

**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

disposition of city-owned property. Andrea Steiniger: this item was brought back because state law requires a public hearing before disposing of real property. CM Wilkinson had questions, prompting 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. Genneva 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.