

Pleasant View City Council

Meeting Agenda

Tuesday, October 14, 2025

6:00 p.m.

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

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought: *(Councilmember Ann Arrington)*
- 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 23, 2025 and October 6, 2025 (open & closed)

6:10 P.M. **3. General Plan Amendment.** Discussion and consideration to amend the General Plan Map for approximately 8.12 acres of land located at approximately 3917 N Capstone Way (≈3800 N HWY 89), from the current land use designation of High Density Residential (*current applicable zone RE-5*) to the proposed land use designation of Employment/Business Park. Weber County Parcels #19-015-0078 & 19-403-0006, Ordinance 2025-22. *(Presenter: Tammy Eveson)*

6:25 P.M. **4. Rezone – Public Hearing.** Discussion and consideration to amend approximately 8.12 acres of land located at approximately 3917 N Capstone Way (≈3800 N HWY 89), from RE-5 (High Density Residential) to MCM (Manufacturing Commercial Mix Zone), Weber County Parcels #19-015-0078 & 19-403-0006, Ordinance 2025-23. *(Presenter: Tammy Eveson)*

6:40 P.M. **5. Training Approval.** Discussion and consideration to approve attendance at the National League of Cities - City Summit for the City Administrator.

6:45 P.M. **6. Other Business.**

7. 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).

8. 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, October 14, 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 23, 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
Sara Urry

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Stetson Talbot

VISITORS:

David Laloli Meredith Aardema
Johnny Ferry

1. Introduction.

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

2. Consent Items.

- a. **Minutes of September 9, 2025, and the bills of Pleasant View City.**

Motion was made by CM Gibson to approve the minutes of September 9, 2025, and the bills of Pleasant View City. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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)

Motion was made by CM Arrington to go into a public hearing to consider amending the RE-20 Residential Zone and the Definitions of Chapter 18 by adding cemetery as a conditional use and adding the definition of cemetery. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Andrea Steiniger: we are working in partnership with Ben Lomond Cemetery on the property on 1000 W. In order to add a cemetery, we either need to change the zone or add cemetery in the current zone (RE-20). The planning commission was concerned with personal use of a

cemetery and then added the 5 acres as a condition for the use. Andrea Steiniger read the proposed definition of cemetery and listed the zones that currently allow it. The planning commission also wanted to add community use in the definition, but we are not sure how to incorporate it. CM Urry: it could be unnecessary. Mayor Call asked for comments from the public. None were given.

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

CM Gibson: is a private cemetery already against the law? CM Nelsen: yes, not on private property, but I could start a cemetery. CM Arrington: why add it to the zone? Andrea Steiniger: this is the current zone of the property. CM Urry: we are putting in the restriction of 5 acres. CM Nelsen: that doesn't bother me to add cemetery to zone. Mayor Call: there were a lot more items in the definition that we took out. CM Gibson: will they allow head stones? Andrea Steiniger: it is not a restriction here. Mayor Call: Ben Lomond Cemetery prefers not to have them because it is easier to mow. Andrea Steiniger: that is not part of this. We only added the 5-acre restriction.

Motion was made by CM Gibson to approve Ordinance 2025-21 (amending the RE-20 Residential Zone and the Definitions of Chapter 18 by adding cemetery as a conditional use and adding the definition of cemetery) but take out 'community use'. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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

Summary:

Background:

- Hillsborough Drive is a privately-owned road (currently by Sean Myers) but has been used and maintained by the city (plowing, repairs).
- The road is substandard and needs upgrades if the proposed subdivision and hotel development move forward.
- The road is on the city's Master Road Plan, meaning future plans expect it to become a public road.

Key Issues Discussed:

1. Engineer Estimate & Cost Sharing:

- Updated engineering estimates were presented, excluding private lateral connections but including public infrastructure improvements.
- Total improvement cost is approximately \$284,489.
- City is considering contributing a flat amount of \$50,000 rather than a percentage.

2. Ownership & Development:

- Sean Myers owns the road and adjacent land; developers want to subdivide and build a Microtel Hotel (approx. 60–65 rooms).
- Developers and Sean Myers will cover road upgrade cost but are asking for a contribution.
- City's participation is not legally required but the city feels they should contribute something because it has been used by the city.

3. Public vs Private Road Debate:

- Some members questioned whether the road must be public or if it could stay private with public access (similar to the nearby Rush development).
- Arguments for keeping it private:
 - City avoids costs (no maintenance or snow plowing).
 - Road still provides cross-access.
- Arguments for making it public:
 - Already used as a public road.

- On the master road plan.
 - Improves emergency response access.
 - Future traffic will increase due to hotel and surrounding development.
4. Prescriptive Use and Legal Considerations:
- The city may have a prescriptive use claim, but legal counsel needs to confirm whether this obligates the city to make the road public or upgrade it.
5. Traffic Concerns and Data:
- Several officials suggested gathering traffic counts to determine how heavily the road is currently used and how future development will impact usage.
 - A traffic counter will be deployed to collect data.
 - No formal study is planned.

Motion was made by CM Arrington to table any participation in funding of Hillsborough Drive for traffic count data done by the police department for 2 weeks and check the prescriptive easement with legal. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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

Motion was made by CM Urry to go into a public hearing to consider amending the 2025-2026 fiscal year budget. 2nd CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Summary Budget Amendment for the creation of a CRA:

Main Topics Discussed:

1. Budget Amendment for CRA Consultant

- A consultant is needed to explore creating a CRA (Community Reinvestment Area) for Wise Bakery.
- Consultant cost estimated between \$4,500–\$25,000.
- The budget currently does not include RDA (Redevelopment Agency) funds, only general funds.
- Suggestion: Hold a public hearing next meeting to amend the RDA budget instead, which is the more appropriate funding source.

2. Reimbursement Concerns

- Consultant believes costs can be reimbursed by the developer through CRA creation fees and ultimately recouped via Tax Increment Financing (TIF).
- City would initially pay upfront, and developer would eventually pay back using tax revenues from the project.

3. TIF Concerns & Equity

- Criticism of TIFs:
 - Shifts tax burden to residents and existing businesses.
 - Potential loss of future tax revenue that could otherwise offset city tax increases.
 - Risk of multiple taxing entities (e.g. schools, fire districts) giving away their portions and raising taxes later to make up the loss.
 - Seen by some as unfair and harmful, benefiting one company at the public's expense.
- Defense of TIFs:
 - It can help transform vacant land into high-value developments, increasing long-term tax base.
 - Previous RDA projects resulted in significant city gains.
 - Must include strong performance clauses (e.g. job creation, environmental benefits).

- CRA agreements can be structured with reversion clauses if terms aren't met.
- 4. Key Disagreements
 - Some members believe:
 - The Rise Company is building with or without TIF, so the incentive may be unnecessary.
 - TIF might not deliver tangible infrastructure benefits to Pleasant View.
 - Others argue:
 - It's a small short-term sacrifice for a large long-term gain in tax revenue and city growth.
 - Pleasant View is one of the few cities not using CRAs, possibly missing out on development opportunities.
- 5. Next Steps
 - Decision postponed.
 - Plan to revisit at the next meeting after setting a public hearing to amend the RDA budget.
- 6. General Sentiment
 - The council is cautious about overusing TIFs but also recognizing their potential benefits if used responsibly.
 - Broad consensus that any CRA/TIF agreement must be transparent, limited in scope, and tied to measurable outcomes.

Summary of Other Budget Adjustments:

1. Storm Surf Fund – Vehicle Maintenance Increase
 - Request: Increase expenditure by \$50,000 for street sweeper repair.
 - Reason: An incident involving unleaded fuel being put into a diesel engine, causing significant engine damage.
 - Estimated Costs: Fuel system needs to be drained; injectors and pumps replaced.
 - Vehicle Value: Originally purchased for \$300K–\$350K around 2018–2019; still considered worth repairing.
 - Insurance: City is investigating insurance coverage but must budget for full cost regardless.
2. CIP (Capital Improvement Plan) Budget
 - Mostly involves carrying over items from the previous fiscal year.
 - No major new projects introduced—just continuation of existing ones.
3. Pickleball Court Refurbishment
 - Original Budget: \$500
 - Actual Cost: Just under \$1,100
 - Issue due to a misunderstanding or miscommunication—possibly the vendor thought \$500 each, not total.
 - The overage may be covered by a population grant fund, but it still needs to be formally budgeted.

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

Motion was made by CM Gibson to adopt Ordinance 2025-O, amending the budget and the section for the CRA amendment. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

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

Summary: The city council engaged in a broad discussion regarding speed limits and traffic safety, focusing on consistency, safety near schools, and problematic intersections.

Key Points:

1. Inconsistent Speed Limits on Collector Roads:

- Multiple roads (e.g. 600 West, 500 West, 4300 North, 1000 West) have inconsistent speed limits (ranging from 25 to 40 mph), creating confusion.
- There was support for standardizing minor collector roads to 35 mph, but also recognition that context matters (e.g., proximity to schools, housing density, and street width).
- Some roads (e.g., 4300 North) were seen as too slow at 25 mph, with no nearby homes.

2. Specific Roads and Concerns:

- 2550 Road: Suggested speed reduction to 35 mph (from 40) due to narrowness, parked cars, and school traffic.
- 1000 West: Has variable speeds (30 to 40 mph) and school crossings; discussion about possibly lowering to 30 mph in some segments.
- 500 West & Shady Lane: Mentioned as roads where drivers must ride brakes due to overly low speed limits.

3. Need for Traffic Studies:

- Council acknowledged past speed studies done on roads like 1000 West and 600 West.
- Requested that staff revisit the data to inform decisions rather than apply a blanket policy.
- Emphasized that each road may require case-by-case analysis due to multiple factors (e.g., truck routes, school zones, curves, and blind spots).

4. Intersection Safety – 600 West & Elberta:

- Public requests for a roundabout or traffic light.
- Council and police were skeptical, citing that signage (e.g., "cross traffic does not stop") might be a better solution.
- Since changes 10 years ago, there were only 33 accidents total (about 3/year), not enough to justify major changes.
- Most incidents attributed to driver distraction, not intersection design.

5. Accepted Speeds & Enforcement Realities:

- Police typically don't ticket until a driver exceeds the posted limit by 7 mph (e.g., 37 in a 30 zone).
- Higher posted limits effectively raise the "real" speed drivers can travel without penalty.
- Caution urged when increasing limits, as accepted speeds could become unsafe (e.g., 47 mph on a 40 mph road).

6. Other Points Raised:

- Pleasant View Drive & 600 West was highlighted as a more problematic intersection than 600 & Elberta due to offset alignment and poor visibility.
- Suggestion to rename Hillsborough Drive if it becomes a full city street, for consistency with surrounding development.

Conclusions & Next Steps:

- General support for simplifying and standardizing speed limits where appropriate.
- Emphasis on data-driven decisions rather than blanket changes.
- City staff to pull previous traffic studies and revisit key roads and intersections.
- More community input and formal proposals expected in future meetings.

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)

Summary: The city council discussed and approved a sewer easement encroachment agreement involving MHP #1 LLC and Ashley Smith for Lot 31 in the Wasatch Estates Mobile Home Park.

Background:

- A permit was issued for placing a mobile home on Lot 31 based on a hand-drawn site plan that indicated the home would be 10 feet away from the city-owned sewer easement.
- Upon inspection, it was found that the mobile home was placed within the easement, which is typically not allowed.
- The homeowner, Ashley Smith, had already sold her previous home, making her essentially homeless.

Agreement Terms:

- After discussions with legal teams, the city, MHP LLC, and Ashley Smith reached an agreement allowing the home to remain encroaching on the easement.
- The agreement holds the city and Ashley Smith harmless:
 - If emergency or routine sewer work is required and the home needs to be moved, the trailer park is responsible for all costs (estimated at \$30,000).
 - The agreement is temporary and terminates once the home is moved—no future homes may encroach on the easement.
 - The agreement will be recorded with-the-land, so it applies to future owners as well.

Additional Context:

- City staff and legal reviewed and supported the agreement as a reasonable compromise under the circumstances.
- It was noted that the likelihood of needing to access the sewer line is very low, but not impossible.
- Some sewer line segments are older, though future maintenance could include U-lining to avoid excavation.

Motion was made by CM Marriott to adopt the Sewer Easement Encroachment Agreement with MHP#1, LLC and Ashley Smith in the Wasatch Estates Mobile Home Park. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

8. Other Business.

Tyson Jackson: thanks to all the staff and everyone with all our projects going on. We are down three positions.

Stetson Talbot: we are fully staffed. We hired a new officer with 30 years, Kevin Smith. All the officers seem to be doing well after all the events. We may be going back to having shotguns with bean bags which is less lethal. Our detectives are doing good. We generally have 80 – 130 cases and we are down to 12. The part-time officers are filling in shifts. I am uncomfortable without double coverage. I watch our pay scales and how competitive we are, but some officers are topping out and I don't want them to top out.

Andrea Steiniger: public works also have the same pay scale problems. If you have been watching the news, I just want to say that we have really great police officers at Pleasant View and I would hope that any interaction between them and any councilmember would be civil and professional.

CM Nelsen: when will Chick-Fil-A be opening? CM Urry: before Thanksgiving.

CM Urry: Food Trucks ended last night. We have a good YCC crew. October 25th is the Pumpkin Palooza.

Mayor Call: there is a public hearing on the closure of Lomond View Elementary October 1st.

CM Marriott: I had a meeting with Stetson, and this is because he made goals. We need a meeting with the North Ogden Canal. There are issues west of 1100 W and in Rocky Meadow Subdivision. CM Arrington: we wanted them to come back and let us know what improvements they have made. Mayor Call: they don't have directives, and the members are getting older.

CM Gibson: how is the policing of the crosswalks? Stetson Jackson: there is a - no tolerance there. CM Gibson: there is a Meet the Candidates on September 29th, can we advertise? Andrea Steiniger: it was in the newsletter.

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).

None.

10. Adjournment: 7:53 P.M.

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

October 6, 2025

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 8:00 P.M.

MAYOR:

Leonard Call (*absent*)

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen
Sara Urry

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Stetson Talbot

VISITORS:

Sheryl LaFontaine

1. Introduction.

- a. **Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:**
(*Councilmember Phil Nelsen*)
- b. **Declaration of Conflicts of Interest.** None given.

2. Interim Mayor Pro-Tem. Discussion and possible action to choose an interim Mayor Pro-Tem.

Motion was made by CM Marriott to elect CM Arrington as interim Mayor Pro-Tem for this meeting. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. Abstained Vote: CM Gibson. Motion passed 4-1

3. Closed Meeting. Discuss the character, professional competence, or physical or mental health of an individual.

Motion was made by CM Nelsen to go into a closed meeting to discuss the character, professional competence, or physical or mental health of an individual. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. Abstained Vote: CM Gibson. Motion passed 4-1

Interim Mayor Pro-Tem Arrington signed an affidavit for the reason of the closed meeting.

Motion was made by CM Marriott to end the closed meeting. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. Abstained Vote: CM Gibson. Motion passed 4-1.

4. Adjournment: 8:58 P.M.

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

October 6, 2025

MAYOR:

Leonard Call (absent)

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Phillip Nelsen
Sara Urry

STAFF:

Andrea Zweifel
Stetson Talbot

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 8:02 P.M.

BUSINESS:

3. Closed Meeting – Discuss the character and competency of an individual.

Motion was made by CM Nelsen to go into a closed meeting to discuss the competency and character of an individual. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. Abstained Vote: CM Gibson Motion passed 4-1.

Interim Mayor Pro-Tem Arrington signed an affidavit for the reason of the closed meeting.

Pursuant to Utah Code Annotated, Sections 52-4-205 & 52-4-206, I, Ann Arrington, do solemnly swear that the sole purpose for closing the meeting dated October 6, 2025, was to discuss the character and competency of an individual.

Dated this ____ day of _____, 2025

Ann Arrington, Interim Mayor Pro-Tem

Subscribed and sworn to before me this ____ day of _____, _____

City Recorder

Motion was made by CM Marriott to end the closed meeting. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. Abstained Vote: CM Gibson Motion passed 4-1.

Adjournment: 8:58 P.M.



Planning Commission Staff Report

General Plan Amendment and Rezone

October 2, 2025

BASIC INFORMATION

Applicant(s): Triad Land Development
Location: 3917 N Capstone Way (approx. 3800 N Highway 89 |
Weber County Parcel(s): 19-015-0078, 19-403-0006
Acres: Approximately 8.12 Acres

Current Designation : High Density Residential
Proposed Designation: Employment & Business Park

Current Zone: RE-5 (Residential)
Proposed Zone: Manufacturing Commercial Mixed

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider recommendations to the City Council for two proposals running concurrently.

Proposal 1 – General Plan Amendment

Consideration of a General Plan Amendment to modify the current zoning designation of 8.12 acres of land at approximately 3917 N Capstone Way, from High Density Residential designation, 8-14 DU/Acre (applicable zone RE-5), to Employment & Business Park designation (applicable zone MCM).

Proposal 2 – Consideration for Rezone

Consideration to modify the current applied zone of 8.12 acres of land from RE-5 (Residential) to MCM (Manufacturing/Commercial Mixed).

If the General Plan Amendment is approved, the proposed zone change would align with the density designation of Employment & Business Park and the Manufacturing/Commercial Mixed zone would be an appropriate zone to be applied.

BACKGROUND

The developers for this project initially presented plans to the city to bring industrial development to the property located at 2717 North Highway 89. The City's Master Transportation Plan designated this specific area as the appropriate location for the installation of a railroad crossing, and as such the initial plans for manufacturing space were not deemed workable. As other options were explored for this area, the existing RE-20 zoning also posed challenges with developability. As such, City Administration and the developer jointly explored options to provide a multi-family housing offering that could accomplish both the railroad crossing and an owner-occupied housing product.

- **February 6, 2025:**
 - A proposed zone text amendment, along with a request for a zone change, was presented to the Planning Commission for consideration. The zone text amendment was to create a new zone (RE-5) to allow for the development of town home communities. With collaboration between the developers and staff, text was ultimately approved by City Council with the recommendation of approval from Planning Commission.
 - The City's Master Transportation Plan designates this specific area as the location for the installation of a railroad crossing which would require working with the developer to design a community development that would align with the area for the crossing.
- **May 2025:**
 - A new developer came in to carry the project forward and originally presented a plan for town homes but later changed their concept to a cottage home style community. Discrepancies in the new RE-5 ordinance with regards to the development standards for single family dwellings and the location of the rail crossing, made the concept challenging.
- The new developer decided not to move forward with the project and it has now reverted back to the original developer.

ANALYSIS

The developers have met with staff with the proposal of a business park concept that would require both proposed changes to the General Plan as well as the applied zone.

In reviewing the future rail crossing requirements and limitations, the City has proposed to the developer purchasing a portion of the property to ensure that the alignment of the road works. As this is a new option, the developer would like to proceed with the General Plan Amendment and Rezone to not delay the process while the configuration of the crossing is determined.

General Plan Amendment

Employment & Business Park

Employment and Business Park land use designation is a light industrial development that encourages uses such as flex warehousing retail fronts and versatile backs of the building that provide for some light warehousing, corporate headquarters, computer numeric control (CNC) machine shops, high-technology support, woodworking shops, or similar types of uses. Employment development encourages cohesively designed business parks. Heavy industrial activities that require excessive (more than 25% of the parcel) outdoor storage or uses are not typically permitted in this type of land use classification.

The City's Economic Development Area (EDA) requires additional efforts to solidify circulation and design of the area so that development can occur that will provide the opportunity for additional business growth in the City.

Consideration for Rezone

The petitioner's proposal requests that the existing parcels be rezoned from RE-5 Residential to MCM Manufacturing/Commercial Mixed zone.

Existing Applied Zone

18.11.010 Purpose and Intent. The purpose of the RE-5 zone classification is to provide regulated areas for multifamily residential use under qualifying high density as identified in the General Plan. A further stated goal is to accomplish the Pleasant View City goal of providing affordable housing for the next generation of homeowners. This is accomplished by providing good quality structures, floorplans, and amenities to provide attractive affordable units which meet the standards for Pleasant View City in addition to the goals outlined in the city's Moderate Income Housing Plan. (Ord.2025-12, dated 4/8/25)

Proposed Zone

18.33.010 Purpose. The purpose in the Manufacturing/Commercial Mix (MCM) Zone, is to provide for light manufacturing uses as well as general commercial uses within specified areas of the city. Light manufacturing uses shall be generally defined as those uses having few, if any, impacts beyond their property line. Impacts may include such items as noise, odors, safety, pollution and negative visual appearance as determined by the city. (Ord.2000-29, 12/12/00)

The landowner has submitted preliminary concept plans for a development that would meet the requirements as stated. These plans are, however, in the concept phase and have not been through a full city review to determine that all requirements of subdivision have been met.

CONSIDERATION

The Planning Commission will hold a public hearing in accordance with Pleasant View City Code and Utah State Code and will consider a recommendation to City Council for the following two separate proposals:

- General Plan Amendment to change the density designation from High Density Residential to Employment & Business Park or deny the request and keep the designation as is.
- Rezone from RE-5 (Residential) to Manufacturing/Commercial Mixed (MCM) If the General Plan amendment is approved the request to rezone would be in compliance.

STAFF RECOMMENDATION

The Planning Commission will determine either a recommendation of approval or denial regarding the General Plan Amendment.

If the Planning Commission determines a recommendation of approval to the City Council is appropriate, Staff would recommend approval of the rezone application as it would comply with the General Plan.

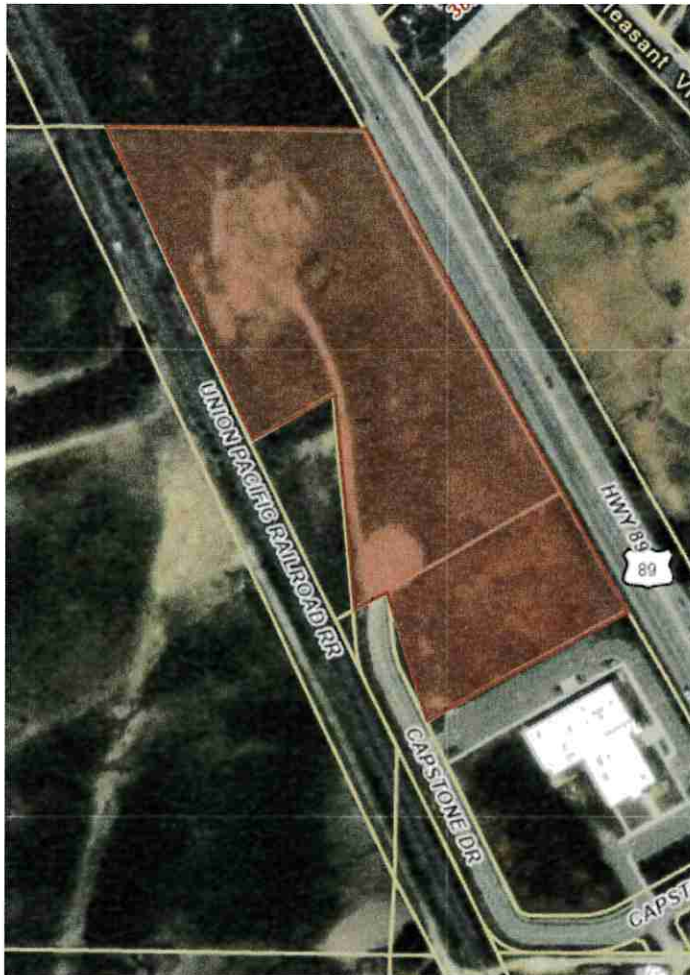
STAFF CONTACT

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

ATTACHMENTS

- 1.) Vicinity Map
- 2.) Zoning Map
- 3.) Application
- 4.) Concept Plan

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Zoning Map



Boundary lines are approximate.

ATTACHMENT 3) Zoning Ordinances

- RE-5
- MCM

ATTACHMENT 4) Application

ATTACHMENT 5) Concept Plan

- Concept plan has not received final approval of subdivision.

ORDINANCE 2025-22

AN ORDINANCE AMENDING THE PLEASANT VIEW CITY GENERAL PLAN LAND USE MAP.

WHEREAS, Pleasant View City has been petitioned to amend its General Plan Land Use Map; and

WHEREAS, Pleasant View City finds that the change still promotes the health, safety and general welfare of residents; and

WHEREAS, Section 10-9a-404 & 10-9a-204 of the Utah State Municipal Code provides for the amendment of General Plan amendments after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval of the proposed amendment.

NOW THEREFORE, Be it hereby ordained:

SECTION ONE: The General Plan Land Use Map is hereby amended from '**High Density Residential**' to '**Employment/Business Park**' for Weber County Parcel Numbers: 19-015-0078 & 19-403-0006 as shown in the attached Exhibit A.

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

DATED this ____ day of _____, 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	_____

'Exhibit A'



ORDINANCE 2025-23

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY.

WHEREAS, Pleasant View City finds that an update to the official City zoning map is needed to accommodate the request of a particular property owner in the City; and

WHEREAS, Pleasant View City finds that such a zone change is in keeping with the desires and intents of the City as stated in the 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 (1) and (2) of the Utah Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission has made a positive recommendation.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The zoning map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified RE-5 (High Density Residential) to MCM (Manufacturing Commercial Mix Zone) for approximately 8.12 acres of land located at approximately 3800 N Highway 89 as shown on the vicinity map in Exhibit A:

PROPERTY DESCRIPTIONS

Parcel: 19-015-0078:

PART OF THE NORTHWEST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT ON THE EAST LINE OF THE OREGON SHORT LINE RAILROAD RIGHT OF WAY LINE, SAID POINT BEING 167.97 FEET SOUTH 89°15'32" EAST ALONG THE QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 24 (BASIS OF BEARING NORTH 00°50'12" EAST FROM SAID CORNER TO THE NORTHWEST CORNER OF SAID SECTION 24) THENCE AS FOLLOWS: NORTH 25°54'43" WEST 1482.54 FEET ALONG THE EAST LINE OF THE RAILROAD RIGHT OF WAY LINE TO AN EXISTING FENCE LINE THENCE SOUTH 89°20'22" EAST 424.77 FEET ALONG SAID FENCE LINE TO THE SOUTHWESTERLY LINE OF US HIGHWAY 89 AND 91 THENCE SOUTH 29°09'55" EAST 1529.23 FEET ALONG SAID HIGHWAY TO THE SOUTHLINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE NORTH 89°15'32" WEST 522.18 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. LESS & EXCEPTING: ESJ SUBDIVISION PG 403.

Parcel: 19-403-0006:

PART OF LOT 1 AND ALL OF LOT 2 ESJ SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, PLEASANT VIEW CITY, WEBER COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE CAPSTONE ROAD RIGHT OF WAY SAID POINT BEING SOUTH 00°50'12" WEST 2271.71 FEET ALONG THE WEST SECTION LINE AND SOUTH 89°09'48" EAST 46.35 FEET FROM THE

NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1, NORTH 25°54'43" WEST 93.37 FEET 2. NORTHERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 36.49 FEET HAVING A RADIUS OF 99.99 FEET A CENTRAL ANGLE OF 20°54'34" AND CHORD BEARING AND DISTANCE OF NORTH 15°27'29" WEST 36.29 FEET 3, NORTH 05°00'00" WEST 88.24 FEET THENCE NORTH 60°49'48" EAST 320.63 FEET TO A POINT ON THE SOUTHERLY LINE OF INTERSTATE 89, THENCE SOUTH 29°09'55" EAST 209.13 FEET ALONG SAID SOUTHERLY LINE OF INTERSTATE 89, THENCE SOUTH 60°51'12" WEST 370.65 FEET TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

SECTION TWO: This ordinance shall take effect immediately upon posting.

DATED this ____ day of _____, 2025.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

ATTEST:

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	_____

‘Exhibit A’





CITY SUMMIT WORKSHOPS

Explore the tracks and workshops being planned for City Summit. Workshops are subject to change.

CIVILITY – Acquire practical strategies to foster respectful dialogue, inclusive engagement, and trusted community partnerships in local governance.

Bridging Divides: Strategies for Civil Leadership

In today's climate of growing polarization, local leaders are often on the front lines—navigating tense public meetings, managing vocal community groups, and working to maintain productive dialogue within councils and governing bodies. This timely and engaging workshop, designed with a TED-style, will equip municipal officials with practical tools to foster respectful, inclusive engagement and lead with empathy and confidence.

Bridging Divides: Reimagining Public Engagement

Traditional public engagement isn't always working—and communities are ready for something new. Join the National Civic League for an interactive, hands-on workshop that challenges the status quo and introduces fresh, effective approaches to community involvement. Participants will explore the limitations of conventional engagement methods and discover innovative tools that local governments can use to build trust, boost participation, and spark meaningful dialogue. You'll also get to experience a few of the fun, thought-provoking games and exercises from NCL's It's Your America presentations—designed to energize conversations and bring diverse voices to the table.

Power in Partnership: Embedding Community Voice in Local Governance

In an era of fragile public trust, cities are redefining what it means to govern with their communities—not just for them. This session spotlights how local governments are forging deep, long-term partnerships with community-based organizations to co-create policies, programs and services that reflect the lived experiences of residents. Join us to explore how these community-first collaborations are moving beyond traditional outreach to become powerful engines of co-governance—building trust, equity, and lasting impact from the ground up.

HEALTH & WELLBEING – Attendees will gain tools to strengthen personal resilience, shape healthier communities through policy, and design spaces that foster belonging and connection.

Leading with Resilience: Prioritizing Mental Health and Wellbeing

Today's local leaders are navigating increasingly complex challenges—they're managing rising community needs, growing partisanship and increasing public scrutiny. These compound challenges create unprecedented stress on today's municipal leaders and staff. This 90-minute experiential workshop is designed to help municipal leaders strengthen their personal resilience and lead with intention. Grounded in research and real-world practice, the session will introduce strategies that prioritize mental health and promote whole-person wellbeing—for both leaders and their teams. Leave this workshop recharged, refocused and return to your community with renewed strength and purpose.

Making Policy Happen: Navigating the Policy Life Cycle

Are you a local leader with bold ideas to improve health and wellbeing in your community—but unsure how to turn those ideas into lasting policy? This workshop is your starting point. This session offers a step-by-step guide to advancing meaningful policy and systems change. You'll gain practical tools and insights to move from concept to ordinance, navigate council approval, ensure effective implementation, and how to engage your community every step of the way. The session begins with real-world examples from cities that have successfully passed and implemented impactful local policies. Then, you'll

apply what you've learned in an interactive workshop focused on a key phase of the policy life cycle—giving you hands-on experience and actionable takeaways.

How Spaces & Places Shape Wellbeing

What makes a city feel like home? It's the sense of belonging created through thoughtful design, inclusive spaces, and strong civic connections. As communities grow and change, local leaders play a vital role in ensuring that wellbeing and belonging remain central to city life. This session explores how the built environment, natural spaces, and civic infrastructure can foster connection, inclusion, and resilience. Participants will hear from local leaders and subject matter experts who have successfully used these elements to promote wellbeing in their communities. The session includes dedicated time for peer-to-peer discussion and collaborative problem-solving. Attendees will share what's working in their cities and explore creative solutions to local challenges, building a network of ideas and support to take home.

REAL – Gain tools for centering co-governance and community partnerships that elevate resident voice, build trust and advance equitable local policies and programs.

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WORKFORCE - Explore how cities, as employers and partners to local industry leaders, can attract and support employees while creating opportunities for residents to achieve long-term success and economic mobility.

Innovations to Attract, Support & Retain the Public Workforce

Local governments are reimagining what it means to work in public service. Cities across the country are working to accelerate hiring processes, expand access to meaningful careers for all residents, and transform the municipal employee experience to strengthen service delivery and build trust to better serve their communities. Join this energizing session to hear from forward-thinking city leaders who are taking action to bolster their workforces. Learn how they are raising community awareness about the value of public sector careers, creating pathways into local government jobs, and streamlining recruitment to build and retain diverse, qualified teams. Discover how your city can invest in your municipal workforce to create career pathways that drive economic mobility and resilience for all.

Future-ready Cities: Building a Skilled Workforce for Tomorrow

As the global economy evolves—shaped by rapid technological change, shifting immigration policy, and a renewed focus on domestic industry—cities must lead the way in preparing a resilient, inclusive workforce. Municipal leaders play a critical role in ensuring their communities remain competitive by expanding access to high-quality jobs, addressing barriers to employment, and preparing residents for the future of work. This session will explore how cities are adapting to these challenges and seizing new opportunities to strengthen their local economies by aligning workforce development with emerging industry needs and tapping into underutilized talent pools. This session will highlight how local governments can create pathways to economic mobility while building a workforce that meets the demands of a changing labor market.

ECONOMIC DEVELOPMENT – Explore place-based strategies to revitalize downtowns and support small and rural communities through inclusive, locally driven growth.

Innovative Local Development Solutions for Small and Rural Communities

Rural communities face unique challenges—and they deserve solutions designed with their realities in mind. While many economic development strategies are built for large cities, rural leaders know that what works in urban areas doesn't always translate to smaller towns and regions. This session is tailored for local leaders in rural communities who are working to address critical issues like food access, transportation, and climate

resilience. Hear from rural experts and local officials who are implementing creative, place-based strategies that are making a real difference.

Revitalizing Downtowns for Livability, Growth & Civic Life

Downtowns are the heartbeat of our communities—centers of commerce, culture, and connection. But revitalizing these spaces takes more than vision; it requires strategic investment, cross-sector collaboration and a deep understanding of what makes a place thrive. If you are a local leader ready to reimagine your downtowns, join this session to learn how cities are driving business attraction and growth—even in the absence of federal support—while strengthening livability and civic life. Dive into how infrastructure, governance and community engagement all play a role in shaping vibrant, resilient downtowns.

CREATIVE FUNDING – Explore innovative financing strategies—from public-private partnerships to braided funding resources—that empower local governments to fund resilient infrastructure and community-driven development.

Financing the Future: Strategies for Local Investment

Local governments are leading the way in strengthening infrastructure, expanding services, and building resilient communities—but doing so requires smart, flexible financing. This workshop is designed for local elected officials looking to unlock new funding opportunities and maximize impact. Learn how cities are combining municipal bonds, federal funding, tax credits, and state programs to fund high-impact, community-driven projects. Hear directly from municipal leaders who've successfully layered funding sources, engaged their communities, and navigated today's economic and regulatory landscape. Whether you're investing in water systems, broadband, clean energy, or public facilities, this session will provide practical strategies to strengthen your city's financial toolkit.

Funding the Future: Unlocking Creative Capital

As federal dollars become harder to count on, cities are getting creative. From public-private partnerships and local revenue tools to nonprofit collaborations, municipal leaders

are tapping into alternative funding models to accelerate climate action and community development. In this highly interactive session, you'll explore real-world examples of innovative financing strategies that are already delivering results. Then, dive into fast-paced, rotating breakout conversations with city leaders and cross-sector experts to exchange ideas, ask questions, and build your network. Walk away with practical tools, fresh insights, and a roadmap to bring new capital into your community.

INFRASTRUCTURE – Will showcase innovative approaches to designing family-friendly communities, modernizing utilities and leveraging technology to build smarter, more equitable cities.

Building Family-friendly Communities

What does your town look like from three feet off the ground? Young children and their caregivers experience cities in ways that are often overlooked in traditional planning. From the need for safe, enriching spaces to the importance of shade, air quality and walkable transit routes—designing for families requires a fresh perspective and cross-sector collaboration. This session invites local leaders to reimagine their communities through the eyes of a child. You'll explore how thoughtful planning across transportation, parks, libraries, housing, and early learning can create environments that support wellbeing, accessibility, and livability for all ages.

Local Leadership in Utility Innovation

From clean water and energy efficiency to broadband access and lead pipe removal, utility projects are essential to building healthier, more equitable communities. But advancing these efforts requires more than vision—it takes strategic leadership, creative funding, and strong partnerships. This interactive workshop begins with inspiring case studies from cities that have successfully tackled affordability, infrastructure upgrades and digital access. Then, participants will “choose their own adventure,” diving into focused breakout discussions on the topics most relevant to their communities—such as water affordability, municipal broadband, energy efficiency, and lead pipe replacement.

Drones in Action: Practical Innovation for Cities & Towns

Drones are no longer just futuristic tools—they're delivering real results for cities and towns today. From infrastructure inspections and emergency response to environmental

monitoring and public safety, drones are helping local governments work smarter, faster, and more efficiently. In this interactive workshop, you'll explore the latest use cases for drones across key municipal services and hear firsthand success stories from local leaders who are already putting this technology to work. Learn how cities are embracing drones to meet service goals, improve operations, and enhance community outcomes.

HOUSING & HOMELESSNESS - Explore bold local strategies to expand housing access, modernize land use policies, and build effective systems to prevent and address homelessness.

Housing as Economic Strategy: Aligning Growth, Affordability and Opportunity

Housing is a powerful economic driver. From attracting new businesses to retaining a skilled workforce and revitalizing downtowns, housing availability and affordability are essential to local economic success. This session explores how cities are expanding housing supply to boost attainability, support workforce stability, and strengthen their competitive edge. Learn how communities are strategically placing housing near transit and business hubs to enhance mobility, accessibility, and neighborhood vitality. Hear from local leaders who are aligning housing investments with long-term economic development goals—and walk away with actionable strategies to do the same in your city.

Modernizing Land Use and Zoning Regulations for Real Impact

As the housing supply crisis intensifies, local governments are stepping up with bold, practical solutions. The key? Rethinking the rules. From zoning and land use to building codes, outdated regulations often stand in the way of progress. But across the country, cities are rewriting the playbook—clearing the path for more housing, more innovation, and more opportunity. In this session, local elected officials will hear directly from peers who have successfully tackled regulatory barriers to enable infill development, adaptive reuse, off-site construction, and other creative strategies that expand housing options. Learn how modernizing local frameworks can unlock new development, support economic growth, and meet the needs of today's residents.

Building a Better System to Respond to Homelessness

771,480 people. One national crisis. Countless local solutions. As unsheltered homelessness rises across the country, cities are being called to act with urgency and innovation. This workshop offers a deep dive into how local governments are reimagining their homelessness response systems—from prevention to permanent housing. Participants will explore how cities are preventing homelessness through eviction diversion and reentry planning; partnering with nonprofits and other organizations to align resources and strategies; designing housing continuums that meet the evolving needs of residents and integrating services, crisis response and long-term solutions. Through real-world examples and practical insights, this session will highlight how cities are building comprehensive systems that address both the root causes and immediate impacts of homelessness.

PUBLIC SAFETY – Learn collaborative, community-driven strategies to prevent violence, build trust, and address public health and safety challenges through inclusive engagement and cross-sector partnerships.

Public Health and Safety Strategies to Prevent Violence

Community violence is not inevitable — it's preventable. Across the country, local leaders are embracing innovative approaches to build safer communities. This workshop will explore a range of effective strategies for preventing community violence. Participants will examine violence prevention and intervention efforts, including community-based violence interrupter programs. The session will also highlight trauma-informed policing and alternative crisis response models that reduce harm and build trust. Emphasis will be placed on the importance of cross-sector partnerships with schools, healthcare providers and grassroots organizations to create comprehensive and sustainable violence prevention strategies.

Building Trust, Ensuring Safety: Local Government Strategies on Federal Immigration Policy

As immigration policy continues to evolve, local governments are on the front lines—working to balance public safety, legal responsibility and community trust. This timely workshop is designed for city leaders navigating the complex intersection of federal immigration enforcement and local governance. Join legal experts and municipal officials as they share real-world strategies on messaging strategies and coalition building to ensure public health and safety, economic resilience while responding to increased

federal immigration enforcement efforts. Learn how local governments are navigating the intersection of federal immigration policy and public health and safety.

INNOVATION & AI - Explore how local governments can harness emerging technologies to strengthen workforce readiness, improve public services, and balance growth with sustainability.

AI & The Future of Work: What Local Leaders Need to Know about the Changing Labor Market

Artificial intelligence is rapidly reshaping the way we work—and local governments have a critical role to play in ensuring their communities are ready. From transforming industries to redefining job skills, AI is creating both exciting opportunities and urgent challenges for workers and employers alike. This forward-looking session brings together city leaders and workforce experts to explore how municipalities are preparing residents for an AI-integrated future. Learn how cities are leading efforts to reskill and upskill their workforce, align education and training programs with emerging industry needs, and build strong partnerships with employers to ensure inclusive access to quality jobs. Attendees will walk away with actionable strategies to foster economic mobility and workforce resilience in the age of automation.

Practical Solutions for Small and Mid-size Communities Using AI

Artificial intelligence isn't just for tech giants and big cities anymore. As AI tools become more accessible and user-friendly, small and mid-size communities are stepping into the future—leveraging AI to streamline operations, enhance public services, and better meet the needs of their residents. Join this dynamic panel of local government leaders and AI experts as they share real-world stories of innovation from smaller jurisdictions. You'll gain practical insights into how AI is being implemented on the ground, with a focus on equity, strategy, and lessons learned along the way. Stick around for our interactive "Office Hours" segment, where you'll have the chance to ask questions, explore use cases, and workshop your own AI challenges with the panel and fellow attendees.

Data Centers, Local Impact - Balancing Innovation with Sustainability

As AI, cloud computing, and digital services surge, so does the demand for the powerful infrastructure behind them—data centers. These facilities are essential to modern life, but

they come with a cost: high energy consumption, water use, and pressure on local infrastructure. This timely session dives into the environmental and community impacts of data centers and what they mean for your city or town. Learn from experts and peers about how local governments are navigating siting challenges, infrastructure strain, and climate goals—while still embracing innovation. Discover actionable strategies and policy tools—like zoning, permitting, and sustainability ordinances—that are already helping communities mitigate environmental impacts and shape smarter, greener growth. Whether you're planning for new development or managing existing facilities, this session will equip you with the insights and levers you need to lead with confidence.

Designing for a Cooler Future: How Cities Are Tackling Extreme Heat

Extreme heat is becoming one of the most urgent climate threats facing cities—and local leaders are stepping up with innovative, cost-effective solutions to protect their communities. This workshop dives into how municipalities are using nature-based strategies and reimagining built infrastructure to reduce heat risks and improve public health. Hear directly from city leaders about the tools they're developing, the challenges they're overcoming, and how they're turning heat resilience plans into real-world action.



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

Utah State Tax Commission

JOHN L. VALENTINE
Commission Chair

REBECCA L. ROCKWELL
Commissioner

JENNIFER N. FRESQUES
Commissioner

JOHN T. DEEDS
Commissioner

DEANNA L. HERRING
Executive Director

FYI

September 29, 2025

Subject: Administrative Charge Increase

To Whom It May Concern:

This letter is to inform you of an upcoming adjustment to the administrative charge for the collection of a qualifying tax, fee, or charge. The Tax Commission retains this charge, as authorized by Utah Code Ann. 59-1-306, to cover the costs to the Tax Commission associated with the administration of a qualifying tax, fee, or charge or to offset general operational expenses. The statute authorizes the Tax Commission to retain up to 1.5% of the amounts collected from each qualifying tax, fee, or charge.

The current rate of 0.65% was established in 2018 and has remained consistent for the past seven years. Historically, the administrative fee was 1.5% prior to 2001. In January 2002, it was reduced to 1.2% due to increasing local sales tax revenues. The rate has been adjusted over time, reaching the current 0.65% in 2018. It has always been understood that this rate would remain flexible, subject to adjustments based on costs and other economic factors.

Considering annual costs and current collection levels, an adjustment to the administration fee will be necessary starting January 1, 2026. The rate will increase from 0.65% to 0.80%. This rate change will be effective with the January 2026 distribution. We will continue to monitor the rate and provide updates as needed.

Administrative Fee History:

<u>Year</u>	<u>Admin Fee</u>
2001	1.50%
2002	1.20%
2006	0.80%
2014	0.95%
2017	0.80%
2018	0.65%