

Pleasant View City Council

Meeting Agenda

Tuesday, February 24, 2026

6:00 p.m.

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

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought: *(Councilmember Sean Wilkinson)*
- 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 January 27, 2026, February 4, 2026, and February 10, 2026 (open & closed)
- b. Bills of Pleasant View City

6:10 P.M. **3. Caught Being Good.** Presentation of award. *(Presenters: Neighborhoods in Action Committee - Mayor Gibson & Dana Gibson)*

6:20 P.M. **4. Park Regulations Amendment.** Discussion and possible action to amend Chapter 12.12-Park Regulation to add pickleball court regulations and to remove listed fees from the code, Ordinance 2026-9. *(Presenter: Cindy Harrison)*

6:25 P.M. **5. Consolidated Fee Schedule.** Discussion and possible action to amend the Consolidated Fee Schedule for Parks & Recreations Fees. Resolution 2026-B. *(Presenter: Cindy Harrison)*

6:30 P.M. **6. General Plan Amendment.** Discussion and possible action to consider amending the General Plan by amending approximately 4.93 acres of land located at approx. 3100 N 1030 W, from Low Density Residential (*current applicable zone: RE-20*) to Medium Density Residential (*desired applied zone: Limited Single Family Residential (LSFR)*). Weber County Parcel: 19-016-0082, Ordinance 2026-6. Applicant: Omner Holdings LLC. *(Presenter: Tammy Eveson)*

6:45 P.M. **7. Rezone-Public Hearing.** Discussion and possible action to consider a rezone for approximately 4.93 acres of land located at approx. 3100 N 1030 W, from RE-20 (Residential) to Limited Single Family Residential-LSFR (Residential). Weber County Parcel: 19-016-0082, Ordinance 2026-7. Applicant: Omner Holdings LLC. *(Presenter: Tammy Eveson)*

6:55 P.M. **8. Rezone-Public Hearing.** Discussion and possible action to consider a rezone for approximately .50 acres of land located at 3347 N 1000 W, from A-2 (Agricultural) and RE-15 (Residential) to RE-20 (Residential), Weber County Parcel: 17-062-0076, Ordinance 2026-8. Applicant: Holly Horman. *(Presenter: Tammy Eveson)*

7:10 P.M. **9. Development Agreement.** Discussion and possible action to approve a Development Agreement for a residential subdivision (*Grand Legacy Subdivision*) to be conducted in two phases, consisting of a total of 63 single family residential building lots, located in the RE-20 zone at approximately 3950 N 200 W. Applicant: Amy Roskelley-Marriott Companies. *(Presenter: Andrea Steiniger)*

- 7:25 P.M. **10. Development Agreement.** Discussion and possible action to approve a Development Agreement for a mixed use (commercial/residential) development (*Lync Crossing Subdivision*) to be conducted in 3 phases, including 137 townhouse units, located in the Mixed Use West zone at approximately 2700 N Highway 89. Applicant: Patrick Burns. (*Presenter: Andrea Steiniger*)
- 7:40 P.M. **11. Public Infrastructure District (PID).** Discussion and possible action to create a Public Infrastructure District (PID) for Farr West Landing located at approximately east of I-15 and north of 2700 N in Farr West City and Pleasant View City. Applicant: Woodsonia Farr West, LLC. (*Presenter: Andrea Steiniger*)
- 7:55 P.M. **12. Disposal of Real Property in Exchange for a Road Expansion-Public Hearing.** Discussion and possible action to approve the Disposal of Real Property located at 2739 N Parkland Blvd in exchange for a Road Expansion at 1740 W 2700 N with MHP #1 LLC. (*Presenter: Andrea Steiniger*)
- 8:10 P.M. **13. Letter of Understanding.** Discussion and possible action to approve the Union Pacific Railroad's Letter of Understanding. (*Presenter: Andrea Steiniger*)
- 8:20 P.M. **14. Rare Disease Day.** Consideration to declare February 28, 2026 as Rare Disease Day in Pleasant View City to raise awareness within our community.
- 8:25 P.M. **15. Other Business.**
- 8:45 P.M. **16. Closed Meeting.** Consideration for a closed meeting for a strategy session to discuss collective bargaining according to the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).
- 17. 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, February 24, 2026, 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.

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					
JONES & ASSOCIATES	23394	DEER CREST SUBDIVISON-PHASE 6	12/31/2025	258.00	258.00
JONES & ASSOCIATES	23394	WEBER VIEW	12/31/2025	117.75	117.75
JONES & ASSOCIATES	23394	RULON WHITE BUSINESS PARK	12/31/2025	258.00	258.00
JONES & ASSOCIATES	23394	GRAND LEGACY PHASE 4 & 5-APPROVAL PHASE	12/31/2025	824.25	824.25
JONES & ASSOCIATES	23394	FARR WEST LANDING-APPROVAL PHASE	12/31/2025	2,315.75	2,315.75
JONES & ASSOCIATES	23394	SUNNIE SPRINGS SUBDIVISION-APPROVAL PHASE	12/31/2025	1,020.50	1,020.50
JONES & ASSOCIATES	23394	LYNC CROSSING (2700 N US 89) APPROVAL PHASE	12/31/2025	196.25	196.25
JONES & ASSOCIATES	23394	DEER CREST LOT 473 AMENDMENT (TYNER) APPROVAL PHASE	12/31/2025	78.50	78.50
JONES & ASSOCIATES	23394	RISE BAKING SITE PLAN-CONSTRUCTION PHASE	12/31/2025	274.75	274.75
JONES & ASSOCIATES	23394	TJF HVAC BLDG 2	12/31/2025	39.25	39.25
JONES & ASSOCIATES	23394	VALL POLL 4300 N CLUSTER SUBDIVISION-APPROVAL PHASE	12/31/2025	1,033.25	1,033.25
Total 10-13120 DEVELOPMENT RECEIVABLES:				6,416.25	6,416.25
10-13122 UTAH SALES TAX PAID RECEIVABLE					
ZION'S BANK-BANKCARD	011626-CINDY	COSTCO-REC SUPPLIES	01/16/2026	1.82	1.82
ZION'S BANK-BANKCARD	011626-CINDY	WALMART-REC SUPPLIES	01/16/2026	6.66	6.66
ZION'S BANK-BANKCARD	011626-CINDY	WALMART-REC SUPPLIES	01/16/2026	.79	.79
ZION'S BANK-BANKCARD	011626-CINDY	COSTCO-SNACKS	01/16/2026	1.22	1.22
ZION'S BANK-BANKCARD	011626-TYSO	ADOBE-PDF EDITOR	01/16/2026	17.39	17.39
Total 10-13122 UTAH SALES TAX PAID RECEIVABLE:				27.88	27.88
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERNMENT	1624384	WORKERS COMP	02/03/2026	1,930.83	1,930.83
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				1,930.83	1,930.83
10-22500 INSURANCE PAYABLE					
PEHP	718697	HEALTH/DENTAL INSURANCE	01/16/2026	42,628.78	42,628.78
PEHP-LTD	012426	Long Term Disability Premium	01/24/2026	465.99	465.99
PEHP-LTD	020726	Long Term Disability Premium	02/07/2026	465.25	465.25
PUBLIC EMPLOYEES HE	012026	OTHER INSURANCE	01/20/2026	711.62	711.62
Total 10-22500 INSURANCE PAYABLE:				44,271.64	44,271.64
10-35-100 COURT FINES					
UTAH STATE TREASURE	013126	FINE/STATE FOR DWR	01/31/2026	57.50	57.50
UTAH STATE TREASURE	013126	FINE/STATE FOR SURCHARGE-90% SURCHARGE	01/31/2026	1,021.53	1,021.53
UTAH STATE TREASURE	013126	35% SURCHARGE	01/31/2026	2,157.47	2,157.47
UTAH STATE TREASURE	013126	80% OF \$32 COURT SECURITY SURCHARGE	01/31/2026	1,875.91	1,875.91
UTAH STATE TREASURE	013126	COURT SECURITY ACCOUNT	01/31/2026	2,060.52	2,060.52
UTAH STATE TREASURE	013126	DEFERRED PROSECUTION ADMINISTRATIVE FEE	01/31/2026	15.00	15.00
Total 10-35-100 COURT FINES:				7,187.93	7,187.93
10-41-220 PUBLIC NOTICES					
WATKINS PRINTING	78531	STOCK FOR UTILITY BILLS	01/31/2026	648.65	648.65
Total 10-41-220 PUBLIC NOTICES:				648.65	648.65

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-41-240 OFFICE SUPPLIES AND EXPENSE					
DINGMAN PROFESSION	63722	MAYOR'S BUSINESS CARDS	01/07/2026	80.55	80.55
OGDEN STAMP COMPAN	4657	NAME PLATES FOR ELECTED OFFICIALS	01/19/2026	53.85	53.85
OGDEN STAMP COMPAN	4706	2 ATTORNEYS NAME PLATES	02/12/2026	37.90	37.90
ZION'S BANK-BANKCARD	011626-ANDR	COSTCO-COOKIES	01/16/2025	27.79	27.79
ZION'S BANK-BANKCARD	011626-HEATH	AMAZON-OFFICE SUPPLIES	01/16/2026	2.12	2.12
Total 10-41-240 OFFICE SUPPLIES AND EXPENSE:				202.21	202.21
10-41-610 CITY APPRECIATION					
ZION'S BANK-BANKCARD	011626-ANDR	HONEY BAKED HAM- BALANCE DUE	01/16/2025	.27	.27
Total 10-41-610 CITY APPRECIATION:				.27	.27
10-41-660 FED FUNDS: ARPA FUNDING					
HELGESEN, HOUTZ & JO	90467	DECANT	12/30/2025	216.00	216.00
Total 10-41-660 FED FUNDS: ARPA FUNDING:				216.00	216.00
10-42-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	011626-AMAN	AMAZON-SUPPLIES	01/16/2026	35.66	35.66
ZION'S BANK-BANKCARD	011626-HEATH	AMAZON-OFFICE SUPPLIES	01/16/2026	10.62	10.62
ZION'S BANK-BANKCARD	011626-LAURI	USPS-STAMPS	01/16/2026	156.00	156.00
Total 10-42-240 OFFICE SUPPLIES AND EXPENSE:				202.28	202.28
10-42-310 PROFESSIONAL & TECHNICAL					
GAGE ARNOLD	021126	PROSECUTION-COURT	02/11/2026	1,675.00	1,675.00
GAGE ARNOLD	JANUARY2026	PROSECUTION-COURT	02/03/2026	1,675.00	1,675.00
PATRICIA NELSON	021026	SPANISH INTERPRETRETING SERVICES-CASE #255001828 CHRIS	02/10/2026	82.00	82.00
Total 10-42-310 PROFESSIONAL & TECHNICAL:				3,432.00	3,432.00
10-43-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	011626-HEATH	AMAZON-OFFICE SUPPLIES	01/16/2026	2.98	2.98
ZION'S BANK-BANKCARD	011626-HEATH	AMAZON-OFFICE SUPPLIES	01/16/2026	2.12	2.12
Total 10-43-240 OFFICE SUPPLIES AND EXPENSE:				5.10	5.10
10-43-605 MARKETING & ANALYSIS					
ZION'S BANK-BANKCARD	011626-HEATH	ISOLVED-TALENT ACQUISITION MONTHLY PAYMENT	01/16/2026	599.00	599.00
Total 10-43-605 MARKETING & ANALYSIS:				599.00	599.00
10-43-630 EMP. APPRECIATION					
ZION'S BANK-BANKCARD	011626-ANDR	UNION GRILL-OFFICE CHRISTMAS LUNCH	01/16/2025	187.29	187.29
ZION'S BANK-BANKCARD	011626-POLIC	CHICK FIL A- CITY EMPLOYEE CHRISTMAS LUNCH	01/16/2026	781.50	781.50
ZION'S BANK-BANKCARD	011626-PUBLI	THE RUSH FUNPLEX- PW XMAS OUTING	01/16/2026	128.70	128.70
Total 10-43-630 EMP. APPRECIATION:				1,097.49	1,097.49
10-44-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
ZION'S BANK-BANKCARD	011626-HEATH	UGFOA- MEMBERSHIP HEATHER	01/16/2026	25.00	25.00
Total 10-44-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				25.00	25.00
10-44-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	011626-HEATH	AMAZON-OFFICE SUPPLIES	01/16/2026	8.49	8.49

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
ZION'S BANK-BANKCARD	011626-LAURI	USPS-STAMPS	01/16/2026	234.00	234.00
Total 10-44-240 OFFICE SUPPLIES AND EXPENSE:				242.49	242.49
10-47-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
DMWRA	020226	MEMBERSHIPS FOR LAURIE HELLSTROM & DEBBIE MINERT	02/02/2026	50.00	50.00
ZION'S BANK-BANKCARD	011626-LAURI	UGFOA-MEMBERSHIP LH	01/16/2026	25.00	25.00
Total 10-47-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				75.00	75.00
10-47-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	011626-HEATH	AMAZON-OFFICE SUPPLIES	01/16/2026	10.61	10.61
ZION'S BANK-BANKCARD	011626-LAURI	USPS-STAMPS	01/16/2026	312.00	312.00
ZION'S BANK-BANKCARD	011626-LAURI	USPS-MAIL MAIL 941 TAX RETURN	01/16/2026	6.08	6.08
Total 10-47-240 OFFICE SUPPLIES AND EXPENSE:				328.69	328.69
10-49-300 ENGINEER					
HELGESEN, HOUTZ & JO	90467	EXACTIONS/SECONDARY WATER/SUB	12/30/2025	2,544.00	2,544.00
JONES & ASSOCIATES	23394	GENERAL DEVELOPMENT COORDINATION	12/31/2025	2,587.75	2,587.75
JONES & ASSOCIATES	23394	GENERAL INFORMATION RELATED TO POTENTIAL DEVELOPMEN	12/31/2025	39.25	39.25
JONES & ASSOCIATES	23394	CITY CEMETERY	12/31/2025	2,343.75	2,343.75
JONES & ASSOCIATES	23395	BASE MAP AND DATABASE MANAGEMENT	12/31/2025	29.75	29.75
JONES & ASSOCIATES	23395	GENERAL ENGINEERING COORDINATION	12/31/2025	854.00	854.00
Total 10-49-300 ENGINEER:				8,398.50	8,398.50
10-49-310 ATTORNEY					
FW LAW	0000047	CITY ATTORNEY	01/30/2026	1,500.00	1,500.00
Total 10-49-310 ATTORNEY:				1,500.00	1,500.00
10-49-320 AUDITOR					
CHILD RICHARDS CPA'S	158095	AUDITOR FEE	01/31/2026	16,315.00	16,315.00
Total 10-49-320 AUDITOR:				16,315.00	16,315.00
10-49-510 INSURANCE AND SURETY BONDS					
INTERMOUNTAIN HEALT	EAP-05731	EAP QUARTLERY PAYMENT	01/23/2026	800.00	800.00
Total 10-49-510 INSURANCE AND SURETY BONDS:				800.00	800.00
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
JOHNSON ELECTRIC MO	13451	TIMER FOR BACK LIGHS	12/30/2025	350.00	350.00
PEPSI OF OGDEN	7199772745	SODA SYRUP	01/27/2026	340.39	340.39
ZION'S BANK-BANKCARD	011626-HEATH	AMAZON-BASEMENT VACUUM	01/16/2026	139.99	139.99
ZION'S BANK-BANKCARD	011626-PARKS	LOWES- OFFICE BASEMENT SINK	01/16/2026	98.56	98.56
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				928.94	928.94
10-50-270 UTILITIES					
ENBRIDGE GAS	010726	ACCT# 3674500000 - REC BLDG	01/07/2026	294.21	294.21
ENBRIDGE GAS	010726	ACCT# 9374500000 CITY HALL	01/07/2026	201.49	201.49
ENBRIDGE GAS	010726	ACCT# 4467050000 CERT	01/07/2026	121.89	121.89
ROCKY MOUNTAIN POW	122225	ACCT# 48448856-0091 CERT	12/22/2025	124.95	124.95
ROCKY MOUNTAIN POW	122225	ACCT# 48448856-0075 OFFICE UTILITY BILL	12/22/2025	415.35	415.35

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-50-270 UTILITIES:				1,157.89	1,157.89
10-50-280 TELEPHONE					
Teligent IP	0000083529	PHONES FOR FEB AND MARCH	02/15/2026	1,648.63	1,648.63
VERIZON WIRELESS	6132883132	REC BUILDING INTERNET	01/06/2026	30.02	30.02
ZION'S BANK-BANKCARD	011626-HEATH	CONNEXT-INTERNET	01/16/2026	99.00	99.00
Total 10-50-280 TELEPHONE:				1,777.65	1,777.65
10-50-620 CONTRACTUAL SERVICES					
CIVICPLUS, LLC	355275	ANNUAL WEBSITE RENEWAL	01/22/2026	9,070.95	9,070.95
TECSERV, INC.	17606	2 ADOBE PRO ANNUAL LICENSES - NITZA AND TAMMY	02/04/2026	575.76	575.76
Total 10-50-620 CONTRACTUAL SERVICES:				9,646.71	9,646.71
10-51-240 OFFICE SUPPLIES AND EXPENSE					
JONES SHIRTS AND SIG	11853	PW RECOGNITION BOARDS- VINYL NAMES	02/09/2026	15.00	15.00
ZION'S BANK-BANKCARD	011626-PARKS	LOWES- STAFF CERT BOARDS	01/16/2026	116.83	116.83
ZION'S BANK-BANKCARD	011626-TYSO	ADOBE-PDF EDITOR	01/16/2026	239.88	239.88
Total 10-51-240 OFFICE SUPPLIES AND EXPENSE:				371.71	371.71
10-51-250 EQUIP/SUPPLIES/MAINTENANCE					
MIDWEST MOTOR SUPPL	104091430	SHOP SUPPLIES	01/14/2026	206.41	206.41
ZION'S BANK-BANKCARD	011626-SHOP	OREILLY- BOTTLE JACK FOR SHOP	01/16/2026	79.99	79.99
ZION'S BANK-BANKCARD	011626-SHOP	OREILLY- SHOP SUPPLIES	01/16/2026	23.39	23.39
ZION'S BANK-BANKCARD	011626-SHOP	OREILLY-CLEANING SUPPLIES	01/16/2026	19.98	19.98
Total 10-51-250 EQUIP/SUPPLIES/MAINTENANCE:				329.77	329.77
10-51-260 BLDG & GRND-SHOP IMPROVEMENTS					
J SOLUTIONS LLC	DD0895	OIL SEPARATOR CO	01/09/2026	980.00	980.00
Total 10-51-260 BLDG & GRND-SHOP IMPROVEMENTS:				980.00	980.00
10-51-270 UTILITIES					
ENBRIDGE GAS	010726	ACCT# 5488040000 SHOP	01/07/2026	711.38	711.38
ROCKY MOUNTAIN POW	122225	ACCT #48448856-0117 SHOP	12/22/2025	442.17	442.17
Total 10-51-270 UTILITIES:				1,153.55	1,153.55
10-51-280 TELEPHONE					
VERIZON WIRELESS	6132883132	PW DIRECTOR CELL	01/06/2026	51.78	51.78
VERIZON WIRELESS	6132883132	ON CALL PHONE	01/06/2026	47.63	47.63
Total 10-51-280 TELEPHONE:				99.41	99.41
10-53-240 OFFICE SUPPLIES AND EXPENSE					
OGDEN STAMP COMPAN	4706	2 PC MEMBERS NAME PLATES	02/12/2026	37.90	37.90
ZION'S BANK-BANKCARD	011626-HEATH	AMAZON-OFFICE SUPPLIES	01/16/2026	31.88	31.88
ZION'S BANK-BANKCARD	011626-HEATH	AMAZON-OFFICE SUPPLIES	01/16/2026	4.24	4.24
Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:				74.02	74.02
10-53-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD	011626-PLANN	APA- SPRING CONFERENCE	01/16/2026	245.00	245.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-53-330 EDUCATION AND TRAINING:				245.00	245.00
10-54-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	011626-POLIC	AMAZON- OFFICE SUPPLIES	01/16/2026	31.38	31.38
ZION'S BANK-BANKCARD	011626-POLIC	AMAZON- OFFICE SUPPLIES	01/16/2026	75.95	75.95
ZION'S BANK-BANKCARD	011626-POLIC	AMAZON- OFFICE SUPPLEIS	01/16/2026	13.98	13.98
ZION'S BANK-BANKCARD	011626-POLIC	AMAZON- OFFICE SUPPLIES	01/16/2026	21.98	21.98
ZION'S BANK-BANKCARD	011626-POLIC	AMAZON- OFFICE SUPPLIES	01/16/2026	64.02	64.02
ZION'S BANK-BANKCARD	011626-POLIC	ZOHO- ONLINE FORMS	01/16/2026	30.00	30.00
Total 10-54-240 OFFICE SUPPLIES AND EXPENSE:				237.31	237.31
10-54-250 SUPPLIES/MAINTENANCE					
KUSTOM SIGNALS, INC	398649	CABLE FOR PD RADIOS	01/30/2026	85.00	85.00
UTAH COMMUNICATIONS	INV-5868	PD RADIO PROGRAMMING	02/03/2026	58.00	58.00
ZION'S BANK-BANKCARD	011626-POLIC	ACE HARDWARE- FUSES FOR TRUCKS	01/16/2026	4.59	4.59
ZION'S BANK-BANKCARD	011626-POLIC	AMAZON- LOCKOUT KIT FOR PATROL	01/16/2026	33.98	33.98
ZION'S BANK-BANKCARD	011626-POLIC	NEWEGG- REFUND FOR INTERNAL CARDS	01/16/2026	26.81-	26.81-
ZION'S BANK-BANKCARD	011626-POLIC	NEWEGG- REFUND FOR INTERNAL CARDS	01/16/2026	53.63-	53.63-
ZION'S BANK-BANKCARD	011626-POLIC	NEWEGG- INTERNAL CARDS FOR COMPUTERS	01/16/2026	80.44	80.44
Total 10-54-250 SUPPLIES/MAINTENANCE:				181.57	181.57
10-54-251 VEHICLE:FUEL					
FUEL NETWORK	F2607E00867	PD FUEL	02/03/2026	3,029.07	3,029.07
TOM RANDALL DISTRIBU	0411539	PD FUEL	01/27/2026	176.75	176.75
Total 10-54-251 VEHICLE:FUEL:				3,205.82	3,205.82
10-54-252 VEHICLE: EQUIPMENT					
UTAH COMMUNICATIONS	INV-5817	CABLES FOR IN CAR RADIO	01/20/2026	50.00	50.00
VEHICLE LIGHTING SOL	728	ANTENNA MOUNT FOR IN CAR RADIO	01/21/2026	179.80	179.80
Total 10-54-252 VEHICLE: EQUIPMENT:				229.80	229.80
10-54-253 VEHICLE: MAINTENANCE					
NELSON TIRE LLC	400418	EMISSIONS TEST	01/29/2026	35.00	35.00
NELSON TIRE LLC	400804	EMISSIONS TEST/ OIL CHANGE	01/29/2026	135.34	135.34
NELSON TIRE LLC	400960	EMISSION TEST	01/29/2026	35.00	35.00
NELSON TIRE LLC	401179	EMISSIONS TEST	01/29/2026	35.00	35.00
Total 10-54-253 VEHICLE: MAINTENANCE:				240.34	240.34
10-54-280 COMMUNICATION SERVICES					
VERIZON WIRELESS	6134980320	PD AIR CARDS	02/01/2026	600.21	600.21
Total 10-54-280 COMMUNICATION SERVICES:				600.21	600.21
10-54-310 PROFESSIONAL/TECHNICAL SERVICE					
IHC HEALTH SERVICES, I	600022354	JUSTIN MATTSON NEW HIRE DRUG SCREEN	12/11/2025	57.00	57.00
IHC HEALTH SERVICES, I	600022354	MORGAN BRIMHALL NEW HIRE DRUG SCREEN	12/11/2025	57.00	57.00
IHC HEALTH SERVICES, I	600024478	MARY DISOTELL NEW HIRE DRUG SCREEN	01/14/2026	57.00	57.00
IHC HEALTH SERVICES, I	600024478	RUSTY BINGHAM NEW HIRE DRUG SCREEN	01/14/2026	57.00	57.00
ZION'S BANK-BANKCARD	011626-POLIC	UPS- DUI BLOOD KIT SENT TO LAB	01/16/2026	14.34	14.34
ZION'S BANK-BANKCARD	011626-POLIC	UTAH DIVISION OF CONSUMER PROTECTION- PLAW DATA BASE	01/16/2026	39.00	39.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-54-310 PROFESSIONAL/TECHNICAL SERVICE:				281.34	281.34
10-54-320 ANIMAL SERVICES					
ZION'S BANK-BANKCARD	011626-POLIC	AMAZON- AC SUPPLIES	01/16/2026	36.99	36.99
ZION'S BANK-BANKCARD	011626-POLIC	AMAZON- AC SUPPLIES	01/16/2026	22.97	22.97
ZION'S BANK-BANKCARD	011626-POLIC	AMAZON- AC SUPPLIES	01/16/2026	89.99	89.99
ZION'S BANK-BANKCARD	011626-POLIC	WALMART- SUPPLIES FOR ANIMAL SHELTER	01/16/2026	16.84	16.84
Total 10-54-320 ANIMAL SERVICES:				166.79	166.79
10-54-330 EDUCATION AND TRAINING					
CRISTANDO HOUSE, INC	301692	MATTSON LEADERSHIP TRAINING	01/23/2026	415.00	415.00
Total 10-54-330 EDUCATION AND TRAINING:				415.00	415.00
10-54-470 UNIFORMS					
SKAGGS PUBLIC SAFET	450_A_328548	PD UNIFORMS-K SMITH	01/29/2026	430.07	430.07
SKAGGS PUBLIC SAFET	450_A_328651	PD UNIFORMS-T LEBARON	01/29/2026	109.97	109.97
Total 10-54-470 UNIFORMS:				540.04	540.04
10-54-610 SPECIAL EVENTS					
ZION'S BANK-BANKCARD	011626-POLIC	SMITHS- DRINKS FOR HOLIDAT PARTY	01/16/2026	25.40	25.40
Total 10-54-610 SPECIAL EVENTS:				25.40	25.40
10-54-620 CONTRACTUAL SERVICES					
LES OLSON CO.	EA1641986	PD COPIER CONTRACT	01/19/2026	234.27	234.27
WEBER AREA DISPATCH	72842	ANNUAL NAP FEES	02/01/2026	482.97	482.97
Total 10-54-620 CONTRACTUAL SERVICES:				717.24	717.24
10-58-310 PROFESSIONAL & TECHNICAL					
BEACON CODE CONSUL	06042692	BUILDING INSPECTION SERVICES	01/31/2026	10,155.00	10,155.00
Total 10-58-310 PROFESSIONAL & TECHNICAL:				10,155.00	10,155.00
10-59-250 EQUIPMENT-SUPPLIES & MAINTENAN					
ZION'S BANK-BANKCARD	011626-CINDY	AMAZON-RDAP SUPPLIES	01/16/2026	75.36	75.36
ZION'S BANK-BANKCARD	011626-CINDY	AMAZON-RDAP SUPPLIES	01/16/2026	35.18	35.18
ZION'S BANK-BANKCARD	011626-CINDY	WALMART-REC SUPPLIES	01/16/2026	10.88	10.88
ZION'S BANK-BANKCARD	011626-CINDY	AMAZON-REC SUPPLIES	01/16/2026	27.74	27.74
Total 10-59-250 EQUIPMENT-SUPPLIES & MAINTENAN:				149.16	149.16
10-60-250 EQUIP/SUPPLIES/MAINTENANCE					
INTERSTATE COMPANIE	088952	STOCK SIGN POSTS	07/31/2025	414.12	414.12
INTERSTATE COMPANIE	090478	ROUND A BOUT UPDATE	08/12/2025	931.84	931.84
INTERSTATE COMPANIE	091721	STOCK ANCHORS/POSTS	08/22/2025	505.92	505.92
Total 10-60-250 EQUIP/SUPPLIES/MAINTENANCE:				1,851.88	1,851.88
10-60-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBU	0408882	DIESEL	12/03/2025	1,051.14	1,051.14
TOM RANDALL DISTRIBU	0411539	STREETS FUEL	01/27/2026	382.97	382.97

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-60-251 VEHICLE:FUEL:				1,434.11	1,434.11
10-60-253 VEHICLE: MAINTENANCE					
WILLIAMSEN-GODWIN T	0012978-IN	LINKS FOR PLOW TRUCK CHAINS	01/13/2026	117.63	117.63
ZION'S BANK-BANKCARD	011626-PUBLI	JONES SHIRTS AND SIGNS- FLEET TON #S	01/16/2026	65.37	65.37
ZION'S BANK-BANKCARD	011626-SHOP	PURCELL TIRE- DT#3 REPLACEMENT TIRES AND MOUNT	01/16/2026	1,793.56	1,793.56
Total 10-60-253 VEHICLE: MAINTENANCE:				1,976.56	1,976.56
10-60-270 UTILITIES					
ROCKY MOUNTAIN POW	122225	ACCT #48448856-0109 STREETLIGHTS	12/22/2025	2,782.60	2,782.60
Total 10-60-270 UTILITIES:				2,782.60	2,782.60
10-60-280 TELEPHONE					
VERIZON WIRELESS	6132883132	STREET/STORM TABLET	01/06/2026	20.01	20.01
VERIZON WIRELESS	6132883132	INSPECTOR CELL	01/06/2026	12.94	12.94
VERIZON WIRELESS	6132883132	STREET/STORM CELL	01/06/2026	25.89	25.89
VERIZON WIRELESS	6132883132	INSPECTOR TABLET	01/06/2026	12.27	12.27
Total 10-60-280 TELEPHONE:				71.11	71.11
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
IHC HEALTH SERVICES, I	600022354	BRYCE GRIMES-DOT EXAM/DRUG SCREEN	12/11/2025	102.00	102.00
JONES & ASSOCIATES	23395	PUBLIC WORKS STANDARDS UPDATES	12/31/2025	481.75	481.75
WORKFORCE QA LLC	INV128543	RANDOM DRUG TEST	12/31/2025	50.00	50.00
ZION'S BANK-BANKCARD	011626-LAURI	WORKFORCE QA- PW RANDON CONSORTIUM 7 EMPLOYEES	01/16/2026	558.00	558.00
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				1,191.75	1,191.75
10-60-470 STREET SUPPLIES/MATERIALS					
INTERSTATE COMPANIE	107465	REPLACEMENT SIGNS AND STOCK	02/10/2026	2,045.02	2,045.02
Total 10-60-470 STREET SUPPLIES/MATERIALS:				2,045.02	2,045.02
10-60-490 CLASS "C"ROAD EXPENDITURES					
KEN GARFF FORD	122225	NEW #13 PICKUP - PW'S	12/22/2025	26,273.68	26,273.68
KEN GARFF FORD	122225	NEW #10 PICKUP - PW'S	12/22/2025	26,273.68	26,273.68
Total 10-60-490 CLASS "C"ROAD EXPENDITURES:				52,547.36	52,547.36
10-60-491 TRANSPORTATION SALES TX EXPEND					
ROADSAFE TRAFFIC SY	339367	BIANNUAL STRIPING APP 1	08/31/2025	26,345.00	26,345.00
ROADSAFE TRAFFIC SY	340700	BI ANNUAL STRIPING APP 2	09/30/2025	23,373.18	23,373.18
Total 10-60-491 TRANSPORTATION SALES TX EXPEND:				49,718.18	49,718.18
10-60-610 PERSONNEL UNIFORMS					
ZION'S BANK-BANKCARD	011626-PUBLI	JONES SHIRTS AND SIGNS- SHIRT LOGO	01/16/2026	7.00	7.00
Total 10-60-610 PERSONNEL UNIFORMS:				7.00	7.00
10-63-250 EQUIPMENT-SUPPLIES & MAINTENAN					
ZION'S BANK-BANKCARD	011626-CINDY	COSTCO-REC SUPPLIES	01/16/2026	60.54	60.54
Total 10-63-250 EQUIPMENT-SUPPLIES & MAINTENAN:				60.54	60.54

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-63-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD	011626-CINDY	UTAH LEAGUE OF CITIES AND TOWNS-DAY AT LEGISLATURE	01/16/2026	1,760.00	1,760.00
Total 10-63-330 EDUCATION AND TRAINING:				1,760.00	1,760.00
10-70-250 EQUIP/SUPPLIES/MAINTENANCE					
INTERSTATE COMPANIE	088952	NO PARKING SIGNS-PARK	07/31/2025	198.90	198.90
INTERSTATE COMPANIE	107762	SUPPORTED BY RAMP SIGN	02/10/2026	85.68	85.68
Total 10-70-250 EQUIP/SUPPLIES/MAINTENANCE:				284.58	284.58
10-70-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBU	0411539	PARKS FUEL	01/27/2026	559.72	559.72
Total 10-70-251 VEHICLE:FUEL:				559.72	559.72
10-70-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD	011626-SHOP	OREILLY-OIL FILTER FOR PU #11	01/16/2026	5.29	5.29
Total 10-70-253 VEHICLE: MAINTENANCE:				5.29	5.29
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
ZION'S BANK-BANKCARD	011626-PARKS	KEY MAN- KEYS COPIED	01/16/2026	46.80	46.80
ZION'S BANK-BANKCARD	011626-PARKS	HERRICK-GLOVES & RATCHETS	01/16/2026	146.42	146.42
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				193.22	193.22
10-70-270 UTILITIES					
BONA VISTA WATER DIST	123125	MULTI SPORTS COMPLEX WATER BILL	12/31/2025	.98	.98
ROCKY MOUNTAIN POW	122225	ACCT# 48448856-0075 PARKS UTILITY BILLS	12/22/2025	300.25	300.25
Total 10-70-270 UTILITIES:				301.23	301.23
10-71-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	011626-HEATH	AMAZON-OFFICE SUPPLIES	01/16/2026	4.24	4.24
ZION'S BANK-BANKCARD	011626-LAURI	USPS-STAMPS	01/16/2026	78.00	78.00
Total 10-71-240 OFFICE SUPPLIES AND EXPENSE:				82.24	82.24
10-71-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD	011626-CINDY	AMAZON-REC SUPPLIES	01/16/2026	170.98	170.98
ZION'S BANK-BANKCARD	011626-CINDY	WALMART-REC SUPPLIES	01/16/2026	98.28	98.28
ZION'S BANK-BANKCARD	011626-CINDY	LEES-REF TRAINING	01/16/2026	16.98	16.98
ZION'S BANK-BANKCARD	011626-CINDY	COSTCO-SNACKS	01/16/2026	40.77	40.77
Total 10-71-250 EQUIP/SUPPLIES/MAINTENANCE:				327.01	327.01
10-71-310 PROFESSIONAL/TECHINCAL SERVICE					
WEBER SCHOOL DISTRI	AR260038	BASKETBALL CUSTODIAL HOURS AT ORCHARD SPRINGS ELEM	01/16/2026	289.63	289.63
WEBER SCHOOL DISTRI	AR260039	BASKETBALL CUSTODIAL HOURS AT LOMOND VIEW ELEM	01/16/2026	412.28	412.28
Total 10-71-310 PROFESSIONAL/TECHINCAL SERVICE:				701.91	701.91
10-75-670 FOUNDERS' DAY					
DRAGON DYNAMITE DIS	260619	FIREWORKS - FD 2026	02/15/2026	10,000.00	10,000.00
Total 10-75-670 FOUNDERS' DAY:				10,000.00	10,000.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
40-46-250 SPECIAL EVENTS					
TAYLOR AUDIO, LLC	3952	DEPOSIT FOR 5/29/26 MOVIE IN THE PARK	02/12/2026	750.00	750.00
TAYLOR AUDIO, LLC	3953	DEPOSIT FOR 6/26/26 MOVIE IN THE PARK	02/12/2026	750.00	750.00
Total 40-46-250 SPECIAL EVENTS:				1,500.00	1,500.00
40-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	23395	PV PARK PICKLEBALL COURTS	12/31/2025	78.50	78.50
Total 40-46-310 PROFESSIONAL & TECHNICAL:				78.50	78.50
40-46-730 IMPROVEMENTS - CONSTRUCTION					
BRIMHALL'S FENCE CO.	1660	CIP SHADY LANE BACKSTOP FENCE REPAIR	01/28/2026	6,400.00	6,400.00
ZION'S BANK-BANKCARD	011626-PARKS	BOLT AND NUT SUPPLY STORE- BIKE STATION AT TRAILHEAD	01/16/2026	19.70	19.70
ZION'S BANK-BANKCARD	011626-PARKS	STONE SUPPLY MONUMENT- RAMP GRANT BIKE REPAIR STATIO	01/16/2026	248.00	248.00
ZION'S BANK-BANKCARD	011626-PARKS	HOME DEPOT- REPAIR BIKE STATION AT TRAILHEAD	01/16/2026	155.84	155.84
ZION'S BANK-BANKCARD	011626-PARKS	THE HOME DEPOT- BIKE STATION AT TRAILHEAD	01/16/2026	16.97	16.97
Total 40-46-730 IMPROVEMENTS - CONSTRUCTION:				6,840.51	6,840.51
41-40-220 PUBLIC EDUCATION/OUTREACH					
ZION'S BANK-BANKCARD	011626-PUBLI	AMAZON- DOOR HANGERS	01/16/2026	28.83	28.83
Total 41-40-220 PUBLIC EDUCATION/OUTREACH:				28.83	28.83
41-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	78531	STOCK FOR UTILITY BILLS	01/31/2026	129.73	129.73
Total 41-40-240 OFFICE SUPPLIES AND EXPENSE:				129.73	129.73
41-40-250 EQUIP/SUPPLIES/MAINTENANCE					
J SOLUTIONS LLC	DD0884	750 W EMERGENCY CLEANING	01/05/2026	1,960.00	1,960.00
ZION'S BANK-BANKCARD	011626-STREE	HACH-TEST KIT SW	01/16/2026	863.00	863.00
Total 41-40-250 EQUIP/SUPPLIES/MAINTENANCE:				2,823.00	2,823.00
41-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBU	0411539	STORM FUEL	01/27/2026	117.84	117.84
Total 41-40-251 VEHICLE:FUEL:				117.84	117.84
41-40-280 TELEPHONE					
VERIZON WIRELESS	6132883132	STREET/STORM TABLET	01/06/2026	20.00	20.00
VERIZON WIRELESS	6132883132	INSPECTOR TABLET	01/06/2026	12.28	12.28
VERIZON WIRELESS	6132883132	STREET/STORM CELL	01/06/2026	25.89	25.89
VERIZON WIRELESS	6132883132	INSPECTOR CELL	01/06/2026	12.95	12.95
Total 41-40-280 TELEPHONE:				71.12	71.12
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
JONES & ASSOCIATES	23395	2025 MS4 STORM WATER AUDIT	12/31/2025	4,073.25	4,073.25
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				4,073.25	4,073.25
41-40-510 DISPOSAL					
WEBER COUNTY TRANS	123125	STORM DRAIN DEBRIS	01/02/2026	25.00	25.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 41-40-510 DISPOSAL:				25.00	25.00
41-46-310 PROFESSIONAL & TECHNICAL					
BOWEN, COLLINS & ASS	40598	DECANT DESIGN PR 3	01/26/2026	11,266.50	11,266.50
JONES & ASSOCIATES	23395	ALDER CREEK SUBD DETENTION POND REHAB-DESIGN	12/31/2025	24.75	24.75
JONES & ASSOCIATES	23395	4300 N 900 W CULVERT REHAB-DESIGN	12/31/2025	24.75	24.75
JONES & ASSOCIATES	23395	DECANT FACILITY	12/31/2025	4,169.50	4,169.50
JONES & ASSOCIATES	23395	SD CROSSING OF RR AT 1325 W-DESIGN AND PERMITTING	12/31/2025	5,321.25	5,321.25
JONES & ASSOCIATES	23395	STORM DRAIN-CONSTRUCTION MANAGEMENT 400 W	12/31/2025	3,691.75	3,691.75
JONES & ASSOCIATES	23395	800 WEST AT PV DR STORM DRAIN-DESIGN	12/31/2025	87.75	87.75
JONES & ASSOCIATES	23395	800 WEST AT PV DR STORM DRAIN-CONSTRUCTION MGMT	12/31/2025	1,177.75	1,177.75
Total 41-46-310 PROFESSIONAL & TECHNICAL:				25,764.00	25,764.00
41-46-740 CAPTIAL OUTLAY - EQUIPMENT					
KEN GARFF FORD	122225	NEW #13 PICKUP - PW'S	12/22/2025	26,273.68	26,273.68
KEN GARFF FORD	122225	NEW #10 PICKUP - PW'S	12/22/2025	26,273.68	26,273.68
Total 41-46-740 CAPTIAL OUTLAY - EQUIPMENT:				52,547.36	52,547.36
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
KEN GARFF FORD	122225	NEW #6 PICKUP - PW'S	12/22/2025	52,547.36	52,547.36
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				52,547.36	52,547.36
45-46-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	78531	STOCK FOR UTILITY BILLS	01/31/2026	129.73	129.73
Total 45-46-240 OFFICE SUPPLIES AND EXPENSE:				129.73	129.73
45-46-310 PROFESSIONAL & TECHNICAL					
HELGESEN, HOUTZ & JO	90467	2700 NORTH CONNECTIVITY	12/30/2025	552.00	552.00
HORROCKS ENGINEERS	98110	SKYLINE DR ROW ADDITIONAL WORK	09/10/2025	2,177.81	2,177.81
JONES & ASSOCIATES	23395	2700 N INTERCONNECTIVITY PROJECT-DESIGN	12/31/2025	1,177.50	1,177.50
JONES & ASSOCIATES	23395	SKYLINE DR RR CROSSING-PROPERTY ACQUISITION	12/31/2025	678.50	678.50
JONES & ASSOCIATES	23395	SKYLINE DR RR CROSSING -ALIGNMENT DESIGN	12/31/2025	515.75	515.75
JONES & ASSOCIATES	23395	TRANSPORTATION UTILITY FEE (2025)	12/31/2025	594.00	594.00
JONES & ASSOCIATES	23395	2700 N INTERCONNECTIVITY PROJECT-PROPERTY ACQUISITION	12/31/2025	1,804.50	1,804.50
Total 45-46-310 PROFESSIONAL & TECHNICAL:				7,500.06	7,500.06
51-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	78531	STOCK FOR UTILITY BILLS	01/31/2026	129.73	129.73
Total 51-40-240 OFFICE SUPPLIES AND EXPENSE:				129.73	129.73
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
HYDRO SPECIALTIES CO	30390	2 BOXES OF NEW 1" METERS	12/17/2025	2,727.84	2,727.84
JOHNSON ELECTRIC MO	13403	ALDER 2 WELL WIRE REPAIR	12/09/2025	163.55	163.55
MOUNTAINLAND SUPPLY	S107528049.0	1 STICK OF 8" PVC C900	12/22/2025	489.55	489.55
MOUNTAINLAND SUPPLY	S107528049.0	2 8" ALPHAS REPLACEMENT FOR 875	12/22/2025	1,716.08	1,716.08
MOUNTAINLAND SUPPLY	S107528049.0	1 STICK OF 6" S900	12/29/2025	284.32	284.32
THATCHER COMPANY	202610010130	3 CYLINDERS RETURNED, 2 CYLINDERS MINUS CREDITS ON FIL	01/31/2026	692.11	692.11
ZION'S BANK-BANKCARD	011626-SHOP	OREILLY-REPLACEMENT PUMP PULL CORDS	01/16/2026	25.27	25.27
ZION'S BANK-BANKCARD	011626-UTILITI	LOWES- CONCRETE SCREW ANCHORS	01/16/2026	29.98	29.98
ZION'S BANK-BANKCARD	011626-UTILITI	MOUNTAINLAND-NEW GUARD FOR GRINDER	01/16/2026	23.67	23.67

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				6,152.37	6,152.37
51-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBU	0408882	DIESEL	12/03/2025	58.39	58.39
TOM RANDALL DISTRIBU	0411539	UTILITIES FUEL	01/27/2026	854.31	854.31
Total 51-40-251 VEHICLE:FUEL:				912.70	912.70
51-40-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD	011626-SHOP	OREILLY-OIL FILTER PU 16	01/16/2026	2.64	2.64
Total 51-40-253 VEHICLE: MAINTENANCE:				2.64	2.64
51-40-270 UTILITIES					
ENBRIDGE GAS	010726	ACCT #4827280000 MAC'S WELL SITE	01/07/2026	14.77	14.77
ENBRIDGE GAS	010726	ACCT #9943289080 PVBS GENSET	01/07/2026	54.48	54.48
ROCKY MOUNTAIN POW	122225	ACCT#448448856-0083 5 WATER SITES	12/22/2025	5,437.35	5,437.35
Total 51-40-270 UTILITIES:				5,506.60	5,506.60
51-40-280 TELEPHONE					
VERIZON WIRELESS	6132883132	UTILITIES TABLET	01/06/2026	20.01	20.01
VERIZON WIRELESS	6132883132	INSPECTOR TABLET	01/06/2026	12.28	12.28
VERIZON WIRELESS	6132883132	INSPECTOR CELL	01/06/2026	12.95	12.95
Total 51-40-280 TELEPHONE:				45.24	45.24
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
BADGER METER	80214844	1683 UNITS WITH CREDIT	10/30/2025	108.90	108.90
BADGER METER	80218066	1726 UNITS	11/26/2025	1,570.66	1,570.66
BADGER METER	80221370	1792 UNITS	12/24/2025	1,630.72	1,630.72
JONES & ASSOCIATES	23395	UTILITY MAPS-CULINARY WATER	12/31/2025	948.75	948.75
JONES & ASSOCIATES	23395	SANITARY SURVEY	12/31/2025	1,543.75	1,543.75
SMITH HARTVIGSEN, PLL	72737	WATER RIGHT REVIEW - WINERY GREEN HOUSE	01/02/2026	33.50	33.50
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				5,836.28	5,836.28
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202503741	146 BLUE STAKES	12/31/2025	60.01	60.01
BLUE STAKES OF UTAH	UT202503741	146 BLUE STAKES	12/31/2025	60.00	60.00
Total 51-40-610 MISCELLANEOUS SUPPLIES:				120.01	120.01
51-46-310 PROFESSIONAL & TECHNICAL					
HELGESEN, HOUTZ & JO	90467	ZONE 1 TANK PROPERTY	12/30/2025	5,376.00	5,376.00
Total 51-46-310 PROFESSIONAL & TECHNICAL:				5,376.00	5,376.00
51-46-740 CAPITAL OUTLAY/EQUIPMENT					
KEN GARFF FORD	122225	NEW #2 PICKUP - PWS	12/22/2025	26,471.18	26,471.18
KEN GARFF FORD	122225	NEW #3 PICKUP - PWS	12/22/2025	265.28	265.28
KEN GARFF FORD	122225	NEW #3 PICKUP - PWS (TYPO ON GL 51-46-740)	12/22/2025	26,262.92	26,262.92
Total 51-46-740 CAPITAL OUTLAY/EQUIPMENT:				52,999.38	52,999.38
51-46-820 INTERST ON BONDS					
US BANK	3156322	INTERNEST ON 2018 BOND	02/16/2026	8,233.50	8,233.50

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 51-46-820 INTERST ON BONDS:				8,233.50	8,233.50
53-40-100 CENTRAL WEBER SEWER DISTRICT					
CENTRAL WEBER SEWE	2328892	QUARTERLY FEES	02/12/2026	224,410.00	224,410.00
Total 53-40-100 CENTRAL WEBER SEWER DISTRICT:				224,410.00	224,410.00
53-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	78531	STOCK FOR UTILITY BILLS	01/31/2026	129.73	129.73
Total 53-40-240 OFFICE SUPPLIES AND EXPENSE:				129.73	129.73
53-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBU	0408882	DIESEL	12/03/2025	58.39	58.39
TOM RANDALL DISTRIBU	0411539	UTILITIES FUEL	01/27/2026	854.31	854.31
Total 53-40-251 VEHICLE:FUEL:				912.70	912.70
53-40-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD	011626-SHOP	OREILLY-OIL FILTER PU 16	01/16/2026	2.65	2.65
Total 53-40-253 VEHICLE: MAINTENANCE:				2.65	2.65
53-40-280 TELEPHONE					
VERIZON WIRELESS	6132883132	UTILITIES TABLET	01/06/2026	20.00	20.00
VERIZON WIRELESS	6132883132	INSPECTOR TABLET	01/06/2026	12.28	12.28
VERIZON WIRELESS	6132883132	INSPECTOR CELL	01/06/2026	12.94	12.94
Total 53-40-280 TELEPHONE:				45.22	45.22
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
JONES & ASSOCIATES	23394	WASATCH VIEW MHP SEWER EASEMENT ISSUES	12/31/2025	78.50	78.50
JONES & ASSOCIATES	23395	SANITARY SEWER MANHOLE INSPECTIONS	12/31/2025	238.00	238.00
Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:				316.50	316.50
53-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202503741	146 BLUE STAKES	12/31/2025	60.01	60.01
Total 53-40-610 MISCELLANEOUS SUPPLIES:				60.01	60.01
53-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	23395	SEWER REPLACEMENT ALONG US 89, BUDGE TO PV DR (CFP#2,	12/31/2025	981.25	981.25
Total 53-46-310 PROFESSIONAL & TECHNICAL:				981.25	981.25
53-46-730 IMPROVEMENTS-CONSTRUCTION					
MJM CONSTRUCTION, IN	011426	89 SEWER REPLACEMENT PR #4 FINAL	01/14/2026	27,952.65	27,952.65
Total 53-46-730 IMPROVEMENTS-CONSTRUCTION:				27,952.65	27,952.65
53-46-740 CAPTIAL OUTLAY - EQUIPMENT					
KEN GARFF FORD	122225	NEW #2 PICKUP - PW'S	12/22/2025	26,471.18	26,471.18
KEN GARFF FORD	122225	NEW #3 PICKUP - PW'S	12/22/2025	26,528.21	26,528.21
Total 53-46-740 CAPTIAL OUTLAY - EQUIPMENT:				52,999.39	52,999.39

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
55-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	78531	STOCK FOR UTILITY BILLS	01/31/2026	129.73	129.73
Total 55-40-240 OFFICE SUPPLIES AND EXPENSE:				129.73	129.73
55-40-500 COLLECTION-GARBAGE					
REPUBLIC SERVICES #4	0493-0008598	3367 CANS	12/31/2025	20,572.98	20,572.98
REPUBLIC SERVICES #4	493000085085	DUMPSTER SITES	10/01/2025	432.99	432.99
REPUBLIC SERVICES #4	493000085261	DUMPSTER SITES	11/01/2025	432.99	432.99
REPUBLIC SERVICES #4	493000085456	DUMPSTER SITES	12/01/2025	432.99	432.99
REPUBLIC SERVICES #4	493000846312	DUMPSTER SITES	09/01/2025	236.30	236.30
REPUBLIC SERVICES #4	493000859200	DUMPSTER SITES	01/01/2026	432.99	432.99
Total 55-40-500 COLLECTION-GARBAGE:				22,541.24	22,541.24
55-40-501 COLLECTION-RECYCLING					
REPUBLIC SERVICES #4	0493-0008598	2467 CANS	12/31/2025	13,954.89	13,954.89
Total 55-40-501 COLLECTION-RECYCLING:				13,954.89	13,954.89
55-40-510 DISPOSAL-GARBAGE					
WEBER COUNTY TRANS	123125	268.67 TON	01/02/2026	13,433.50	13,433.50
Total 55-40-510 DISPOSAL-GARBAGE:				13,433.50	13,433.50
55-40-511 DISPOSAL - RECYCLING					
WASATCH INTEGRATED	INV74984	2.38 PO	12/31/2025	107.10	107.10
WASATCH INTEGRATED	INV75005	1.73 PO	12/04/2025	77.85	77.85
WASATCH INTEGRATED	INV75023	1.96 PO	12/05/2025	88.20	88.20
WASATCH INTEGRATED	INV75077	3.42 PO	12/10/2025	153.90	153.90
WASATCH INTEGRATED	INV75097	3.26 PO	12/11/2025	146.70	146.70
WASATCH INTEGRATED	INV75109	2.1 PO	12/12/2025	94.50	94.50
WASATCH INTEGRATED	INV75172	1.82 PO	12/17/2025	81.90	81.90
WASATCH INTEGRATED	INV75195	1.38 PO	12/18/2025	62.10	62.10
WASATCH INTEGRATED	INV75214	1.8 PO	12/19/2025	81.00	81.00
WASATCH INTEGRATED	INV75272	3.02 PO	12/24/2025	135.90	135.90
WASATCH INTEGRATED	INV75285	2.61 PO	12/27/2025	117.45	117.45
WASATCH INTEGRATED	INV75337	2.88 PO	12/31/2025	129.60	129.60
Total 55-40-511 DISPOSAL - RECYCLING:				1,276.20	1,276.20
60-36-800 CONTRIBUTIONS/GRANTS					
FARR WEST CITY	012726	REIMB TO FARR WEST CITY FOR PROJECT EXPENSES WACOG F	01/27/2026	3,650.25	3,650.25
Total 60-36-800 CONTRIBUTIONS/GRANTS:				3,650.25	3,650.25
Grand Totals:				858,019.84	858,019.84

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

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

January 27, 2026

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:01 P.M.

MAYOR:

Steve Gibson

COUNCILMEMBERS:

Ann Arrington (via Zoom)
Johnny Ferry
David Marriott
Sara Urry
Sean Wilkinson

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Stetson Talbot
Tammy Eveson
Matt Wilson-attorney

VISITORS:

Matt Ryder	Ellen Johnson
Dana Gibson	Brenda Scoville
Boston Scoville	Stockton Scoville
Kyle Scoville	Sharlene Call
Leonard Call	Emily Scoville
Holly Homan	John Morris
Biran Gray	Scott Reittinger
Chis Casey	Rob Sant
David Gossner	

1. Introduction.

- a. **Pledge of Allegiance and Opening Prayer, Reading, or Expression of Thought: (*Councilmember Dave Marriott*).**
- b. **Declaration of Conflicts of Interest.** CM Ferry: I am a member of the Utah Manufacturing Association. I serve as the president of that association so I will recuse myself from the Rise discussion.
- c. **Public Comments/Questions for the Mayor & Council (limited to 3 minutes).**
None.

2. Consent Items. Bills of Pleasant View City

Motion was made by CM Marriott to approve the bills of Pleasant View City. 2nd by CM Urry.
Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

3. Caught Being Good. Presentation of award. (Presenters: Neighborhoods in Action Committee - Mayor Gibson & Dana Gibson)

Dana Gibson announced the creation of the Neighbors in Action Committee, formed with council member's spouses: Lee Marriott, Sunny Wilkinson, and Jen Ferry. The committee aims to bring the community together and recognize individuals who make positive contributions.

For January, Kyle Scoville was selected as the first recipient after receiving multiple nominations. He was recognized for regularly serving the community by cleaning parks and trails with his family, volunteering as a recreation sports coach, and setting a strong example of service for his children, who also actively help others. Mayor Gibson expressed support for the initiative and presented Kyle with a certificate, thanking him and his family for their ongoing contributions to the community.

4. Vacate Possible Future Right-of-Way. Consider vacating a possible future eighty (80) foot right-of-way at approximately 2847 N Parkland Blvd, within the Simon Goe Subdivision, Ordinance 2026-4. (Presenter: Tammy Eveson)

Tammy Eveson: planning commission is recommending release of the ROW. It involves a previously proposed future right-of-way running east-west along the southern boundary of Lot 103R in a subdivision. That right-of-way was originally planned as a possible railroad crossing location. Since subdivision approval, Union Pacific Railroad has restricted crossing locations, and this site is no longer eligible. Because a crossing will not be built there, the right-of-way is no longer needed and has already been removed from the future land use road map. The release aligns with a prior compromise with the landowner during subdivision approval: if the road was no longer necessary, it would be vacated. Access to western properties will instead come from Parkland extending north and curving west. The city still plans to establish a railroad crossing elsewhere (further north), but that process is ongoing and complicated by engineering constraints, train stacking distance requirements, and limited allowable crossing windows set by Union Pacific.

Motion was made by CM Marriott to vacate a possible future eighty (80) foot right-of-way at approximately 2847 N Parkland Blvd, within the Simon Goe Subdivision, Ordinance 2026-4. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

5. Award Storm Drain Crossing of Railroad Bid. Discussion and possible consideration to award the bid for the Storm Drain Crossing of Railroad at 1325 West project in the amount of \$289,203.21 to Allied Underground Technology. (Presenter: Tyson Jackson)

Mayor Gibson: this is by the Multi-Sports Park. It is upsizing the drain for the detention basin. The council discussed awarding a \$289,321 bid to Allied Underground Technology. Tyson Jackson: the project is coming under the budget of \$700,000. It will upsize the drain to improve use of the detention basin and address long-standing flooding issues caused by undersized railroad crossings. The project is impact fee-eligible and important for stormwater functionality and regional growth. Allied's bid came in significantly lower than others due to their use of a different boring method and in-house equipment rather than subcontracting. Engineering vetted the contractor and found no concerns. Working with the railroad involves complex permitting and on-site monitoring by Rail-Pros and the city has already secured key permits.

Motion was made by CM Marriott to award the bid for the Storm Drain Crossing of Railroad at 1325 West project in the amount of \$289,203.21 to Allied Underground Technology. 2nd by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

6. Award Sewer Line Extension Along US 89 to 3000 North Bid. Discussion and possible consideration to award the bid for the Sewer Line Extension Along US 89 to 3000 North project in the amount of \$189,211.00 to Forefront General Contracting. (Presenter: Tyson Jackson)

Tyson Jackson: this project supports construction of the city's new decant facility and will help meet stormwater compliance requirements and potentially serve other communities. There has been significant coordination with property owners along US-89. The extension will tie into the existing sewer main. As part of right-of-way agreements, three homes will be connected to the sewer line and replacing their septic systems. The optional bid item compared boring versus open-cut trenching methods to allow flexibility based on contractor capabilities and pricing.

Motion was made by CM Urry to award the bid for the Sewer Line Extension Along US 89 to 3000 North project in the amount of \$189,211.00 to Forefront General Contracting. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

7. Memorandum of Understanding (MOU). Discussion and consideration to enter into a Memorandum of Understanding with The Internet Crimes Against Children (ICAC) Task Force Program. (Presenter: Stetson Talbot)

Stetson Talbot: The proposed MOU with the Internet Crimes Against Children Task Force (ICAC), through the Attorney General's Office, is designed to strengthen Pleasant View's ability to combat online crimes against children. Internet-related crimes against children are increasing. Nearly all children now have smartphones and online access. We have limited local resources. These crimes are complex and require specialized training, technology, and personnel that the city cannot fully provide alone. We will assign an officer to the task force. The officer can share current trends and provide education. There is a minimal financial impact. The only cost is training and time.

Motion was made by CM Marriott to enter into a Memorandum of Understanding (MOU) with The Internet Crimes Against Children (ICAC) Task Force Program. 2nd by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

8. Planning Commission Vacancies. Discussion and possible action to appoint two members to the Planning Commission.

Steve Gibson: Sean Wilkinson and Julie Farr need to be replaced on the planning commission. Julie Farr will still be attending the February 2026 meeting.

Motion was made by CM Marriott to appoint John Morris and David Gosner from alternative planning commission members to full planning commission members and to appoint Brian Gray as an alternate planning commission member effective February 1, 2026. 2nd by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

9. Strategic Planning. Schedule a Strategic Planning Work Session.

A strategic planning work session will be held Saturday, February 28, 2026, from 8am to 10am. Chick-fil-A breakfast will be provided for the members.

Recess the City Council Meeting and go into the Redevelopment Agency Meeting.

10. Rise Community Reinvestment Area Project Area Plan. Discussion and possible consideration to approve the Rise Community Reinvestment Area Project Area Plan, as approved by the Pleasant View City Redevelopment Agency as the Official Community Reinvestment Project Area Plan, Ordinance 2026-5. (Presenters: Rob Sant)

Motion was made by CM Wilkinson to approve the Rise Community Reinvestment Area Project Area Plan, as approved by the Pleasant View City Redevelopment Agency as the Official Community Reinvestment Project Area Plan, Ordinance 2026-5. 2nd by CM Urry. Voting Aye: CM Urry and CM Wilkinson. Voting Nay: CM Arrington and CM Marriott. Mayor Gibson voted Aye to break the tie. CM Ferry recused himself and sat in the audience. Passed 3-2.

11. Other Business.

Laurie Hellstrom: you have the financials and new business licenses list in your packet.

Andrea Steiniger: I have ULCT books for the council.

Mayor Gibson: remember the OPMA training.

Stetson Talbot: the police are fully staffed and coverage is good. Crime is low this year. We have a new baby in the office. I am filling in for Aleisha.

Tyson Jackson: thanks for your project support. We are hiring back Parker in the streets. We still are down two positions. We are finishing audit items. We have two new babies in our department.

CM Arrington: what is the city council's appetite for one newsletter per household and no Facebook? There is direct app messaging. It is \$5k per month for services. CM Urry: would the staff be responsible for it? Andrea Steiniger: we have a subscription on our website. CM Marriott: we need to get away from social media and focus on the website. CM Urry: don't get rid of all channels of communication. Discussion continued.

CM Wilkinson: I have received an email from residents. How do we respond to issues? I don't think we should respond. CM Urry: forward them to staff. Matt Wilson: they send questions to you because they don't like staff's answers.

CM Urry: Local Officials Day was good. There were 20 kids.

CM Marriott: Founders Day meeting is February 4th. We need to get a grant for America250. Mayor Gibson: I would like to have coins.

12. 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.

13. Adjournment: 8:29 P.M.

Motion was made by CM Ferry to adjourn. 2nd by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. Motion passed 5-0.

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

February 4, 2026

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 4:00 P.M.

MAYOR:

Steve Gibson - *called to order*

COUNCILMEMBERS:

Ann Arrington
Johnny Ferry
David Marriott – *conducted the meeting*
Sara Urry
Sean Wilkinson

STAFF:

Andrea Steiniger
Tyson Jackson
Heather Gale
Mike Hurst
Robbie Done

VISITORS:

Wynn Phillips
Lynn Christensen
Becky Stokes

Business:

1. Founder's Day Celebration Work Session.

The Founder's Day committee met for the first work session for the Founder's Day Celebration 2026.

Adjournment: 4:59 P.M.

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

February 10, 2026

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

MAYOR:

Steve Gibson

COUNCILMEMBERS:

Ann Arrington (via Zoom)
Johnny Ferry
David Marriott
Sara Urry
Sean Wilkinson

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Stetson Talbot
Tammy Eveson
Matt Wilson-attorney

VISITORS:

Geneva Blanchard
Brent Bailey

1. Introduction.

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

2. Subdivision Final Acceptance. Discussion and possible action to consider granting final acceptance to Oman Estates Subdivision and end the guarantee period. (Presenter: Tammy Eveson)

Tammy Eveson: we have a letter of recommendation from our engineer. There are no outstanding accounts receivable fees. We recommend granting final acceptance and release of escrow.

Motion was made by CM Urry to granting final acceptance to Oman Estates Subdivision and end the guarantee period as stated. 2nd by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

3. Public Hearing - Real Estate Purchase Contract for Land and Deceleration Lane Construction Exchange. Discussion and possible action approve a Real Estate Purchase Contract for Land and Deceleration Lane Construction at 3528 N HWY 89. (Presenter: Andrea Steiniger)

Mayor Gibson: this item regarding the real estate purchase contract for a land exchange and deceleration lane construction was previously voted on but required a public hearing prior to

revisions to the addendum. Here are the changes in the addendum: Item 2: language revised from "promise to perform" to "perform the obligations," clarifying EK Bailey's obligation to complete improvements. Item 4: removed language tying construction of improvements to issuance of a building permit, placing responsibility and risk for improvements on EK Bailey at the time of the land swap. Item 5 (new addition): added temporary construction easement for access related to the railroad crossing project previously approved by council. This item was included in the emailed packet but was inadvertently omitted from the printed packet. There are 68 parking stalls to be made available for City overflow use at the multiport park. There is a cross-access easement to connect property to the south. To clarify the gate locations, there is no gate on the north or south ends of the future-use parcel; gate placement confirmed as shown on plans. Geneva Blanchard: the cost estimate was from June. The pricing remains unchanged and we are comfortable with the estimate. The curb, gutter, and asphalt extend to the entrance of the City park. The additional bullet points were added for clarity following prior council discussion. Some benefits (e.g., 68 parking stalls, ongoing maintenance and snow removal, asphalt maintenance in perpetuity) are difficult to monetize but represent added value to the City. Andrea Steiniger: without the land swap, the City would be responsible for certain improvements beneficial only to the City, including parking and park entrance improvements.

Motion was made by CM Marriott to open a public hearing to consider approval a Real Estate Purchase Contract for Land and Deceleration Lane Construction at 3528 N HWY 89. 2nd by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

Mayor Gibson asked for comments from the public. None were given.

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

Motion was made by CM Marriott to approve the Real Estate Purchase Contract for Land and Deceleration Lane Construction at 3528 N HWY 89. 2nd by CM Ferry. Roll call vote: Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry. Voting nay: CM Wilkinson. Passed 4-1.

Mayor Gibson: we are receiving a greater value than the small parcel of property being exchanged. Thanks to Brent Bailey for locating his offices in Pleasant View and welcome to the community.

4. Public Infrastructure District (PID). Discussion and possible action to create a Public Infrastructure District (PID) for Farr West Landing located at approximately east of I-15 and north of 2700 N in Farr West City and Pleasant View City. Requester: Woodsonia Farr West, LLC. (Presenter: Andrea Steiniger)

Andrea Steiniger: there have been many meetings about this project, including numerous discussions outside of council meetings. It has been a long project over a couple of years. Last summer, the developer submitted a letter of intent and a petition to create a Public Infrastructure District that would cover the development. However, they did not have 100% of the property owner signatures, so the petition was rejected. They recently resubmitted it. Some items were sent back for corrections, so the city has not officially accepted their letter of intent or petition for the Public Infrastructure District. For those unfamiliar with Public Infrastructure Districts, a PID is a financing tool authorized by Utah State Code that allows developers to issue bonds to cover public infrastructure within a development area. The developer then creates a special assessment against the properties within that area. The property owners pay the assessment through their property taxes, but only the properties included in the development are subject to the additional levy. The process generally works as follows: the developer applies for the Public Infrastructure District, obtains bonds, completes the improvements, and implements a special assessment. The repayment of the bonds comes through the additional property tax assessment placed on those properties within the district. As an overview of the Farr West Landing Project, the triangular portion at the top of the development is the only piece located in Pleasant View. The developer has indicated plans for a Target store, a junior box retail store, restaurants, and approximately 200 housing units. For the lot in Pleasant View, there has been discussion of a possible hotel or retail use. The dashed line at the top of the plan indicates the location of the detention basin for the project. The general development

area was shown, along with a larger vicinity map for context. A plat was shown of all the properties within the development that would be subject to the levy. The triangle at the top, located in Pleasant View, and most of the commercial development below would be included. The housing development is not included in the PID, meaning those properties would not be responsible for the additional tax assessment for the district improvements. The council can discuss their general feelings about PIDs and whether to move forward in this area. The city has not accepted the proposal and may choose not to proceed. If the process moves forward, a governing document would be drafted outlining the terms and agreements. The developer has proposed a six-mill levy, which is relatively high. This equates to 0.006 times the property valuation, or \$6 per \$1,000 of assessed value. The proposal includes just over \$3 million in public infrastructure costs, though the mill levy and included items that are negotiable. As an example, if a hotel similar to the Comfort Inn across 2700 North were built in the Pleasant View portion, the proposed assessment could increase annual property taxes from approximately \$68,000 to \$108,000. Concerns were expressed about the small portion of the project located in Pleasant View compared to the majority in Farr West. The concern is that Pleasant View's small "shark fin" portion could bear a disproportionate tax burden for infrastructure largely benefiting Farr West. Farr West is separately considering its own PID for its portion of the project. Farr West officials have indicated they would like to know Pleasant View's position. The project also involves road improvements, some of which are being funded through Weber Area Council of Governments (WACOG) funds to widen roads from 70 feet to 80 feet. The PID cannot reimburse portions already funded by WACOG. The developer has also utilized a Community Reinvestment Agency (CRA) in Farr West and sales tax increments. In addition to CRA funds and WACOG funding, the developer is seeking to use a PID, effectively utilizing multiple public funding sources.

Additional concerns were raised about placing long-term financial burdens on future property owners and tenants. PID assessments can result in a lien on the property for up to 30 years, and foreclosure is possible for nonpayment. Also a concern that the project cant do this without this. The project should have the ability to do the project without additional funding. Questions were also raised about whether including infrastructure that primarily serves housing—while excluding housing units from the PID assessment—aligns with the intent of the law. It was noted that Pleasant View, under an interlocal agreement with Farr West, will provide approximately 70% of the sanitary sewer service and about 90% of the stormwater service for the development. Impact fees for sanitary sewer and stormwater will go to Pleasant View, and sewer monthly fees will be split 50/50 between the cities. The general consensus of the council was not supportive of pursuing the PID in its current form. Given that the application has not been formally accepted and corrections are still required, the council provided informal direction to staff that they are not interested in moving forward at this time.

5. Insurance Broker Appointment. Discussion and possible action to appoint Camren Applegate with The Buckner Company as the city's employee benefits advisor and insurance broker.

Laurie Hellstrom: Doug Bronson has been our broker for years. He is retiring and he has recommended Camren Applegate. We soon need to start checking into health insurances. I am relying on Doug's recommendation. There is no cost to the city.

Motion was made by CM Marriott to appoint Camren Applegate with The Buckner Company as the city's employee benefits advisor and insurance broker. 2nd by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

6. Other Business.

Tyson Jackson: we have a pre-con meeting for the sewer project scheduled. We will be surplus five trucks. Steve Gibson: have it presented to the council at next meeting before the surplus. Tyson Jackson: it is based on the Blue Book value.

Stetson Talbot: we promoted Justin Matson to Sergeant. We have one officer leaving and a part-timer filling the position and we have another part-time being hired. We are moving forward with active shooter training and coordinating with the schools on the Guardian Program.

Ann Arrington: send upcoming newsletter items to me.

Mayor Gibson: Communication will be a topic at our upcoming work session. Sara Urry helped me last month. She did a great job on some of the things we worked on last year. Thank you, Sarah, for your input. We talked about making the cemetery the subject of the mayor's message. There have been many questions about it, so we may share more information. I appreciate Ann Arrington for her efforts to improve the quality of our communication. We may update the newsletter next month. Brianna has also done a good job improving it.

Andrea Steiniger: everyone should have received an email about the Franklin Covey program. It focuses on leadership, teamwork, and personal and professional improvement. It is free to us. Participation is optional. If 70% participate, we receive insurance incentives from the Trust. An update on the Farr West Landing development. The city is working on the 1740 West connection. This requires acquiring three properties and an easement over the pipeline. One property belongs to Union Pacific Railroad. The process has been complex. The city purchased the northern piece at the minimum bid. For the southern crossing, Union Pacific requested a higher value. The city completed an appraisal and submitted an offer. Union Pacific issued a letter of understanding approval to sign. It will be on the next agenda.

Johnny Ferry: My apology for canceling a tour with Tyson due to a meeting at the governor's office. The meeting will be rescheduled. I attended the League of Cities meeting in Salt Lake. It was my first time attending in person. It was helpful to see that other cities face similar issues. The meetings are held every Monday during the legislative session in the Senate building, with Zoom access available. Participants can vote using 'Slido'. Each city has three official votes. Over 400 people participated in the last meeting.

CM Urry: EZ RAMP Grants are due March 20. We need to talk about what we want to apply for.
Tyson Jackson: I had a meeting with some department heads regarding ideas. The grant is now \$3,500.

Mayor Gibson: I check the cost of coins. Is there a possibility of using grant funds for the coins and selling them? CM Urry: I will confirm whether grant funds can be used for coins.

CM Wilkinson: I took a tour of the city with Tyson and Andrea. I also met with Andrea and Tammy to review our planning application processes and efficiencies. I will prepare a written recommendations for the mayor.

Mayor Gibson: I want each council member to prepare a 15-minute presentation for the work session. I want a structured agenda with clear ideas and goals. There will be some open discussion, but the goal is to leave with clear direction and strategic goals, including plans for economic development. Come prepared with stuff.

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).

Motion was made by CM Urry to go into a closed meeting to discuss property acquisition in Pleasant View City. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. Motion passed 5-0.

Minutes of the closed meeting are protected records and are filed separately.

Motion was made by CM Wilkinson to end the closed meeting. 2nd by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. Motion passed 5-0.

8. Adjournment: 7:15

Motion was made by CM Marriott to adjourn. 2nd by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. Motion passed 5-0.

ORDINANCE 2026-9

AN ORDINANCE AMENDING CHAPTER 12.12 - PARK REGULATIONS ORDINANCE.

WHEREAS, Pleasant View City is desirous to update the ordinance to address pickleball court reservations; and

WHEREAS, Pleasant View City is desirous to update the ordinance to remove listed fees from the code and refer them to the Consolidated Fee Schedule; and

WHEREAS, Pleasant View City is desirous to clarify current policy; and

WHEREAS, Pleasant View City has determined that such amendments are in keeping with the practices of the City; and

WHEREAS, Pleasant View City finds that such amendments are in the interest of the City.

NOW THEREFORE, be it hereby ordained that:

SECTION ONE: Chapter 12.12 – Park Regulations is hereby amended as stated in ‘Exhibit A’ attached.

SECTION TWO: This ordinance shall take effect immediately.

DATED this 24th day of February, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

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

CM Arrington _____
CM Ferry _____
CM Marriott _____
CM Urry _____
CM Wilkinson _____

Chapter 12.12 - Park Regulations

12.12.010 Prohibited Acts. It is unlawful for any person:

A. To ride or operate any vehicle, or any bicycle, or similar device, or any horse or animal in or about any park within the corporate limits of the city, except upon roadways lawfully established for that purpose, or to play or practice golf or similar games on any such park;

B. To park or stop any trailer at any place within a park except for such a time as may be reasonably required to unload any property from the trailer;

C. To sleep at any place in any park;

D. To hitch or fasten any horse or other animal to any tree, shrub, fountain, monument, lamp post, fencing, or any other ornament or improvement situated in any park, other than designated hitching rails;

E. To allow any animal under his/her control to stand near enough to any tree or shrub to bite, rub against, or otherwise injure the same;

F. To willfully deface or injure any grass, plant, tree or shrub within any park;

G. To use threatening, abusive, insulting or indecent language in any park, or to create any nuisance or offense or to scratch, cut, injure, or deface, or write upon, any of the buildings, fences, structures, or trees, or to foul any of the fountains, streams, or improvements within such parks. For the owner or person in charge of any dog, or other animal to permit such dog, or other animal, to run at large within such park, with the exception of a designated dog park;

H. To hold any meeting, gathering or picnic, musical, theatrical or other entertainment in any park without first having obtained permission for the same from the city;

I. To fire or discharge any firearm, firecracker, fireworks, or explosives within any park;

J. To litter any park, or to leave or deposit any garbage, junk, or refuse of any kind, other than in receptacles provided for that purpose;

L. Slacklines, tightropes, hammocks, and other such activities and equipment are prohibited in all City parks;

M. To leave any sports or recreational equipment on or around the park lawns;

N. To set up and use inflatable bounce houses, inflatable slides or similar items on city property.

(Ord.2024-15, dated 7/23/24; prior codes: Ord.2024-6, dated 2/13/24, Ord.2022-20, dated 6/28/22, Ord. 87-2 (CC.§8-47(1)), 1987)

12.12.015 Designated Hours. It is unlawful for any person, other than a peace officer on duty, or a public employee or City officer in the discharge of official duties, to be in or about any park within the corporate limits of the City between one-half (1/2) hour after sunset and one-half (1/2) hour before sunrise. No overnight parking or camping is allowed.

Exception: Participation in, or attendance at a City authorized sporting event or other City authorized event, or in connection with a City approved reservation of park facilities by an individual or group. Pickleball courts are available for use until 11 p.m. Lights and power will shut off automatically around this time. No overnight parking or camping is allowed. (Ord.2024-6, dated 2/13/24; prior codes: Ord.2022-20, dated 6/28/22, Ord.2019-2, dated 5/14/19, Ord.2010-20, dated 9/28/10)

12.12.020 Restroom facilities. Are located at many Pleasant View City parks for public use. These buildings are open for use from approximately May 1 – September 30 each year. Events scheduled outside this period, or events with 200 or more attendees, the City Administration may require portable restroom facilities at the cost of the applicant for reservation. (Ord.2024-6, dated 2/13/24; prior codes: Ord.2022-20, dated 6/28/22, Ord.2018-3, dated 10/9/18, Ord. 87-2 (CC.§8-47(2)), 1987)

12.12.025 Reservations and Fees. City parks have a variety of amenities, including playgrounds, play courts, trails and open spaces. These amenities may not be reserved by the general public and are available on a first come first serve basis to the public, unless authorized by the City Administration. Athletic fields are used by City Parks and Recreation programs and events, these have priority to any scheduling requests from outside recreational leagues or other reservation requests.

Pickleball Courts Rental and Usage:

~~Courts are open for the public to use on a first come first served basis and are generally not reservable unless an exception has been authorized by the City Administration. Courts may be reserved only for tournaments with an approved Special Event Application and fee of \$300 per day.~~

Reservation Availability.

- Individual court reservations may be made for the East Courts (4).
- Tournaments/Clinics reservations may be made for either the East Courts (4) or the West Courts (6).
- All ten (10) courts may be reserved for a tournament/clinic limited to once per month for the City as a whole.
- Court reservations will be displayed through a QR code posted at the East Courts.
- Access to unreserved courts will remain open on a first-come, first-served basis.
- No individual court reservations will be available prior to 10:00 a.m. - mornings are strictly open play.
- Reservation approvals are subject to court availability and priority scheduling (Priority order: 1-Pleasant View City programs, 2-Permitted tournament/clinic events, 3-Individual reservations, 4-Walk-on/open play).

Reservation Process.

Reservations for individual courts:

- Can be made on the 1st day of each Month for that Month.
- Must be made 48 hours prior to the reservation.
- Maximum of 1 reservation per person per day.
- Online via www.pleasantviewut.gov under the Recreation tab through 'Sportsites'.

Reservations for Tournaments/Clinics

- Can be made on the 1st day in January for that year.
- Must be made at least 2 weeks prior to the reservation.
- Online 'Pickleball Event Application' submitted to and approved by the Recreation Director.

Reservation Rates.

- Refer to Pleasant View City's Consolidated Fee Schedule.
- If a reservation is for profit (including coaching, entrance fees, etc.), an insurance certificate is required.
- By reserving, you agree to follow Pleasant View City Court Reservation and Usage rules.

Basement Rental

- Reservation Rates: Refer to Pleasant View City's Consolidated Fee Schedule.

The following fees shall apply:

Pleasant View City Office Basement Rental	\$100 minimum fee
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\$50 per hour for first 2 hours + \$25 per hour for each additional hour	Calculated by the hour
Deposit refundable subject to any damage incurred or additional cleaning required	\$200
Cancellation fee	\$10

- There is no charge for set-up during business hours.
- All building use rentals are subject to the availability per City staff with at least three business days' notice required.
- All rental fees are required to be paid before reservation is confirmed.
- The rental fee for the use of the Pleasant View City Basement for a community benefit may be waived by the City Administration.
- **By reserving, you agree to follow Pleasant View City Basement Policy Agreement.**

Bowery Reservations

- **Reservation Rates: Refer to Pleasant View City's Consolidated Fee Schedule.**
- **Events: all weddings, receptions and any group of 200 or more (must have a bowery reservation and submit a Special Event Application and Special Event Fee upon approval.**

The following fees shall apply:

PV Resident

Bowery Reservation basic	\$50 per day
Events: all weddings, receptions and any group of 200 or more (must have a bowery reservation- fees below are additional) *must submit a Special Event Application *event fee upon approval	\$50 \$50

Non-Resident

Bowery Reservation basic	\$100 per day
Events: all weddings, receptions and any group of 200 or more (must have a bowery reservation- fees below are additional) *must submit a Special Event Application *event fee upon approval	\$100 \$100

All:

Cancellation & Modification fee	\$10
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- Reservation policy: reservations must occur with at least three business days' notice required.
- Refund policy: if notice of cancellation is received by the City three (3) or more days prior to the reservation, a full refund less \$10.00 will be issued by the City. No refund will be issued if reservation is cancelled less than three (3) days in advance. Refunds are not given in cases of inclement weather unless the entire event is cancelled.

Field Reservations

- **Reservation Rates: Refer to Pleasant View City's Consolidated Fee Schedule.**

The following fees shall apply:

Field Reservation: Individual Use ₁	\$10/field/hour
Field Reservation: League Practice (multiple teams) ₂	\$25/field/hour
Field Reservation: Single League Game ₃	\$100 = 1 game
Field Reservation: League Games/Tournaments ₄	\$250/day = 2+games
Staff Assistance upon request with approval	\$70/hr

Horse Arena	No reservation required
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- All City Recreation Programs take priority in field usage and all reservations must be made through the City’s Recreation Director at a minimum of 72 hours in advance.
- League games/tournaments will be scheduled with no overlapping bowery rentals and the City will manage additional restroom needs
- Users must have approval from Recreation Director prior to field painting and net placement
- Violation of policies and proper reservation and payment (may result in suspension of use as determined by City Administration.
- **Definitions:**
 - ₁ Individual use is defined as use by a private/single individual or team.
 - ₂ League practice is defined as multiple teams/groups using the field at the same time.
 - ₃ Single league game is defined as a small block of time in which one team holds an organized/scheduled game against another team with spectators present.
 - ₄ League games/tournaments are defined as two (2) or more organized/scheduled games with spectators present.

Recreation Programs

- Reservation Rates: Refer to Pleasant View City’s Consolidated Fee Schedule.

The following fees shall apply:

Flag Football: grades 1-6	\$55 per participant
Basketball: Instructional League grades 1-2	\$50 per participant
Basketball: grades 3-9	\$60 per participant
T-ball: pre-K and Kindergarten	\$45 per participant
Baseball/softball: grades 1-9	\$55 per participant
Coed softball: grades 9-12	\$25 per participant

- Pleasant View City provides certain recreational programs on an annual, seasonal or limited basis. Additional programs may be offered and set forth on the City Website or other reasonable means of notice.

Special Events

- **Reservation Rates: Refer to Pleasant View City’s Consolidated Fee Schedule.**
- A Special Event Application must be completed for any non-City sponsored event that is planned to take place on Pleasant View City property:
 1. When the public is invited to attend;
 2. For any event that involves blocking public streets or sidewalks;
 3. For all weddings
 4. For events using additional space surrounding a bowery; or
 5. For events that involve 200 people or more.
- Special Event Applications can be found on the City Website.

Special Event fee	-
PV Resident:	\$50 application fee + applicable fees
Non-resident:	\$100 application fee + applicable fees

- Application fees due upon submittal of application and applicable fees are due upon approval.

(Ord.2024-15, dated 7/23/24; prior code: Ord.2024-6, dated 2/13/24)

12.12.030 Special Regulations – Wadman Nature Park. The following special regulations apply to Wadman Nature Park:

A. Park patrons shall stay on the improved trails and paths, so as to not tread on or disturb the delineated wetland area. Special exceptions may be granted by the city administrator, or his/her designee, for maintenance of or improvements/enhancements to the park. Any authorized activity in the delineated wetland area shall comply with the requirements of the wetland mitigation permit.

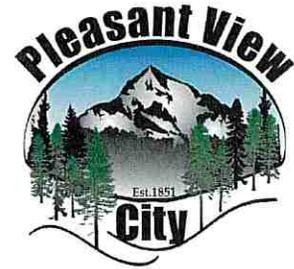
B. Park trails and paths are for pedestrian purposes only. No dogs, horses or pack animals or wheeled means of transportation, motorized or not, are allowed (except for child strollers and mobility devices for disabled persons).

C. Park hours: The park trails shall be open to the public on a daily basis from dawn to dusk. (Ord.2022-20, dated 6/28/22; prior code:Ord.2019-2, dated 5/14/19; Ord. 2010-20, dated 9/28/10)

12.12.035 Applicability. The provisions of this section shall not be applicable to any public officer or employee while such officer or employee is acting within the scope of his/her employment or position. (Ord.2022-20, dated 6/28/22; prior code:Ord.2018-3, dated 10/9/18; Ord. 87-2 (CC §8-47(2)), 1987)

12.12.040 Violations. Any person violating any provision of this section shall be deemed guilty of a misdemeanor, and shall be punished as provided by law. (Ord.2022-20, dated 6/28/22; prior code:Ord. 87-2 (CC §8-47(3)), 1987)

PARK USE GUIDELINES



Your cooperation in observing the following rules and regulations will allow all to enjoy Pleasant View City parks.

Pleasant View City Office

520 W Elberta Dr. Pleasant View, UT 84414

Monday – Thursday, 8 AM – 5 PM | Friday – 8 AM – 12 PM

Main phone: (801) 782-8529

After hours on-call: (801) 547-7772, evenings and weekends only

Park Use Guidelines

Vehicles - Vehicles and/or recreational vehicles are not allowed on grass areas. If this is needed for use, a Special Events Application is required.

Dogs – Dogs are allowed in all City Parks (except Wadman Park) as long as the dogs are leashed and kept in the owner’s control. Dogs may run at large under the owner’s control at the ‘dog park’ located on the grass area in front of City Hall. Owners are responsible to clean up after their pets.

Park curfew is 11 p.m. Lights and power will shut off automatically around this time. No overnight parking or camping is allowed.

Restroom facilities are provided at many Pleasant View City parks for public use. These buildings are open for use from approximately May 1 – September 30 each year. Events scheduled outside this period, or events with 200 or more attendees must rent portable restroom facilities at their own cost.

Trash. To help keep parks clean for all patrons and maintenance costs down, those who rent park pavilions or other park areas are asked to remove all trash generated from their event. The standard set by state and national parks to “Pack it in, Pack it out” will help us continue to provide these facilities at a low cost. Please carry out all trash from your visit.

Tampering or Modifying Park Equipment Prohibited. Tampering with the sprinkler systems, fountains, water taps, circuit breakers, light plugs or restroom fixtures is considered vandalism. Please notify the Police Department if you witness damage, vandalism or illegal activity in the park. Tables may not be moved around the park and tables that are anchored must remain fastened to the floor. Do not freeze ice cream on the grass or dump anything on the grass except water.

Alcoholic Beverages Prohibited. All alcoholic beverages are prohibited in all Pleasant View City parks.

Playground Equipment. Children are required to be supervised at playgrounds, parking lots, restrooms and near open water areas.

Charcoal Grills. Charcoal grills may be used at Shady Lane Park in accordance with North View Fire regulations. It is your responsibility to verify and adhere to restrictions. Open fires are prohibited. Please contact North View Fire at (801) 782-8159 for further information on fire restrictions. Users must extinguish all hot coals and briquettes; never place hot coals in the garbage receptacles.

Staking Items into the Ground. If you plan to strike stakes into the ground, pre-approval is required by Parks Operations at least seven days prior to your event. Please provide a detailed map to the City office of the park and where you plan to stake into the ground. Park users are responsible for any damages caused due to staking. No item may be staked into the ground for longer than three hours. Caution must be used in setting inflatable toys or pounding stakes into the ground because the stakes can cause damage to underground electrical or irrigation lines.

Noise Ordinance If the event involves music or other amplification, it must conform to the Pleasant View City Noise Ordinance 8.08. Reservations may be canceled on-site due to excessive noise by the Pleasant View Police Department.

Park Reservations. City parks have a variety of amenities, including playgrounds, play courts, trails and open spaces. These amenities may not be reserved and are available on a first come first serve basis to the public. Athletic fields are used by Parks and Recreation programs. Some athletic fields and courts can be rented ~~by contacting Cindy Harrison at charrison@pleasantviewcity.com or (801) 832-0463 or online.~~

Pavilion Reservations. A two-business day notice is required for all pavilion reservations, cancellations and modifications. Reservations are made on a first come first served basis. Refunds may be given in cases of inclement weather. Park pavilions are used heavily each day during the summer months. Pavilions must be left in as good, if not better condition than when you arrived. Remove table covers, tape and any cooking oil or grease from tables, grills and floors. Pick up all litter and take trash with you upon completion of your event.

Pleasant View does not provide water taps, opening of gates, or additional power. Electricity is for limited use only. Capacity is 15 amps total. Any further electrical needs require a secondary power source. Any damage caused to electrical equipment is the responsibility of the user.

Inflatable Toys. ~~Bounce houses and~~ Large water features, including slip and slides, and inflatable toys are permissible except at Wadman Park. Water guns and water balloons are allowed but all debris must be cleaned up from park grounds. Use of ~~bounce houses and~~ inflatables requires bringing and utilizing a personal power source. Staking in the ground is permitted with approval only after a placement map has been submitted.

Contact must be made with City Offices at least seven days prior to an event. Use of ~~bounce houses/inflatable toys/ and~~ waterslides requires payment of a Parks Use Fee of ~~\$50 for residents or \$100 for non-residents~~ and a Special Events Application and Fee (refer to Pleasant View City's Consolidated Fee Schedule). ~~Bounce houses and~~ Inflatable toys are allowed with pavilion reservations only. Insurance coverage must be provided at least 24 hours prior to the scheduled reservation. If the rental agency does not provide insurance, insurance may be purchased and provided from an independent insurance provider.

The following information is required for use of ~~bounce houses~~, large inflatable toys and waterslides:

- Certificate of Insurance
- Date and time of the reservation
- Organizer contact name and phone number
- Map indicating the placement of toy(s) and any required staking

The following restrictions govern the use and placement of waterslides in Barker Park:

- No more than one waterslide event may be scheduled in any seven-day period
- Waterslides may only be in use for a maximum of five hours, with no more than one hour of the slide material placed on the ground while no water is running
- Organizers/Participants must provide their own equipment and remove any/all trash or other debris after the event
- In drought conditions, water features are prohibited.

Slacklines, tightropes, and other such activities and equipment are strictly prohibited in all City parks.

Special Events Application. A Special Events Application is required for any of the following circumstances:

- **Special Event Rates: Refer to Pleasant View City's Consolidated Fee Schedule.**
- When the general public is invited to attend;
- Any event that involves blocking public streets or sidewalks;
- For weddings and events using space surrounding a bowery; and/or
- For a private event that involves more than 200 people.

These are also required if any portion of the event will take place outside of a Pleasant View City Park or requires services from a City Department or government entity other than Pleasant View City. Those who are unsure whether an event requires this application, please contact the City. Events with 200 or more attendees must rent portable restroom facilities at their own cost.

Any races that start, end, or have an aid station in Pleasant View City or on a Pleasant View Trail will need to complete an application. Trail Use Event organizers may not limit public access to trails during their event. The event organizer must reserve a pavilion at the staging area park facility according to the designated fee schedule. Wadman Park trails are not open for any races or events.

PAVILION FEES

Residents: ~~————~~ \$25

Non-residents: ~~————~~ \$50

Field use fee: ~~————~~ \$50 + actual costs of any repairs required to the fields, sprinkler systems or restroom facilities if damage occurs

SPECIAL EVENTS FEES

Residents: ~~————~~ \$10

Non-residents: ~~————~~ \$50

(Ord.2022-20, dated 6/28/22; prior codes: Ord.2022-18, dated 6/14/22; Ord.2019-2, dated 5/14/19; Ord.2018-5, dated 12/11/18 & Ord.2018-3, dated 10/9/18)

Without
Red-lines

Chapter 12.12 - Park Regulations

12.12.010 Prohibited Acts. It is unlawful for any person:

- A. To ride or operate any vehicle, or any bicycle, or similar device, or any horse or animal in or about any park within the corporate limits of the city, except upon roadways lawfully established for that purpose, or to play or practice golf or similar games on any such park;
 - B. To park or stop any trailer at any place within a park except for such a time as may be reasonably required to unload any property from the trailer;
 - C. To sleep at any place in any park;
 - D. To hitch or fasten any horse or other animal to any tree, shrub, fountain, monument, lamp post, fencing, or any other ornament or improvement situated in any park, other than designated hitching rails;
 - E. To allow any animal under his/her control to stand near enough to any tree or shrub to bite, rub against, or otherwise injure the same;
 - F. To willfully deface or injure any grass, plant, tree or shrub within any park;
 - G. To use threatening, abusive, insulting or indecent language in any park, or to create any nuisance or offense or to scratch, cut, injure, or deface, or write upon, any of the buildings, fences, structures, or trees, or to foul any of the fountains, streams, or improvements within such parks. For the owner or person in charge of any dog, or other animal to permit such dog, or other animal, to run at large within such park, with the exception of a designated dog park;
 - H. To hold any meeting, gathering or picnic, musical, theatrical or other entertainment in any park without first having obtained permission for the same from the city;
 - I. To fire or discharge any firearm, firecracker, fireworks, or explosives within any park;
 - J. To litter any park, or to leave or deposit any garbage, junk, or refuse of any kind, other than in receptacles provided for that purpose;
 - L. Slacklines, tightropes, hammocks, and other such activities and equipment are prohibited in all City parks;
 - M. To leave any sports or recreational equipment on or around the park lawns;
 - N. To set up and use inflatable bounce houses, inflatable slides or similar items on city property.
- (Ord.2024-15, dated 7/23/24: prior codes: Ord.2024-6, dated 2/13/24, Ord.2022-20, dated 6/28/22, Ord. 87-2 (CC.§8-47(1)), 1987)

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Exception: Participation in, or attendance at a City authorized sporting event or other City authorized event, or in connection with a City approved reservation of park facilities by an individual or group. Pickleball courts are available for use until 11 p.m. Lights and power will shut off automatically around this time. No overnight parking or camping is allowed. (Ord.2024-6, dated 2/13/24: prior codes: Ord.2022-20, dated 6/28/22, Ord.2019-2, dated 5/14/19, Ord.2010-20, dated 9/28/10)

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Athletic fields are used by City Parks and Recreation programs and events, these have priority to any scheduling requests from outside recreational leagues or other reservation requests.

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- All ten (10) courts may be reserved for a tournament/clinic limited to once per month for the City as a whole.
- Court reservations will be displayed through a QR code posted at the East Courts.
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- No individual court reservations will be available prior to 10:00 a.m. - mornings are strictly open play.
- Reservation approvals are subject to court availability and priority scheduling (Priority order: 1-Pleasant View City programs, 2-Permitted tournament/clinic events, 3-Individual reservations, 4-Walk-on/open play).

Reservation Process.

Reservations for individual courts:

- Can be made on the 1st day of each Month for that Month.
- Must be made 48 hours prior to the reservation.
- Maximum of 1 reservation per person per day.
- Online via www.pleasantviewut.gov under the Recreation tab through 'Sportsites'.

Reservations for Tournaments/Clinics

- Can be made on the 1st day in January for that year.
- Must be made at least 2 weeks prior to the reservation.
- Online 'Pickleball Event Application' submitted to and approved by the Recreation Director.

Reservation Rates.

- Refer to Pleasant View City's Consolidated Fee Schedule.
- If a reservation is for profit (including coaching, entrance fees, etc.), an insurance certificate is required.
- By reserving, you agree to follow Pleasant View City Court Reservation and Usage rules.

Basement Rental

- Reservation Rates: Refer to Pleasant View City's Consolidated Fee Schedule.
- There is no charge for set-up during business hours.
- All building use rentals are subject to the availability per City staff with at least three business days' notice required.
- All rental fees are required to be paid before reservation is confirmed.
- The rental fee for the use of the Pleasant View City Basement for a community benefit may be waived by the City Administration.
- By reserving, you agree to follow Pleasant View City Basement Policy Agreement.

Bowery Reservations

- Reservation Rates: Refer to Pleasant View City's Consolidated Fee Schedule.
- Events: all weddings, receptions and any group of 200 or more (must have a bowery reservation and submit a Special Event Application and Special Event Fee upon approval).
- Reservation policy: reservations must occur with at least three business days' notice required.
- Refund policy: if notice of cancellation is received by the City three (3) or more days prior to the reservation, a full refund less \$10.00 will be issued by the City. No refund will be issued if reservation is cancelled less than three (3) days in advance. Refunds are not given in cases of inclement weather unless the entire event is cancelled.

Field Reservations

- Reservation Rates: Refer to Pleasant View City's Consolidated Fee Schedule.
- All City Recreation Programs take priority in field usage and all reservations must be made through the City's Recreation Director at a minimum of 72 hours in advance.
- League games/tournaments will be scheduled with no overlapping bowery rentals and the City will manage additional restroom needs
- Users must have approval from Recreation Director prior to field painting and net placement
- Violation of policies and proper reservation and payment (may result in suspension of use as determined by City Administration.
- Definitions:
 - ¹ Individual use is defined as use by a private/single individual or team.
 - ² League practice is defined as multiple teams/groups using the field at the same time.
 - ³ Single league game is defined as a small block of time in which one team holds an organized/scheduled game against another team with spectators present.
 - ⁴ League games/tournaments are defined as two (2) or more organized/scheduled games with spectators present.

Recreation Programs

- Reservation Rates: Refer to Pleasant View City's Consolidated Fee Schedule.
- Pleasant View City provides certain recreational programs on an annual, seasonal or limited basis. Additional programs may be offered and set forth on the City Website or other reasonable means of notice.

Special Events

- Reservation Rates: Refer to Pleasant View City's Consolidated Fee Schedule.
- A Special Event Application must be completed for any non-City sponsored event that is planned to take place on Pleasant View City property:
 1. When the public is invited to attend;
 2. For any event that involves blocking public streets or sidewalks;
 3. For all weddings
 4. For events using additional space surrounding a bowery; or
 5. For events that involve 200 people or more.
- Special Event Applications can be found on the City Website.
- Application fees due upon submittal of application and applicable fees are due upon approval.

(Ord.2024-15, dated 7/23/24; prior code: Ord.2024-6, dated 2/13/24)

12.12.030 Special Regulations – Wadman Nature Park. The following special regulations apply to Wadman Nature Park:

A. Park patrons shall stay on the improved trails and paths, so as to not tread on or disturb the delineated wetland area. Special exceptions may be granted by the city administrator, or his/her designee, for maintenance of or improvements/enhancements to the park. Any authorized activity in the delineated wetland area shall comply with the requirements of the wetland mitigation permit.

B. Park trails and paths are for pedestrian purposes only. No dogs, horses or pack animals or wheeled means of transportation, motorized or not, are allowed (except for child strollers and mobility devices for disabled persons).

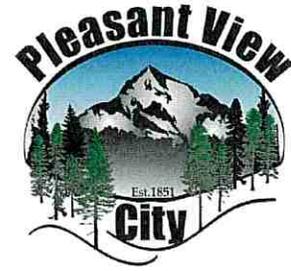
C. Park hours: The park trails shall be open to the public on a daily basis from dawn to dusk.

(Ord.2022-20, dated 6/28/22; prior code:Ord.2019-2, dated 5/14/19; Ord. 2010-20, dated 9/28/10)

12.12.035 Applicability. The provisions of this section shall not be applicable to any public officer or employee while such officer or employee is acting within the scope of his/her employment or position. (Ord.2022-20, dated 6/28/22; prior code:Ord.2018-3, dated 10/9/18; Ord. 87-2 (CC §8-47(2)), 1987)

12.12.040 Violations. Any person violating any provision of this section shall be deemed guilty of a misdemeanor, and shall be punished as provided by law. (Ord.2022-20, dated 6/28/22; prior code:Ord. 87-2 (CC.§8-47(3)), 1987)

PARK USE GUIDELINES



Your cooperation in observing the following rules and regulations will allow all to enjoy Pleasant View City parks.

Park Use Guidelines

Vehicles - Vehicles and/or recreational vehicles are not allowed on grass areas. If this is needed for use, a Special Events Application is required.

Dogs – Dogs are allowed in all City Parks (except Wadman Park) as long as the dogs are leashed and kept in the owner's control. Dogs may run at large under the owner's control at the 'dog park' located on the grass area in front of City Hall. Owners are responsible to clean up after their pets.

Park curfew is 11 p.m. Lights and power will shut off automatically around this time. No overnight parking or camping is allowed.

Restroom facilities are provided at many Pleasant View City parks for public use. These buildings are open for use from approximately May 1 – September 30 each year. Events scheduled outside this period, or events with 200 or more attendees must rent portable restroom facilities at their own cost.

Trash. To help keep parks clean for all patrons and maintenance costs down, those who rent park pavilions or other park areas are asked to remove all trash generated from their event. The standard set by state and national parks to "Pack it in, Pack it out" will help us continue to provide these facilities at a low cost. Please carry out all trash from your visit.

Tampering or Modifying Park Equipment Prohibited. Tampering with the sprinkler systems, fountains, water taps, circuit breakers, light plugs or restroom fixtures is considered vandalism. Please notify the Police Department if you witness damage, vandalism or illegal activity in the park. Tables may not be moved around the park and tables that are anchored must remain fastened to the floor. Do not freeze ice cream on the grass or dump anything on the grass except water.

Alcoholic Beverages Prohibited. All alcoholic beverages are prohibited in all Pleasant View City parks.

Playground Equipment. Children are required to be supervised at playgrounds, parking lots, restrooms and near open water areas.

Charcoal Grills. Charcoal grills may be used at Shady Lane Park in accordance with North View Fire regulations. It is your responsibility to verify and adhere to restrictions. Open fires are prohibited. Please contact North View Fire at (801) 782-8159 for further information on fire restrictions. Users must extinguish all hot coals and briquettes; never place hot coals in the garbage receptacles.

Staking Items into the Ground. If you plan to strike stakes into the ground, pre-approval is required by Parks Operations at least seven days prior to your event. Please provide a detailed map to the City office of the park and where you plan to stake into the ground. Park users are responsible for any damages caused due to staking. No item may be staked into the ground for longer than three hours. Caution must be used in setting inflatable toys or pounding stakes into the ground because the stakes can cause damage to underground electrical or irrigation lines.

Noise Ordinance If the event involves music or other amplification, it must conform to the Pleasant View City Noise Ordinance 8.08. Reservations may be canceled on-site due to excessive noise by the Pleasant View Police Department.

Park Reservations. City parks have a variety of amenities, including playgrounds, play courts, trails and open spaces. These amenities may not be reserved and are available on a first come first serve basis to the public. Athletic fields are used by Parks and Recreation programs. Some athletic fields and courts can be rented.

Pavilion Reservations. A two-business day notice is required for all pavilion reservations, cancellations and modifications. Reservations are made on a first come first served basis. Refunds may be given in cases of inclement weather. Park pavilions are used heavily each day during the summer months. Pavilions must be left in as good, if not better condition than when you arrived. Remove table covers, tape and any cooking oil or grease from tables, grills and floors. Pick up all litter and take trash with you upon completion of your event.

Pleasant View does not provide water taps, opening of gates, or additional power. Electricity is for limited use only. Capacity is 15 amps total. Any further electrical needs require a secondary power source. Any damage caused to electrical equipment is the responsibility of the user.

Inflatable Toys. Large water features, including slip and slides, and inflatable toys are permissible except at Wadman Park. Water guns and water balloons are allowed but all debris must be cleaned up from park grounds. Use of inflatables requires bringing and

utilizing a personal power source. Staking in the ground is permitted with approval only after a placement map has been submitted.

Contact must be made with City Offices at least seven days prior to an event. Use of inflatable toys and waterslides requires payment of a Parks Use Fee and a Special Events Application and Fee (refer to Pleasant View City's Consolidated Fee Schedule). Inflatable toys are allowed with pavilion reservations only. Insurance coverage must be provided at least 24 hours prior to the scheduled reservation. If the rental agency does not provide insurance, insurance may be purchased and provided from an independent insurance provider.

The following information is required for use of large inflatable toys and waterslides:

- Certificate of Insurance
- Date and time of the reservation
- Organizer contact name and phone number
- Map indicating the placement of toy(s) and any required staking

The following restrictions govern the use and placement of waterslides in Barker Park:

- No more than one waterslide event may be scheduled in any seven-day period
- Waterslides may only be in use for a maximum of five hours, with no more than one hour of the slide material placed on the ground while no water is running
- Organizers/Participants must provide their own equipment and remove any/all trash or other debris after the event
- In drought conditions, water features are prohibited.

Slacklines, tightropes, and other such activities and equipment are strictly prohibited in all City parks.

Special Events Application. A Special Events Application is required for any of the following circumstances:

- Special Event Rates: Refer to Pleasant View City's Consolidated Fee Schedule.
- When the general public is invited to attend;
- Any event that involves blocking public streets or sidewalks;
- For weddings and events using space surrounding a bowery; and/or
- For a private event that involves more than 200 people.

These are also required if any portion of the event will take place outside of a Pleasant View City Park or requires services from a City Department or government entity other than Pleasant View City. Those who are unsure whether an event requires this application, please contact the City. Events with 200 or more attendees must rent portable restroom facilities at their own cost.

Any races that start, end, or have an aid station in Pleasant View City or on a Pleasant View Trail will need to complete an application. Trail Use Event organizers may not limit public access to trails during their event. The event organizer must reserve a pavilion at the staging area park facility according to the designated fee schedule. Wadman Park trails are not open for any races or events.

(Ord.2022-20, dated 6/28/22; prior codes: Ord.2022-18, dated 6/14/22; Ord.2019-2, dated 5/14/19; Ord.2018-5, dated 12/11/18 & Ord.2018-3, dated 10/9/18)

RESOLUTION 2026-B

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE.

WHEREAS, the City Council has a responsibility to periodically review the various fees contained in the consolidated fee schedule to assure appropriate revenues and cost coverages are in place; and

WHEREAS, the City Council has the authority and responsibility to establish appropriate fees relating to services, permits and licenses, fines and development in the city; and

WHEREAS, Pleasant View City has completed the construction of six new pickleball courts to add to the existing four pickleball courts; and

WHEREAS, the City Council desires to make the pickleball courts available to the public from a first come first serve basis or by reservation; and

NOW THEREFORE, be it resolved by the City Council of Pleasant View, Utah,

SECTION ONE: the Consolidated Fee Schedule for Parks & Recreation Fees are hereby amended as follows:

Pickleball:

First come-First Serve for available courts	\$ no cost
Individual Court Reservations	\$ 20.00 per 2-hour block
Tournaments/Clinics – East Courts (4).....	\$ 160.00 per 4-hour block or \$300/day
Tournaments/Clinics – West Courts (6)	\$ 240.00 per 4-hour block or \$450/day
Tournaments/Clinics – East & West Courts (10)	\$750/day
If reservation is for profit.....	\$1,000,000 Insurance Certificate of Liability required
No refunds for cancellations, no-shows or inclement weather.....	\$.00

Basement Rental:

Use of the Pleasant View City Basement:

Rental fee: \$100.00 minimum fee. \$50.00 per hour for the first 2 hours (2 hours minimum fee) and then \$25.00 per hour for after hour reservations and \$20.00 per hour for rentals during office hours. There is no charge for set up during business hours.

Deposit (refundable subject to any damage incurred or additional cleaning required): \$200.00

Cancellation Fee: \$10.00

Note: The Rental Fee for the use of the Pleasant View City Basement for a community benefit may be waived by the City Administrator and/or Mayor.

Recreation:

Flag Football (grades 1 st to 6 th).....	\$ 55.00	\$60.00	per participant
Basketball (1 st and 2 nd grade instructional league)	\$ 50.00		per participant
Basketball (3 rd through 9 th grades).....	\$ 60.00		per participant
T-Ball (pre-K and Kindergarten).....	\$ 45.00	\$50.00	per participant
Baseball/Softball (grades 1 st to 9 th).....	\$ 55.00	\$60.00	per participant
Coed-Softball (grades 9 th to 12 th).....	\$ 25.00		per participant
Youth Running Club (8 to 15 years old)	\$ 35.00		per participant
Youth Pickleball League.....	\$ 55.00	\$35.00	per participant

Parks:

Field Reservation: Individual Use	\$10.00/per field/per hour
Field Reservation: League Practice (multiple teams)	\$25.00/per field/per hour
Field Reservation: Single League Game	\$100.00 = 1 game
Field Reservation: League Games/Tournaments	\$250.00/per day = 2+games
Staff Assistance upon request (subject to City approval & availability)	\$70.00/per hour

Horse Arena: \$ no cost.

Park Bowery Reservations:

P.V.City Residents	\$50.00 per day
Non-Residents	\$100.00 per day
Cancellation & Modification Fee	\$10.00
Refunds:	
..... \$full refund-minus \$10.00 if cancellation occurs 3+ days prior to reservation.	
.....\$No refund if cancellation occurs less than 3 days prior to reservation.	
..... \$No refunds in cases of inclement weather unless the entire event is cancelled.	

Large group events (weddings, receptions and any group 200 or more.

P.V. City Residents:

Special Event Application Fee	\$50.00
<i>If approved:</i>	
Bowery Reservation	\$50.00
& Special Event Fee	\$50.00

Non-P.V. Residents:

Special Event Application Fee	\$100.00
<i>If approved:</i>	
Bowery Reservation	\$100.00
& Special Event Fee	\$100.00

Cancellation & Modifications \$ 10.00

Bounce Houses, Large Inflatable Toys and Slip & Slides:

Required \$1,000,000 Insurance Certificate of Liability (see Chapter 12.12)
Required \$site plan 3+ days prior to reservation (see Chapter 12.12)
Required \$must provide own power and water sources

P.V. City Residents:

Special Event Application Fee \$50.00
If approved:
Bowery Reservation \$50.00
& Special Event Fee \$50.00

Non-P.V. Residents:

Special Event Application Fee \$100.00
If approved:
Bowery Reservation \$100.00
& Special Event Fee \$100.00

Cancellation & Modifications \$ 10.00

Portable Restrooms: \$may be required at own cost. See Chapter 12.12

Special Events:

P.V. City Residents:

Special Event Application Fee \$50.00
Special Event Fee \$50.00 + other applicable fees

Non-P.V. Residents:

Special Event Application Fee \$100.00
Special Event Fee \$100.00 + other applicable fees

SECTION TWO: The above fees shall take effect immediately.

DATED this 24th day of February, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

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

- CM Arrington _____
- CM Ferry _____
- CM Marriott _____
- CM Urry _____
- CM Wilkinson _____

DRAFT

2



Planning Commission Staff Report

General Plan Amendment and Rezone

February 5, 2026

BASIC INFORMATION

Applicant(s): Omner Holdings LLC
Location: 3100 North 1030 West |
 Weber County Parcel(s): 19-0016-0082
Acres: Approximately 4.93 Acres

Current Designation : Very Low to Low Density Residential
Proposed Designation: Medium Density Residential

Current Zone: RE-20 (Residential)
Proposed Zone: LSFR – Limited Single Family Residential

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 4.93 acres of land at approximately 3100 North 1030 West, from Low Density Residential designation (1-2 and 2-3 DU/Acre) (applicable zones RE-20 and RE-15), Medium Density Residential designation (4-8 DU/Acre) (applicable zone Limited Single Family Residential - LSFR).

Proposal 2 – Consideration for Rezone

Consideration to modify the current applied zone of 4.93 acres of land from RE-20 (Residential) to Limited Single Family Residential - LSFR.

If the General Plan Amendment is approved, the proposed zone change would align with the density designation of an appropriate zone to be applied.

ANALYSIS

Consideration for Rezone

The petitioner’s proposal requests that the existing parcel be rezoned from RE-20 Residential to Limited Single Family Residential (LSFR) for the development of a future small lot single-family home subdivision.

Existing Applied Zone: RE-20

Proposed Zone: Limited Single Family Residential

18.23.010

The purpose of the LSFR zone is to provide residential lots upon which single-family and patio dwellings may be constructed. The LSFR zone supports the development of areas of residential character comparable to that of a single-family residential area, and is designed to promote, stabilize and protect an environment suitable for family life. (Ord.2025-6, dated 2/11/25)

The proposed zoning change would allow for the subdivision of land following the development standards as outlined in the ordinance.

Development Standards
Lot Dimensions: <ul style="list-style-type: none">• Minimum lot area: 7,260 square feet• Minimum lot width: 65 feet (25 feet from the front lot line)
Setbacks: <ul style="list-style-type: none">• Front yard: 25 feet• Side yard: 8 feet minimum; combined total of 16 feet• Rear yard: 25 feet (10 feet for accessory buildings on corner lots)• Accessory buildings: 3 feet from main building, 1 foot from property lines
Master Plan Requirements: <ul style="list-style-type: none">• Cohesive development with varied architectural styles (no adjacent similar homes)• Homeowners' association or other City-approved legally defined standards• Design guidelines to maintain vision
Parking and Garages: <ul style="list-style-type: none">• Minimum two-car enclosed garages• Driveway width matching garage opening
Lot Coverage: <ul style="list-style-type: none">• Maximum 60% of lot for impervious surfaces

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 Low Density Residential to Medium Density Residential or deny the request and keep the designation as is.
- Rezone from RE-20 (Residential) to Limited Single Family Residential (LSFR – Residential) 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 to the City Council 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.

There have been no public comments to date.

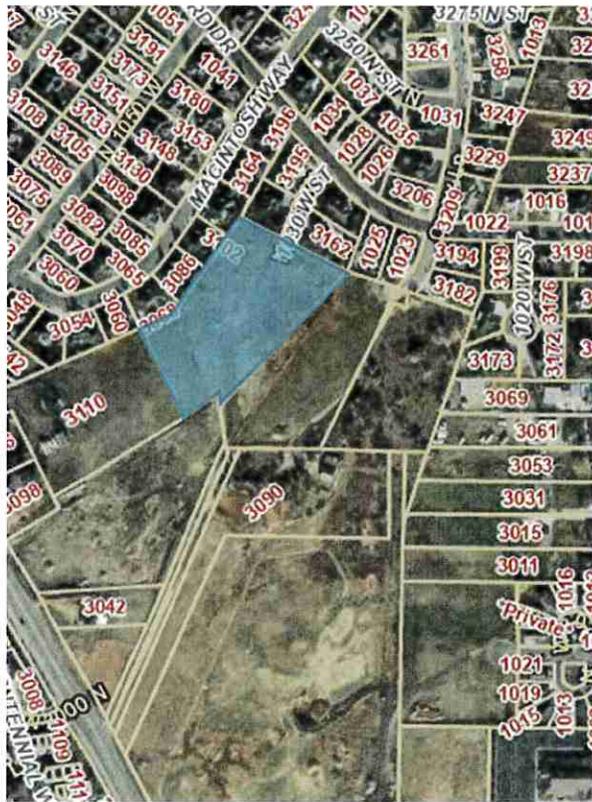
STAFF CONTACT

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

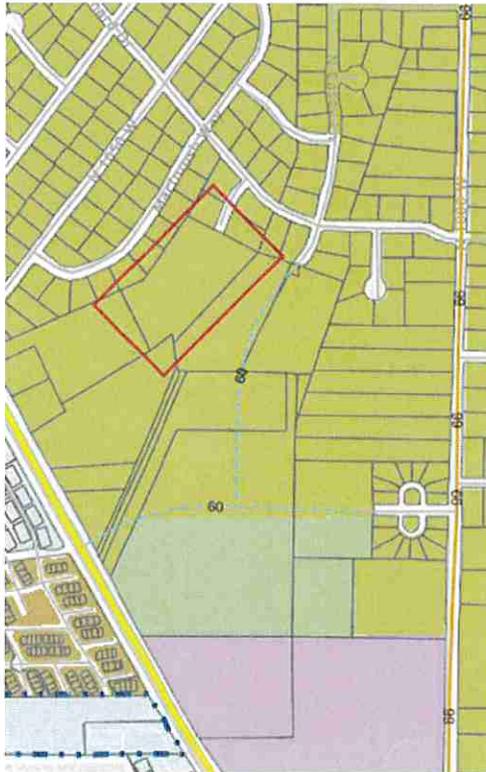
ATTACHMENTS

- 1.) Vicinity Map / Zoning Map
- 2.) Future Land Use Map
- 3.) Zoning Ordinances
- 4.) Concept Plan

ATTACHMENT 1 & 2 Vicinity Map / Zoning Map



ATTACHMENT 2) Future Land Use Map



Designated on Future Land Use map as Low Density (2-3 Units per Acre)

ATTACHMENT 3) Zoning Ordinances

- RE-20
- Limited Single Family Residential (LSFR)

ATTACHMENT 5) Concept Plan

- Concept plan has not received final approval of subdivision.

Chapter 18.23 – Limited Single-Family Residential (LSFR) Zone

18.23.010 Purpose. The purpose of this LSFR zone is to provide residential lots upon which single-family and patio dwellings may be constructed. The LSFR zone supports the development of areas of residential character comparable to that of a single-family residential area, and is designed to promote, stabilize and protect an environment suitable for family life. (Ord.2025-6, dated 2/11/25)

18.23.020 Permitted Uses. In the LSFR zone, no building, structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- A. Single-family dwellings.
- B. Patio home developments.
- C. Internal Accessory Dwelling Units.
- D. Churches
 1. The minimum size of the lot or site used for such 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 illumination of neighboring properties.
- E. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools.
 1. The minimum size of the lot or site used for such 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 illumination of neighboring properties.
- F. Public parks, public recreational grounds and buildings; public buildings, public utilities.
- G. Signs. All signs are subject to the sign regulations of the city.
- H. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work.
- I. Accessory uses and buildings customarily and normally incidental and subordinate to the above and devoted exclusively to the main permitted use of the premises.
- J. Household pets, as defined in Pleasant View Code § 18.04.350. (Ord.2025-6, dated 2/11/25)

18.23.030 Conditional Uses. In the LSFR zone, the following may be permitted only when authorized by a conditional use permit issued by the city:

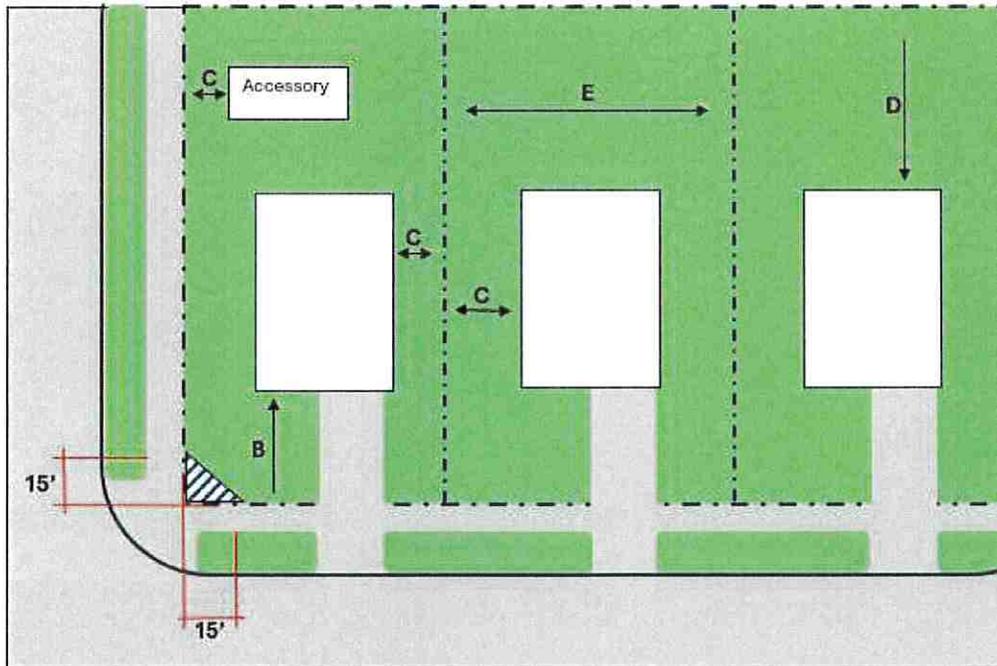
- A. Home Occupations.
- B. Private parks, playgrounds, or recreational areas that are not open to the general public and to which no admission charge is made. (Ord.2025-6, dated 2/11/25)

18.23.040 Prohibited Uses. Any use not listed as permitted or conditional shall be prohibited unless the Development Review Committee (DRC) determines that the use is substantially the same as a permitted or conditional use based upon an administrative interpretation. (Ord.2025-6, dated 2/11/25)

18.23.050 Site Development Standards.

- A. Lot Area. The minimum size of lots shall not be less than 7,260 square feet per lot.

- B. Yard-Front. Each individual housing unit shall have a minimum twenty-five-foot (25') setback from the street right-of-way.
- C. Yard-Side. The minimum side yard for any dwelling shall be eight feet (8') and the total width of the two required side yards shall not be less than sixteen feet (16'). On corner and side lots, any construction shall not impact the sight triangle as defined by the MUTCD Manual on Uniform Traffic Code.
- D. Yard-Rear. The minimum depth of the rear yard for any main building shall be feet (25'), providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet (10') to such side yard.
- E. Lot Width. The minimum width of any lot shall be sixty-five feet (65'), at a distance twenty-five feet (25') back from the front lot line.
- F. Accessory Building Setbacks.
 - 1. Accessory Buildings shall be located at least three feet (3') from the rear line of the main building and at least one foot (1') from all property lines; and shall be at least ten feet (10') from dwellings on adjacent lots. Accessory buildings shall not be built over utility easements. Accessory buildings or structures shall not cover more than thirty percent (30%) of the rear yard.
 - 2. Lots Fronting an Arc Curve (cul-de-sac bulbs and knuckles). The minimum front yard setback shall be twenty-five feet (25'). The minimum side and rear yard setback shall be one foot (1') from the eave drip. A minimum distance from the main building shall be six feet (6'). (Ord.2025-6, dated 2/11/25)



	Vision Clearance Triangle	B. Front Yard Setback	C. Side Yard Setback
- - -	Lot Area	D. Rear Yard Setback	E. Lot Width

*Figure 1***18.23.060 Development Standards.**

- A. Development Master Plan. In addition to the other requirements of this Title, an application for development in the LSFR Zone shall be accompanied by a development master plan, that clearly demonstrates that:
 - 1. The development will be built with a consistent, but not necessarily uniform, character; compatible architectural styles. No more than two (2) homes with the same or very similar architecture shall be allowed adjacent to each other;
 - 2. Overall control during the development process by a single development entity;
 - 3. Establishment of a homeowners' association or other City approved entity with responsibility to enforce conditions, covenants and restrictions to ensure continuing quality and appearance of the development; and
 - 4. Design and implementation guidelines to ensure the overall vision is captured and maintained.
- B. Garages and Parking. All homes in this zone shall have a completely enclosed garage. A two-car garage minimum is required.
- C. Parking Access - Driveways. All driveways in this zone shall have a minimum width equal to opening of garage. (Ord.2025-6, dated 2/11/25)

18.23.070 Lot Coverage. There shall not be a maximum percentage of lot coverage required for main buildings and accessory uses. There shall be no more than sixty percent of a lot covered by impervious surfaces. Not more than twenty percent of the total land area may be hard surfaced for roads and parking. (Ord.2025-6, dated 2/11/25)

18.23.080 Building Height.

- A. Single-family, patio and garden court homes shall not exceed two stories, with a maximum height of thirty-five (35') feet.
- B. Accessory buildings shall not exceed the height of the main dwelling and in no event shall accessory buildings exceed the height of twenty-five (25') feet. (Ord.2025-6, dated 2/11/25)

Chapter 18.10 - RE-20 Zone

18.10.010 Use Regulations. In residential zone RE-20 no building, structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- A. Single-family dwellings;
 - B. Churches, except temporary revival tents or buildings; libraries, museums; art galleries;
 - 1. The minimum size of the lot or site used for such 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.
 - C. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools;
 - 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. Public parks, public recreational grounds and buildings; public buildings, public utilities;
 - E. Agriculture, nurseries and greenhouses, provided sale of goods is limited to materials produced on the premises, and there is no retail shop operated in connection therewith; agriculture experiment stations;
 - F. The keeping of animals and fowl for family food productions as an incidental and accessory use to the residential use of the lot; private stables; horses for private use only. Any corral, stable or building for keeping horses, animals, or fowl shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any side or rear lot line;
 - G. The following uses, provided they are conducted on not less than five acres and under the following conditions:
 - 1. Farms devoted to the hatching, raising (including fattening as an incident to raising), slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl or poultry, rabbits, fish or frogs hatched or raised on the premises.
 - 2. The raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided, that such raising or grazing is not part of nor conducted in conjunction with, any livestock feed yard, livestock sales yard, slaughter house, animal by-products business or commercial riding academy,
 - 3. Any building, structure or yard for raising, housing or sale of livestock or poultry shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any lot line.
 - H. Household Pets;
 - I. Signs. All signs are subject to the sign regulations of the city.
 - J. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work;
 - K. Home occupations;
 - L. Accessory uses and buildings customarily and normally incidental and subordinate to the above, and devoted exclusively to the main permitted use of the premises.
- (Ord. 2007-9, 6/26/07; prior codes: Ord. 2001-7, 4/10/01, Ord 94-13, 11/15/1994, Ord. 87-17.03 (part), 1987, §34-3-1) (also see Ord. 95-7, 7/25/95)

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. (Ord.2022-21, dated 7/19/22; prior codes: Ord. 2010-13, 4/27/10; Ord. 2007-9, 6/26/07; Ord. 95-2, 3/28/95)

18.10.020 Site Development Standards.

A. Lot Area. The minimum lot area shall be not less than twenty thousand square feet.

B. Lot Width. The minimum width of any lot shall be one hundred feet (100'), at a distance thirty feet (30') back from the front lot line.

C. Lot Coverage. The maximum building lot coverage shall be fifty percent (50%).

D. Main Building Setbacks.

1. Yard-Front. The minimum depth of the front yard for main buildings and for private homes which have minimum side yard of ten feet (10') shall be thirty feet (30'), or the average of the existing buildings, where fifty percent or more of the frontage is developed, but in no case less than twenty feet (20').

2. Yard-Side. The minimum side yard for any dwelling shall be ten feet (10') and the total width of the two required side yards shall be not less than twenty-four feet (24'). Other main buildings shall have a minimum side yard of twenty feet (20') and the total width of the two required side yards shall be not less than forty feet (40'). On corner lots, the side yard, which faces on a street from both main and accessory buildings, shall be not less than twenty feet (20'), or the average of existing buildings where more than fifty percent of the frontage is developed, but in no case less than fifteen feet (15').

3. Yard-Rear. The minimum depth of the rear yard for any main building shall be thirty feet (30'), and for accessory buildings one foot (1'), providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet (10') to such side yard.

4. Yard-General. The minimum setback requirement of any yard for any building which abuts 600 West, 1000 West or 1100 West, below Pleasant View Drive, shall be 40 feet. The City Council may waive this special setback requirement in those circumstances where a new project is dedicating and constructing the right of way as shown in the General Plan

E. Accessory Building Setbacks.

1. Yard-Front. The minimum setback shall be thirty feet (30').

2. Yard-Side. The minimum setback shall be ten feet (10'), except if located six feet (6') behind the back line of the main building the minimum setback shall be one foot (1') from the eave drip.

3. Lots Fronting an Arc Curve (cul-de-sac bulbs and knuckles). The minimum front yard setback shall be fifty feet (50'). The minimum side and rear yard setback shall be one foot (1') from the eave drip. A minimum distance from the main building shall be six feet (6').

(Ord.2022-14, dated 5/24/22; prior codes: Ord. 2010-13, 4/27/10; Ord. 2007-9, 6/26/07; Ord 2007-1, 1/9/07; Ord 96-14, 9/24/96; Ord. 87-17.03 (part), 1987; §34-3-2; §34-3-3; §34-3-4; §34-3-5; §34-3-6)

18.10.030 Building Height. No main buildings shall be erected to a height greater than two and one-half stories or thirty-five feet, and no dwelling structure shall be erected to a height less than one story.

(Ord.2022-14, dated 5/24/22; prior codes: Ord. 2007-9, 6/26/07; Ord. 87-17.03 (part), 1987; prior code §34-3-7)

ORDINANCE 2026-6

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE 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 10-20-405 & 10-20-204 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.

NOW THEREFORE, Be it hereby ordained:

SECTION ONE: The General Plan Land Use Map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified as Low Density Residential to Medium Density Residential for Weber County Parcel #19-016-0082 (approx. 4.93 acres of land located at approx. 3100 N 1030 W as shown on the vicinity map in 'Exhibit A').

PROPERTY DESCRIPTION

Parcel #19-016-0082:

Legal description: PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS WEST 210.0 FEET AND SOUTH 89D52'26" WEST 377.23 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 34D58'10" EAST 688.50 FEET, THENCE NORTH 62D24' WEST 407.0 FEET, THENCE SOUTH 34D27'36" WEST 379.64 FEET, THENCE SOUTH 22D05'52" EAST 477.31 FEET TO THE POINT OF BEGINNING. CONTAINING 4.93 ACRES.

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

DATED this 24th day of February, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

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

CM Arrington	_____
CM Ferry	_____
CM Marriott	_____
CM Urry	_____
CM Wilkinson	_____



ORDINANCE 2026-7

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

WHEREAS, Pleasant View City has been petitioned to amend its Zoning Map; 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 10-20-503 (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 recommended approval.

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-20 (Residential) to LSFR (Limited Single Family Residential) for Weber County Parcel #19-016-0082 (approx. 4.93 acres of land located at approx. 3100 N 1030 W as shown on the vicinity map in 'Exhibit A').

PROPERTY DESCRIPTION

Parcel: 19-016-0082

Legal description: PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS WEST 210.0 FEET AND SOUTH 89D52'26" WEST 377.23 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 34D58'10" EAST 688.50 FEET, THENCE NORTH 62D24' WEST 407.0 FEET, THENCE SOUTH 34D27'36" WEST 379.64 FEET, THENCE SOUTH 22D05'52" EAST 477.31 FEET TO THE POINT OF BEGINNING. CONTAINING 4.93 ACRES.

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

DATED this 24th day of February, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

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

CM Arrington	_____
CM Ferry	_____
CM Marriott	_____
CM Urry	_____
CM Wilkinson	_____



Planning Commission Staff Report

Rezone from Residential (RE-15) and Agricultural (A-2) to Residential (RE-20)

February 5, 2026

BASIC INFORMATION

Applicant(s): Holly Horman
Location: 3347 N 1000 W |
Weber County Parcel(s): 17-436-0001, 17-062-0076

Acres: Approximately .50 Acres

Current Zone: RE-15 (Residential) / A-2 (Agricultural)
Proposed Zone: RE-20 (Residential)

PLANNING COMMISSION REVIEW

A petition is before the Planning Commission for consideration to modify the current zoning designation of approximately .50 acres of land at approximately 3347 N 1000 W from Agricultural (A-2) and Residential (RE-15) to Residential (RE-20).

ANALYSIS

The parcels associated with this petition are both owned by the applicant. An application for a simple boundary adjustment is currently being reviewed by the Development Review Committee to decrease the size of the lot on 3350 North and increase the size of the lot facing 1000 W. This is in effort to make the property more useable. In doing this, it is necessary to make a change to the zoning to avoid having multiple zones on a single lot.

In addition to the split zoning of RE-15 and RE-20, there is a small portion at the rear of the 1000 W lot that is zoned A-2.

The ultimate goal of this action is to correct split zoning on single lots.

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

- Rezone from RE-15 and A-2 to RE-20.

STAFF RECOMMENDATION

Staff recommends approval of the rezone as it is in accordance with the City's General Plan and would clean up the split zoning of the subject property.

There have been no public comments to date.

STAFF CONTACT

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

ATTACHMENTS

- 1.) Vicinity Map / Zoning Map
- 2.) Future Land Use Map
- 3.) Zoning Ordinances
- 4.) Boundary Adjustment Exhibit

ATTACHMENT 1 & 2 Vicinity Map / Zoning Map

Area indicated in Blue is the property to be rezoned.



ATTACHMENT 2) Future Land Use Map



Designated on Future Land Use map as Low Density (2-3 Units per Acre)

ATTACHMENT 3) Zoning Ordinances

- RE-15
- RE-20

ATTACHMENT 5) Boundary Adjustment Exhibit
(Under review by Development Review Committee)

Chapter 18.10 - RE-20 Zone

18.10.010 Use Regulations. In residential zone RE-20 no building, structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

A. Single-family dwellings;

B. Churches, except temporary revival tents or buildings; libraries, museums; art galleries;

1. The minimum size of the lot or site used for such 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.

C. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools;

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. Public parks, public recreational grounds and buildings; public buildings, public utilities;

E. Agriculture, nurseries and greenhouses, provided sale of goods is limited to materials produced on the premises, and there is no retail shop operated in connection therewith; agriculture experiment stations;

F. The keeping of animals and fowl for family food productions as an incidental and accessory use to the residential use of the lot; private stables; horses for private use only. Any corral, stable or building for keeping horses, animals, or fowl shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any side or rear lot line;

G. The following uses, provided they are conducted on not less than five acres and under the following conditions:

1. Farms devoted to the hatching, raising (including fattening as an incident to raising), slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl or poultry, rabbits, fish or frogs hatched or raised on the premises.

2. The raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided, that such raising or grazing is not part of nor conducted in conjunction with, any livestock feed yard, livestock sales yard, slaughter house, animal by-products business or commercial riding academy,

3. Any building, structure or yard for raising, housing or sale of livestock or poultry shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any lot line.

H. Household Pets;

I. Signs. All signs are subject to the sign regulations of the city.

J. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work;

K. Home occupations;

L. Accessory uses and buildings customarily and normally incidental and subordinate to the above, and devoted exclusively to the main permitted use of the premises.

(Ord. 2007-9, 6/26/07; prior codes: Ord. 2001-7, 4/10/01, Ord 94-13, 11/15/1994, Ord. 87-17.03 (part), 1987, §34-3-1) (also see Ord. 95-7, 7/25/95)

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. (Ord.2022-21, dated 7/19/22; prior codes: Ord. 2010-13, 4/27/10; Ord. 2007-9, 6/26/07; Ord. 95-2, 3/28/95)

18.10.020 Site Development Standards.

A. Lot Area. The minimum lot area shall be not less than twenty thousand square feet.

B. Lot Width. The minimum width of any lot shall be one hundred feet (100'), at a distance thirty feet (30') back from the front lot line.

C. Lot Coverage. The maximum building lot coverage shall be fifty percent (50%).

D. Main Building Setbacks.

1. Yard-Front. The minimum depth of the front yard for main buildings and for private homes which have minimum side yard of ten feet (10') shall be thirty feet (30'), or the average of the existing buildings, where fifty percent or more of the frontage is developed, but in no case less than twenty feet (20').

2. Yard-Side. The minimum side yard for any dwelling shall be ten feet (10') and the total width of the two required side yards shall be not less than twenty-four feet (24'). Other main buildings shall have a minimum side yard of twenty feet (20') and the total width of the two required side yards shall be not less than forty feet (40'). On corner lots, the side yard, which faces on a street from both main and accessory buildings, shall be not less than twenty feet (20'), or the average of existing buildings where more than fifty percent of the frontage is developed, but in no case less than fifteen feet (15').

3. Yard-Rear. The minimum depth of the rear yard for any main building shall be thirty feet (30'), and for accessory buildings one foot (1'), providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet (10') to such side yard.

4. Yard-General. The minimum setback requirement of any yard for any building which abuts 600 West, 1000 West or 1100 West, below Pleasant View Drive, shall be 40 feet. The City Council may waive this special setback requirement in those circumstances where a new project is dedicating and constructing the right of way as shown in the General Plan

E. Accessory Building Setbacks.

1. Yard-Front. The minimum setback shall be thirty feet (30').

2. Yard-Side. The minimum setback shall be ten feet (10'), except if located six feet (6') behind the back line of the main building the minimum setback shall be one foot (1') from the eave drip.

3. Lots Fronting an Arc Curve (cul-de-sac bulbs and knuckles). The minimum front yard setback shall be fifty feet (50'). The minimum side and rear yard setback shall be one foot (1') from the eave drip. A minimum distance from the main building shall be six feet (6').

(Ord.2022-14, dated 5/24/22; prior codes: Ord. 2010-13, 4/27/10; Ord. 2007-9, 6/26/07; Ord 2007-1, 1/9/07; Ord 96-14, 9/24/96; Ord. 87-17.03 (part), 1987; §34-3-2; §34-3-3; §34-3-4; §34-3-5; §34-3-6)

18.10.030 Building Height. No main buildings shall be erected to a height greater than two and one-half stories or thirty-five feet, and no dwelling structure shall be erected to a height less than one story.

(Ord.2022-14, dated 5/24/22; prior codes: Ord. 2007-9, 6/26/07; Ord. 87-17.03 (part), 1987; prior code §34-3-7)

Chapter 18.09 - RE-15 Zone

18.09.010 Purpose and Intent. The purpose of the RE-15 zone classification is to provide regulated areas for single family residential use under qualifying medium density as described in the General Plan. (Ord. 2008-16 dated 11/21/08; prior codes see below)

18.09.020 Permitted Uses.

- A. Single family dwellings.
- B. Accessory buildings and use customarily incidental to any permitted use.
- C. Agriculture provided that no animals or fowl may be kept except household pets; nurseries and greenhouses provided that sale of goods or products is limited to plant materials produced on the premises and there is no retail shop operated in connection therewith.
- D. A permanent church, synagogue, or similar building used for regular religious worship, subject to item M.
- E. Home occupation
- F. Household pets
- G. Libraries subject to item M.
- H. Parking lots accessory to uses permitted in this zone subject to item M.
- I. Public buildings, public parks, recreation grounds, and associated buildings.
- J. Public schools, private educational institutions having curriculum similar to that ordinarily given in public schools subject to M.
- K. Temporary buildings, structures, and uses incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.
- L. Signs. All signs are subject to the sign regulations of the city.
- M. Special use requirement:
 - 1. The minimum size of the lot or site used for such proposes 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. (Ord. 2008-16 dated 11/21/08; prior codes see below)

18.09.030 Conditional Uses. The following uses shall be permitted only when authorized by a conditional use permit as provided in Chapter 18.54 of this zoning ordinance.

- A. Private park, playground, or recreation area are not open to the general public and to which no admission charge is made and not including privately owned commercial amusement business subject to item M of Permitted Uses.
- B. Public utility substation or water storage reservoir developed by a public agency.
- C. Earth sheltered homes.
- D. Residential facility for persons with a disability subject to established rule for such facilities. (Ord.2022-21, dated 7/19/22; prior code: Ord. 2008-16 dated 11/21/08 and prior codes see below)

18.09.040 Site Development Standards.

- A. Lot size
 - 1. Interior lots: 15,000 square foot minimum
 - 2. Corner lots: 16,000 square foot minimum
- B. Lot Width. Minimum lot width at a distance thirty feet back from the front lot line shall be one hundred feet.
- C. Lot Coverage: The maximum building lot coverage shall be fifty percent (50%).
- D. Main Building Setbacks.

1. Yard-Front. Minimum yard setback shall be thirty feet (30'). Except the setback may be the average of existing buildings where 50% of the street frontage is developed, but in no case less than twenty feet (20').

2. Yard-Side. The minimum side yard for any dwelling shall be ten feet (10') and the total width of the two required side yards shall not be less than twenty-four feet (24'). Other main buildings shall have a minimum side yard of twenty feet (20') and the total width of the two required side yards shall be not less than forty feet (40'). On corner lots, the side yard, which faces on a street for both main and accessory buildings, shall be not less than twenty feet (20'), or the average of existing buildings where more than fifty percent of the frontage is developed, but in no case less than fifteen feet (15').

3. Yard-Rear. The minimum depth of the rear yard for any main building shall be thirty feet (30'), providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet (10') to such side yard.

4. Yard-General. The minimum setback requirement of any yard for any building which abuts 600 West, 1000 West or 1100 West shall be 40 feet. The City Council may waive this special setback requirement in those circumstances where a new project is dedicating and constructing the right of way as shown in the General Plan.

E. Accessory Building Setbacks.

1. Yard-Front. The minimum setback shall be thirty feet (30').

2. Yard-Side. The minimum setback shall be ten feet (10'), except if located six feet (6') behind the back line of the main building the minimum setback shall be one foot (1') from the eave drip.

3. Lots Fronting an Arc Curve (cul-de-sac) bulbs and knuckles). The minimum front yard setback shall be fifty feet (50'). The minimum side and rear yard setback shall be one foot (1') from the eave drip. A minimum distance from the main building shall be six feet (6').

(Ord.2022-14, dated 5/24/2022; prior codes: Ord.2008-16 dated 11/21/08; prior codes see below)

18.09.050 Housing Standards.

A. Building Height.

1. Minimum shall be one story or ten feet (10').

2. Maximum shall be two and one-half stories or thirty-five feet (35').

B. Single family homes shall incorporate the following:

1. A minimum of 50% of each structure's exterior surface as masonry (brick, stone or stucco.)

2. A minimum of a 2 car garage is required.

3. Roof materials shall be constructed of architectural shingles that simulated the depth of wood shingles or may be constructed of tile or other materials approved by the Planning Commission.

4. Minimum 5:12 roof pitch.

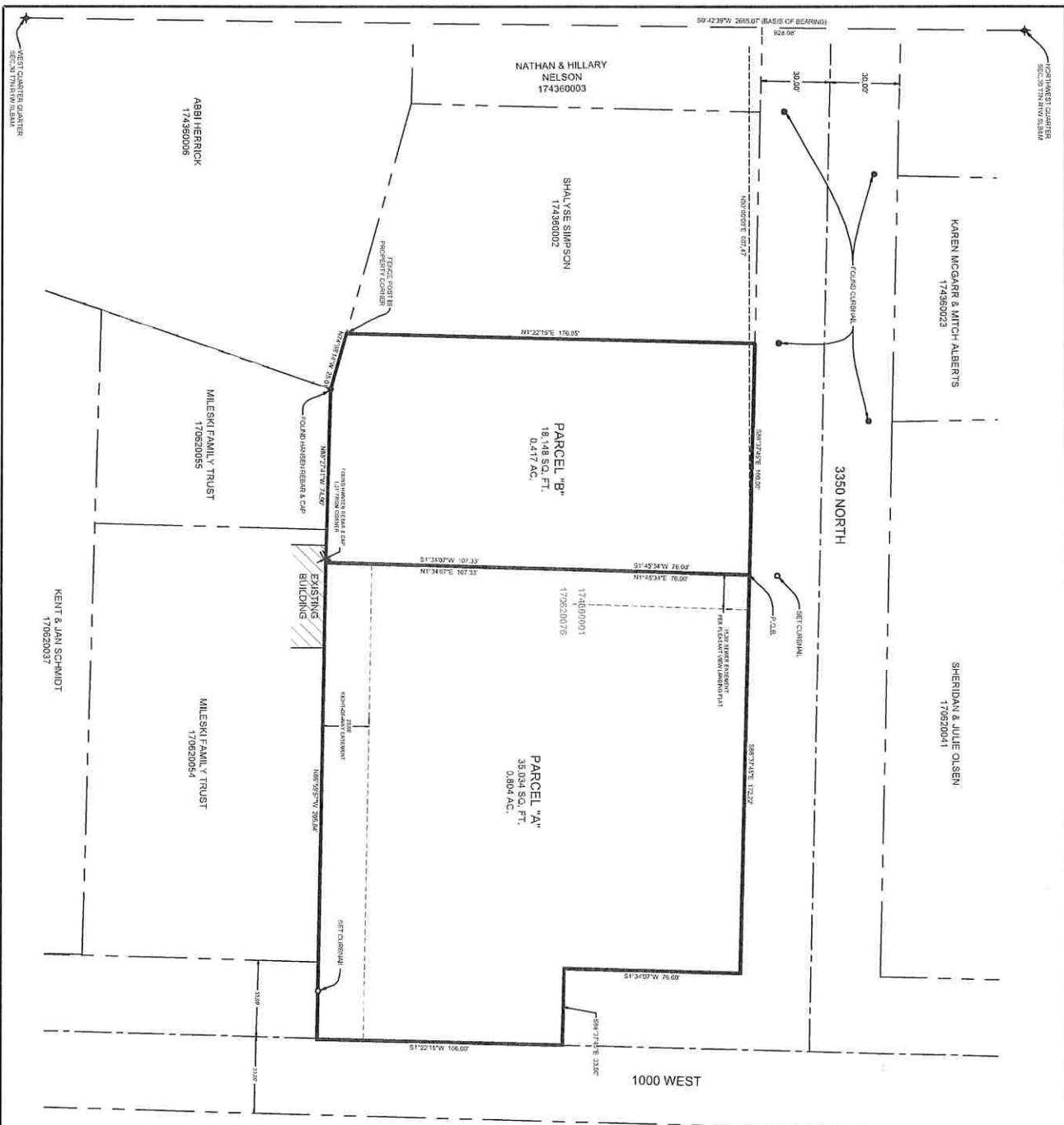
5. No more than 2 homes with the same or very similar architecture shall be allowed adjacent to each other.

6. All homes shall have a minimum finished square footage of 1500 above grade with at least 800 square feet per floor. (Ord.2022-14, dated 5/24/22; prior codes: Ord. 2008-16 dated 11/21/08; prior codes see below)

18.09.060 Qualifying Medium Density Standards.

A. Subdivision Developer. The developer of a subdivision shall incorporate at least six of the following criteria, subject to specific approval by the Planning Commission for each selected item:

1. Streetscape enhancements such as but not limited to; roundabouts, 8' or greater width park strips, or others as accepted by the Planning Commission;
 2. Subdivision entrance feature;
 3. Specialty/pedestrian scale lighting along sidewalks, streets and trails;
 4. Special fencing around the entire project to be installed prior to any occupancy;
 5. Additional buffering (architecturally interesting walls, intense landscaping, greater setbacks, etc.) to adjacent uses;
 6. Interior trails and exterior trail connection;
 7. Preservation of distinct features such as orchards, rock outcroppings, wetlands, etc., including appropriate improvements as accepted by the Planning Commission;
 8. Dedication or creation of open space or park areas;
 9. Varying lot sizes and densities within the development. This may include four or more housing types for every 10 acres;
 10. Distinct project identity demonstrated through architectural style and landscape excellence.
 11. Other items, accepted by the Planning Commission, that provide distinctive identity, enhanced project appeal, or improved design.
- B. Each application for rezone and/or subdivision shall submit a written report addressing the above criteria.
- C. A development agreement may be required to assure compliance with the intent of this section. (Ord.2022-14, dated 5/24/22; prior codes: Ord. 2008-16 dated 11/21/08; Ord. 91-3, 11/5/91, 95-6, 7/25/95, 96-14, 9/24/96, 2000-25, 11/28/00, 2001-7, 4/10/01, 2007-1, 1/9/09, and 2007-9,6/26/07)



PARCEL 174800001 RECORD BOUNDARY DESCRIPTION

ALL CORNERS BEING PLACED BY SURVEYOR. BEARING AND DISTANCE COUNTY OF WAHIA.

PARCEL 'A' BOUNDARY DESCRIPTION

PARCEL 'A' BOUNDARY DESCRIPTION

PARCEL 'B' BOUNDARY DESCRIPTION

PARCEL 'B' BOUNDARY DESCRIPTION

NARRATIVE

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that I am a licensed professional land surveyor in the State of Utah and that I have performed the survey in accordance with Title 48, Chapter 22, of the Utah Code, and that I have complied with the provisions of the Utah Surveying Act. I have also complied with the provisions of the Utah Surveying Act and the provisions of the Utah Surveying Act and the provisions of the Utah Surveying Act.

GARDNER ENGINEERING

CIVIL & LAND PLANNING

1800 W 2100 S, WEST HAVEN UT 84401
P 801.476.0202 F 801.476.0666

PROPERTY SURVEY FOR HOLLY HORMAN

3347 NORTH 1000 WEST, PLEASANT VIEW, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

REVISIONS

DATE	DESCRIPTION

SCALE: 1" = 20.4552'

DATE: 12/18/25

DRAWN BY: JH

CHECKED BY: JH

DWG. NO.: 25-001

S1 1

ORDINANCE 2026-8

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

WHEREAS, Pleasant View City has been petitioned to amend its Zoning Map; 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 10-20-503 (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 recommended approval.

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 A-2 (Agriculture) & RE-15 (Residential) to RE-20 (Residential) for Weber County Parcel #17-062-0076 (approx. .50 acres of land located at 3347 N 1000 W as shown on the vicinity map in 'Exhibit A').

PROPERTY DESCRIPTION

Parcel: 17-062-0076

***Legal description:** PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS WEST 210.0 FEET AND SOUTH 89D52'26" WEST 377.23 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 34D58'10" EAST 688.50 FEET, THENCE NORTH 62D24' WEST 407.0 FEET, THENCE SOUTH 34D27'36" WEST 379.64 FEET, THENCE SOUTH 22D05'52" EAST 477.31 FEET TO THE POINT OF BEGINNING. CONTAINING 4.93 ACRES.*

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

DATED this 24th day of February, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

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

CM Arrington	_____
CM Ferry	_____
CM Marriott	_____
CM Urry	_____
CM Wilkinson	_____

'Exhibit A'

