customary Repairs.

a. Emergency Repairs: In the event an emergency repair, as determined in the sole discretion of the City, is needed for the sewer line, as set forth in (Exhibit A), the City will provide notice to the Park Owner and the Home Owner in such time and manner as the emergency situation permits the City to do so. The parties shall upon receiving said emergency notice provide the City with the necessary ability to make said emergency repair to the sewer line.

b. Ordinary and Customary Replacement or Repairs: The City shall provide the Park Owner and the Home Owner with 30 days notice, in writing, of the need for any ordinary and customary replacement or repairs that require the Mobile Home's relocation. The Park Owner shall then have # # days for the relocation of the mobile home.

5. Term.

This Agreement shall terminate upon earliest of the following;

- a. Home Owner no longer permanently occupies Mobile Home;
- b. Mobile Home is removed from Encroachment Area; or
- c. Sewer easement is vacated by the City.

6. Governing Law and Venue.

This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. Any legal action or proceeding arising under this Agreement shall be brought exclusively in the state or federal courts located in Weber County, Utah.

7. Entire Agreement.

This Agreement constitutes the entire understanding and agreement among the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, or communications, whether written or oral.

8. No Third-Party Beneficiaries.

This Agreement is not assignable and applies only to the undersigned Parties. The

Agreement is for the sole benefit of the Parties hereto, and no other person or entity shall have any rights or claims hereunder.

9. Signatures.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

Pleasant View City, UTAH

By: _____ Name: _____

Title: _____

Attest:

By: _____ Name: _____

Title: _____

MHP#1, LLC

By: _____ Name: _____

Title: _____

Ashley Smith

By: _____ Name: _____

'Exhibit A'

WHEN RECORDED, RETURN TO:
Pleasant View City
Attn: Laurie Hellstrom
520 W Elberta Drive
Pleasant View, UT 84414



W3161996

EE 3161996 PG 1 OF 4
LEANN H KILTS, WEBER COUNTY RECORDER
18-JUN-21 932 AM FEE \$0.00 DEP DC
REC FOR: PLEASANT VIEW CITY

SEWER EASEMENT

(affecting Weber County Parcels # 19-016-0160, 19-016-0026, 19-016-0087, 19-125-0001)

MHP #1, LLC ("Grantor"), for itself and for its successors and assigns, does hereby grant and convey to Pleasant View City, a municipal corporation of the State of Utah ("Grantee"), its successors and assigns, for sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid this day by Grantee to Grantor, the following described real property interest:

A permanent, non-exclusive easement (the "Sewer Easement") over, under, along, across, and upon Grantor's Property, solely for the lawful installation, maintenance, operation, repair, replacement, and use of a sanitary sewer line. The easement area is depicted on Exhibit A and described in Exhibit B, both attached hereto.

Non-Exclusive Use. All right, title and Interest in and to any easement area under this Easement which may be used and enjoyed without interfering with the rights conveyed by this Easement are reserved to Grantor, provided, however, that Grantor shall not enact or maintain any woody vegetation, trees, buildings, wall, or other permanent structures within the easement which may cause damage to or interfere with the Grantee's use of this easement.

Term of Easement. The Sewer Easement shall commence on the execution date of this easement and shall run with the land and continue in full force and effect in perpetuity.

Protection and Restoration of Existing Improvements. Grantee shall protect in place all existing improvements on subject property where possible. Where Grantee's use, as defined in this document, will be cause for disturbing existing improvements, Grantee shall restore improvements to a condition equal to pre-disturbance. Within the easement, such improvements are limited to concrete flatwork, asphalt, and fence, and landscaping.

Maintenance of Easement. Grantee may maintain easement free and clear of any woody vegetation that may cause harm to the sanitary sewer line and appurtenances, including removal of any trees whose roots may interfere with the use of the sewer line.

IN WITNESS of this, the undersigned have executed this Easement as of this 14th day of May, 2021.

By Grantor:



EE 3161996 PG 2 OF 4

Keith Vanderhout, Manager
MHP #1, LLC

Attachments: Exhibit A – Easement Exhibit
Exhibit B – Easement Description

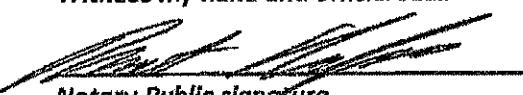
STATE OF UT)

s

COUNTY OF Weber)

On this 14th day of May, in the year 2021, personally appeared before me Keith Vanderhout, whose name as Manager of MHP #1, LLC, is signed to the foregoing instrument and who is known to me (or proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Witness my hand and official seal.



Notary Public signature

Dustin Hedges

(Printed Name)

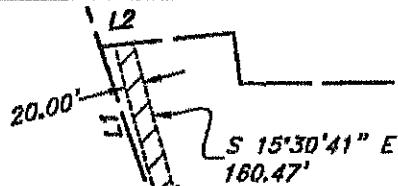
My Commission expires: 06/23/2024



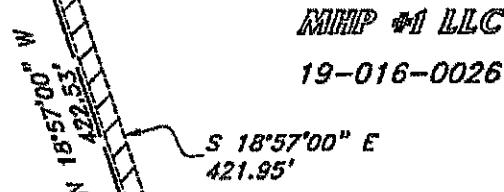
(seal)

EXHIBIT A

BB 3161996 N 3 OF 4



MHP #1 LLC
19-016-0087



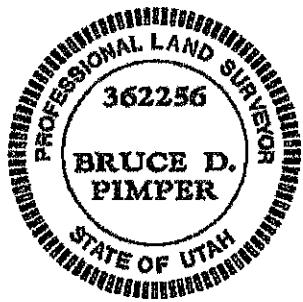
MHP #1 LLC
19-016-0026

Line Table

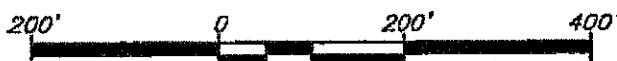
Line #	Bearing	Length
L1	N 15°30'41" W	164.60'
L2	N 84°30'51" E	20.31'

Remainder Parcel B

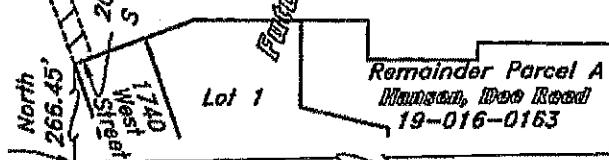
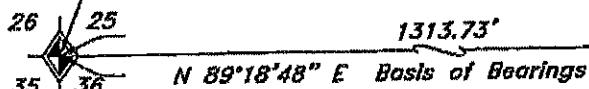
MHP #1 LLC
19-016-0160



Scale: 1" = 200'



Southwest Corner Section 25,
T7N, R2W, SLB&M, U.S. Survey
(found monument)



South Quarter Corner Section 25,
T7N, R2W, SLB&M, U.S. Survey
(found monument)

Parkland Business Center
Subdivision - Phase 1



2010 North Kilwood Road, Salt Lake City, Utah 84118
801-521-8326 - AWAengineering.net

Wasatch Pleasant View Sewer Easement	Designed By: DH Sheet No.	Drafted By: AR Client Name: Dee Hansen 14-187exsower
Wasatch View 1700 West 2700 North Pleasant View, Utah		EXA 22 Apr, 2021

EXHIBIT B

**Wasatch View North Commercial Subdivision
Sewer Easement**

April 22, 2021

A part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at the point of Intersection of the Grantor's Westerly Line and the Northerly Line of 1740 West Street as Conveyed to Pleasant View City per Entry No. 3026070 of Official Records, said point is located 1313.73 feet North $89^{\circ}18'48''$ East along the South Line of said Section 25; and 266.45 feet North from a Brass Cap Monument found marking the Southwest Corner of said Section 25; and running thence North $19^{\circ}01'12''$ West 692.92 feet along said Westerly Line; thence North $17^{\circ}47'22''$ West 133.15 feet; thence North $18^{\circ}47'45''$ West 415.37 feet; thence North $18^{\circ}57'00''$ West 422.53 feet; thence North $15^{\circ}30'41''$ West 164.60 feet to the Grantor's Northerly Line; thence North $84^{\circ}30'51''$ East 20.31 feet along said Northerly Line; thence South $15^{\circ}30'41''$ East 160.47 feet; thence South $18^{\circ}57'00''$ East 421.95 feet; thence South $18^{\circ}47'45''$ East 415.57 feet; thence South $17^{\circ}47'22''$ East 133.11 feet; thence South $19^{\circ}01'12''$ East 692.25 feet to said Northerly Line of 1740 West Street; thence South $69^{\circ}40'56''$ West 20.00 feet along said Northerly Line to the point of beginning.

Contains 36,519 sq. ft.

Memo

To: Mayor and City Council
From: Laurie
Date: September 15, 2025
Re: New Business Licenses Issued



RECOMMENDED ACTION No action needed. Informational only.

DESCRIPTION / BACKGROUND According to the Business License Ordinance, the council only needs to receive a list of approved and denied business license applications. The following are approved new businesses:

Studio Sonatina	3040 N 1000 W	Teaching piano lessons in Pleasant View	Kristina Pope
Deseret Counseling	2721 N HWY 89 STE 200	Out patient counseling service	James Noorlander
A to Z Outfitters LLC	3232 N 975 W	Assist clients in harvesting animals (hunting guide)	Aaron S. Zellmer
Holbrook Behavioral Counseling	2721 N HWY 89 STE 200	Mental health services	Melissa Holbrook
Collective Counseling & Consulting	2721 N HWY 89 STE 200	Mental health administrative services	Melissa Holbrook