

## Pleasant View City Council

### Meeting Agenda

Tuesday, March 10

6:00 p.m.

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

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:  
(*Councilmember Johnny Ferry*)
- 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 13, 2026 (open & closed), February 24, 2026 (open & closed) and February 28, 2026.

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

6:20 P.M. **4. TUF Presentation.** Presentation on the Transportation Utility Fee (TUF) Update. (*Presenter: Sarah Wichern with Jones & Associated*)

6:35 P.M. **5. Preliminary Subdivision.** Discussion and possible action to approve a preliminary subdivision approval for the subdivision of two vacant parcels of land, Weber County Parcels: 19-017-0146 & 19-017-0147 (located east of I-15 at approximately 2750 N) (*Presenter: Andrea Steiniger*)

6:45 P.M. **6. Development Agreement.** Discussion and possible action to approve a Development Agreement for a commercial development project in Pleasant View City and Farr West City. Applicant: Woodsonia Farr West, LLC. (*Presenter: Andrea Steiniger*)

7:00 P.M. **7. Property Acquisitions-Skyline Drive.** Discussion and possible action to approve property acquisition for property located at 540 W 4300 N for Skyline Drive. (*Presenter: Tyson Jackson*)

7:10 P.M. **8. Parking and Backing Policy.** Discussion and possible action to adopt a parking and backing policy, Policy 2026-2. (*Presenter: Tyson Jackson*)

7:20 P.M. **9. 'Acquisition Pool' Amendment.** Discussion and possible action to amend the acquisition pool agreement with Avenue Consultants, Inc. with an updated cost table. (*Presenter: Andrea Steiniger*)

7:30 P.M. **10. Garbage Cans.** Presentation on different options on changing the garbage can fee structure. (*Presenter: Mike Littlefield*)

7:50 P.M. **11. America250 & PV175 Coins.** Discussion on coins purchase for America250 & PV175 celebration. (*Presenter: Mayor Gibson*)

8:00 P.M. **12. Communication Program.** Discussion and possible action to contract with Constant Contact for six months for emails, text messaging, etc. in the amount of \$300 in lieu of the monthly newsletter sent to non-utility billed residents. (*Presenter: Ann Arrington*)

8:10 P.M. **13. Other Business.**

**14. 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, March 10, 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.*

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

**January 13, 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  
Tammy Eveson  
Brian Jacobs  
Brody Flint (city attorney)

**VISITORS:**

Heather Swanson	Jon Cunningham
Cam Arrington	Dana Gibson
Daniel Harris	Lynn Humphreys
Jerry Burns	Roy Lunsford
Larae Lunsford	Kerry Humphreys
Mike Humphreys	Elaine Pitcher
Paul Pitcher	Kevin Morris
Rebecca Morris	Donna Johnson
Claron Haglund	Sharlene Call
Shandi Call	Leonard Call
Christy Bailey	Mary Williams
Carol Smedley	Richard Saunders
Bret White	Deborah White
Phil Nelsen	Paige Nelsen
Merrill Harris	Addison Scoville
Wynn Philips	Scott Nicholson
Corey Urie	Geneva Blanchard

**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. Elected Officials. Swear-in and welcome the newly elected Mayor and Councilmembers and honor the outgoing Mayor and Councilmember.**

Laurie Hellstrom swore in the elected Mayor Steve Gibson and elected Sean Wilkinson and Johnny Ferry councilmembers. The out-going Mayor Call and Councilmember Nelsen were honored.

**3. Consent Items. Minutes of December 9, 2025**

Motion was made by CM Marriott to approve the consent item (minutes of December 9, 2025). 2<sup>nd</sup> by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**4. Audit Report. Presentation of the Audit Report for the fiscal year ending June 2025. (Presenter: Corey Urie with Wood Richards & Associates)**

Corey Urie presented the Audit report for the fiscal year ending June 2025 with an unmodified opinion, meaning a clean audit.

**5. Conflict of Interest Disclosure Forms. Presentation on required disclosures as part of the Municipal Officers' and Employee' Ethic Act. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom provided a simplified form of the conflict of interest disclosure forms and reviewed with the council. If any conflicts apply please fill out the form and provide to mayor or as directed.

**6. Rezone-Public Hearing. Consider a rezone for approximately 1.03 acres of land located at 615 Fox Meadow Drive, Planned Commercial (CP-1) to Planned Commercial (CP-2), Weber County Parcel 17-418-0022, Ordinance 2026-1. Applicant: 814 Services LLC, Daniel Harris. (Presenter: Tammy Eveson)**

Tammy Eveson: this is a lot in Fox Meadows and the Scott's property. It is a rezone to CP-2. The proposed use is a veterinarian clinic which is a C.U.P. There will be a boundary adjustment to combine the lots. The planning Commission recommend approval. CM Urry: is the C-2 and CP-2 different. Tammy Eveson: they are two different zones.

Motion was made by CM Marriott to go into a public hearing to consider a rezone for approximately 1.03 acres of land located at 615 Fox Meadow Drive, Planned Commercial (CP-1) to Planned Commercial (CP-2), Weber County Parcel 17-418-0022. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

Mayor Gibson asked for comments from the public. Elaine Pitcher: what does a conditional use mean? Andrea Steiniger: it's a permitted use but put on conditions. Elaine Pitcher: my concern is if the zone is changed and the veterinarian clinic falls through it will be something else that will come in. I am happy with animals. Mary Williams: I am the president of the HOA in Fox Meadows. I am looking forward to something being there. Will the approach come off of 600 W or 2700 N? Andrea Steiniger: I had a meeting with UDOT. There is no access off 2700 N. 600 W is our access. Mayor Gibson: that is why the road loops. Mary Williams: we have to maintain the road and with the increased traffic and elderly live on that road. Andrea Steiniger: they may participate in the HOA. This is just the rezone. Debra White: I am concerned with the CP-2 if it is

not a vet clinic. It opens it up to undesirable businesses. What is our protection? Mayor Gibson: we don't want undesirable businesses either but, it opens it up. Dan Harris (from Michigan): are there any questions for me? We are under contract to purchase and build a business for household animals. It is not a pet ambulance.

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

Motion was made by CM Urry to rezone approximately 1.03 acres of land located at 615 Fox Meadow Drive, Planned Commercial (CP-1) to Planned Commercial (CP-2), Weber County Parcel 17-418-0022, Ordinance 2026-1. 2<sup>nd</sup> by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**7. Vacate Easement. Consider vacating and relocating a temporary turnaround easement located in Weber View Subdivision at 226 W 3175 N and 238 W 3175 N. (Presenter: Tammy Eveson)**

Tammy Eveson: there is a temporary turnaround easement on 226 W (lot 214-R) and trading to be located on 238 W. The map was shown.

Motion was made by CM Marriott to vacate the temporary turnaround easement located in Weber View Subdivision on Lot 214-R (226 W 3175 N). 2<sup>nd</sup> by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**8. Subdivision Final Acceptance. Discussion and possible action to consider granting final acceptance to Rulon White Business Park and end the guarantee period. (Presenter: Tammy Eveson)**

Tammy Eveson: Jones & Associates did the final punch list and they met the requirements. We recommend release of escrow. We check if they owed any accounts receivable with the city and they don't.

Motion was made by CM Marriott to grant final acceptance to Rulon White Business Park and end the guarantee period. 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**9. Change Order-Pickleball Courts. Discussion and possible action to consider approving a change order for the Pickleball Courts. (Presenter: Andrea Steiniger)**

Andrea Steiniger: in the spring we approved a contract in deficit and brought the contract down. The lower amount was not approved by the city council, and this is back for formalization.

Motion was made by CM Arrington to consider approving a change order for the Pickleball Courts. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**10. Interlocal Agreement. Discussion and consideration to enter into an Interlocal Agreement with Weber County for the delivery of municipal solid waste to the Weber County Transfer Station. (Presenter: Sean Wilkinson, Weber County Director of Community Development)**

CM Wilkinson: this agreement has been rescinded by Weber County and it is not to be considered tonight. There will be a new proposal in the future.

**11. Interlocal Agreement. Discussion and consideration to enter into an Interlocal Agreement with UDOT to reimburse Pleasant View for a portion of the cost associated with constructing dual left-turn lanes at SR-134 (2700 N) and 1740 West in the amount of \$250,000. (Presenter: Andrea Steiniger)**

Andrea Steiniger: in the future you will hear a lot about the Farr West Development. This is for a dual left-turn that the developers have asked UDOT to help. UDOT agreed to help up to \$250,000 but the funding has to go to the city and then we disperse the funds to the developers.

Motion was made by CM Marriott to enter into an Interlocal Agreement with UDOT to reimburse Pleasant View for a portion of the cost associated with constructing dual left-turn lanes at SR-134 (2700 N) and 1740 West in the amount of \$250,000. 2<sup>nd</sup> by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**12. Attorney Services Contract. Discussion and possible action to accept the contract for Attorney Services to Matt Wilson and Brody Flint. (Presenter: Andrea Steiniger)**

Andrea Steiniger: our attorney Mike Houtz is retiring. We have done an RFQ and are recommending the acceptance of Matt Wilson and Brody Flint to act as the city attorneys. Brody Flint gave an introduction of themselves.

Motion was made by CM Marriott to accept the contract for Attorney Services to Matt Wilson and Brody Flint with the addition of 1.1(i)-review and update ordinances. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**13. Municipal Code Amendment. Discussion and consideration to amend the Pleasant View City Municipal Code to update references to the recodified Land Use, Development and Management Act (LUDMA), Ordinance 2026-2. (Presenter: Andrea Steiniger)**

Andrea Steiniger: the state renumbered LUDMA from 10-9a to 10-20 and our code needs to be updated to refer to the new code.

Motion was made by CM Marriott to amend the Pleasant View City Municipal Code to update references to the recodified Land Use, Development and Management Act (LUDMA), Ordinance 2026-2. 2<sup>nd</sup> by CM Ferry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**14. Personnel Policy Amendment. Discussion and possible action to amend the Personnel Policy to address changes under the One Big Beautiful Bill Act 'OBBBA' regarding income tax deduction for qualified overtime compensation and consolidate prior policies, Policy 2026-1. (Presenter: Laurie Hellstrom)**

Motion was made by CM Marriott to amend the Personnel Policy to address changes under the One Big Beautiful Bill Act 'OBBBA' regarding income tax deduction for qualified overtime compensation and consolidate prior policies, Policy 2026-1 with a change to section 5 to be 40 hours for both overtime banks. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**15. Roth Service Agreement. Discussion and possible action to adopt the ‘Designated Roth Service Agreement’ with Utah Retirement Systems (URS) to allow employees to participate in the new Roth 401(k) and Roth 457(b) plans. (Presenter: Laurie Hellstrom)**

Motion was made by CM Urry to adopt the ‘Designated Roth Service Agreement’ with Utah Retirement Systems (URS) to allow employees to participate in the new Roth 401(k) and Roth 457(b) plans. 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**16. Meeting Schedule. Set the 2026 City Council meeting schedule, Ordinance 2026-3.**

Motion was made by CM Wilkinson to set the 2026 City Council meeting schedule, Ordinance 2026-3. 2<sup>nd</sup> by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**17. Appointment to the CWSID. Discussion and possible action to appoint Steve Gibson to a 4-year term on the Central Weber Sewer Improvement District Board.**

Motion was made by CM Marriott to appoint Steve Gibson to a 4-year term on the Central Weber Sewer Improvement District Board. 2<sup>nd</sup> by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**18. Council Assignments. Discussion and possible action to set the 2026 Council Liaison Assignments.**

The council discussed their assignments for 2026.

**Mayor Gibson**

- Provide overall leadership and coordination.
- Stay involved in Founders Day, even though Dave is chair.
- Oversee organization of events and ensure ideas pass through Dave and the Mayor before moving forward.
- Emphasize council ownership of Founders Day.
- Encourage public involvement and formation of committees.
- Help coordinate planning for Pleasant View 175 and America 250 initiatives.

**CM Marriott**

- Serve as Chair of Founders Day.
- Schedule and lead kickoff/planning meetings (within the next few weeks).
- Coordinate major event logistics.
- Work closely with the Mayor on Pleasant View 175 planning.
- Act as central point for ideas and approvals related to Founders Day.
- Provide guidance based on past years’ experience.

**CM Wilkinson**

- Oversee the race/early morning activities (taking over Phil’s former role).
- Work with race organizers.
- Assist with breakfast-related coordination.
- Expected to actively participate in Founders Day.

**CM Ferry**

- Lead and “own” the Car Show.
- Coordinate with sponsors and existing helpers.

- Continue general participation in Founders Day activities (has helped with breakfast previously).

**CM Arrington**

- Serve as Mayor Pro Tem.
- Provide leadership and counsel.
- Likely assist with parade-related activities (discussion implied involvement).
- Help ensure pickleball is included in Founders Day.

**CM Urry**

- Assist with various Founders Day activities.
- Help with fundraising and securing money.

**Cindy Harrison**

- Help coordinate the parade.
- Involved in event planning discussions (including possible additional event for the 175 celebration).
- Potential liaison for recreation (to be clarified).

**Tyson Jackson**

- Continue overseeing Public Works support during Founders Day week.
- Assist with logistics such as grounds, setup areas, and facilities.

**Dana Gibson**

- Work on Pleasant View 175 initiatives.
- Coordinate involvement of spouses (wives/husbands) who want to participate.

**Heritage Committee**

- Work on Pleasant View 175 efforts.
- Coordinate historical/heritage-related elements.
- Collaborate with city leadership while remaining a separate committee.

**Becky Stokes**

- In charge of a specific giveaway or Founders Day item (implied key responsibility).
- Considered essential to continuing that portion of the event.

**Leigh Marriott**

- Assist with creating and selling 175-themed shirts.

**General Council Expectations**

- Each major event/activity has one council member assigned to lead it.
- Other council members are encouraged to help but not required to attend every planning meeting.
- Be mindful of quorum requirements when meeting.
- Participate actively — involvement is “expected.”
- Attend future work sessions and city tours.
- Help recruit community members for committees and planning roles.

**19. Purchase Requisition Form. Presentation on purchase requests by elected officials. (Presenter: Laurie Hellstrom)**

Laurie Hellstrom reviewed the ‘purchase requisition form’ for the council with the council. Elected officials are not authorized purchasing agents and cannot make purchases on behalf of the city without prior approval. For any city-related expense (e.g., events like Founders Day), a purchase requisition form must be completed and approved in advance by an authorized purchasing agent to ensure the expense fits within the approved budget.

Key points:

- Get approval before buying anything. Do not make purchases first and request reimbursement later.
- Attach receipts to approved requisitions.

- Only designated purchasing agents (e.g., specific city staff) can authorize purchases.
- Avoid informal “just bill the city” arrangements.
- Reimbursements are discouraged but allowed if pre-approved.
- Donations or payments (cash/checks) should be made directly to the city and preferably delivered to the city office to avoid any appearance of wrongdoing.
- The goal is to improve budget tracking, accountability, and professionalism.

**20. Celebrations Committee. Explore the idea of forming a ‘Pleasant View Utah250’ and ‘Pleasant View175’ Celebrations Committee.**

The council discussed the celebration.

**21. America 250 Utah Resolution. Discussion and possible to approve a Resolution supporting America250 Utah and recognizing and approving of the Pleasant View Utah250 Community Committee, Resolution 2026-A. (Presenter Andrea Steiniger).**

Andrea Steiniger: funding is available.

Motion was made by CM Marriott to approve the Resolution supporting America250 Utah and recognizing and approving of the Pleasant View Utah250 Community Committee, Resolution 2026-A. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**22. 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 Marriott to go into a closed meeting to discuss property acquisition. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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

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

**23. 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)**

CM Wilkinson: does the cost estimate include property outside UDOT’s ROW? Geneva Blanchard: no, just the deceleration lane. CM Wilkinson: is the agreement intended to address just the deceleration lane or driveway in as well? Geneva Blanchard: the agreement is just for the land swap. There is no value because of the access agreement is 100% on E.K. Bailey’s property. The access agreement talks about us having the burden of maintenance. CM Wilkinson: what is the cost of that? Geneva Blanchard: it was not intended on cost share. Why do you want to know? CM Wilkinson: who is responsible for the deceleration lane? Trying to equate value to value. If E.K. Bailey has to install the deceleration lane for UDOT requirement, the city is not really getting value out of that. Geneva Blanchard: it really is a matter on whoever develops first. We were looking at as taking a cost off the city but with shared access and giving parking and future maintenance. I still say there is a large part on our side. CM Wilkinson: can

you quantify that? CM Ferry: and the long-term maintenance. Geneva Blanchard: we take care of access and allow overflow parking. Your parking is your maintenance. CM Urry: can you put that on paper? Geneva Blanchard: yes. CM Arrington: I am not opposed to the idea but can I look a resident in eye and say this is a good decision? Geneva Blanchard: argue, whoever uses property in the back there is no value in that. What would the city sell to who for what? CM Urry: valid point but still need info. CM Arrington: just show us. I am talking to approve with conditions. CM Ferry: can put money on it? Mayor Gibson: as long as we come up with \$207K. CM Urry: I want to see how to quantify. Mayor Gibson: look at the whole package. Geneva Blanchard: the deceleration is only in the ROW and no other ask from us.

Motion was made by CM Marriott to approve the real estate purchase contract for land and deceleration lane construction at 3528 N HWY 89 as discussed. 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Marriott, CM Arrington and CM Ferry. Voting Nay: CM Wilkinson and CM Urry. 3-2 motion passed.

#### **24. Other Business.**

Tyson Jackson: audit items are still being worked on. The ARPA funds need to be spent by December 2026 and projects will be coming. MJM is working on the last major portion. A job offer letter was sent out. there are two positions still to be filled. Still working on code amendments and inspection processes per the state. CM Marriott: I am holding off on 5S meetings. I will look into the sandbags on 750 W.

Andrea Steiniger: Stetson Talbot is out due to illness. It appears there has been some accounts hacked and I will have IT look at it.

CM Urry: there were 20 kids at the Day at the Legislative.

CM Marriott discussed the website on adding additional information.

CM Arrington is coordinating the website and communications.

Mayor Gibson: keep track of your ideas for our work session.

#### **25. Adjournment: 9:39 P.M.**

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

**February 24, 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  
Johnny Ferry  
David Marriott  
Sara Urry  
Sean Wilkinson

**STAFF:**

Andrea Z Steiniger  
Laurie Hellstrom  
Stetson Talbot  
Tammy Eveson  
Cindy Harrison  
Matt Wilson-attorney

**VISITORS:**

Scott Nicholson	Dixie Higgs
Bryan Higgs	Brocke L.
Jaran Nicholls	Chris Casey
Art Bingham	Holly Homan
Dave Bolos	Chris Scheinder
Drew Snyder	

**1. Introduction.**

- a. **Pledge of Allegiance and Opening Prayer, Reading, or Expression of Thought: (*Councilmember Sean Wilkinson*).**
- b. **Declaration of Conflicts of Interest.** CM Marriott: I am not related to the Marriott's on #9 of the agenda.
- c. **Public Comments/Questions for the Mayor & Council (limited to 3 minutes).**  
None.

**2. Consent Items. Minutes of January 27, 2026, February 4, 2026, and February 10, 2026 (open & closed)**

Motion was made by CM Arrington to approve the minutes of January 27, 2026, February 4, 2026, and February 10, 2026 (open & closed) and the bills of Pleasant View City. 2<sup>nd</sup> 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)**

Postponed to March 10, 2026.

**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)**

Cindy Harrison: we are proposing to move all fees out of the ordinance text to the consolidated fee schedule for clarity and consistency. We have done a market study conducted with Brigham City, Farmington and Syracuse. Cindy reviewed the new language for pickleball regulations. The council questioned court availability during tournaments. Cindy Harrison: the restriction is once per month for full-court reservations. CM Wilkinson: replace “prior to the reservation” with “in advance.” CM Arrington: there is a discrepancy between park curfew (11:00 p.m.) in guidelines and sunset/sunrise language in ordinance. The council agreed to align park use guidelines with ordinance language for consistency.

Motion was made by CM Marriott to amend the Park Regulation with the following adjustments of a language change to “in advance” and align the park curfew language with ordinance. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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

Cindy Harrison: the proposal is to increase baseball registration fees by \$5 (to \$60) due to rising jersey costs. Flag football fee adjusted to \$60 to align with other upper-grade programs (Grades 3–6). Instructional basketball and T-ball (younger grades) remain at \$50. Proposed reducing pickleball clinic fee from the originally listed \$55 to \$35, aligning with the youth running club, since no jerseys are required. Youth running club fee remains \$35. I expect participation in pickleball to be similar to last year’s running club (approximately 40 participants). We have comparable league pricing. The Kitchen (indoor facility charges \$60–\$90 depending on league length. Our staffing is to be handled by seasonal recreation staff. We use volunteer coaches for the other recreation programs. We are comparable to the neighboring cities. We coordinate our fees with North Ogden. The other cities (Harrisville, Plain City, Farr West) are previously around \$55. We are requiring a \$1 million liability insurance policy for for-profit events. Farmington requires \$3 million. The insurance applies to for-profit leagues/tournaments and not required for private reunions or non-commercial gatherings.

Motion was made by CM Marriott to approve the Consolidated Fee Schedule for Parks & Recreations Fees as presented, Resolution 2026-B. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**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)**

Tammy Eveson: this is a proposal to amend the General Plan for approximately 4.93 acres currently designated Low Density Residential to Medium Density Residential and apply the Limited Single Family Residential (LSFR) zone. The applicant submitted a concept plan for 19 residential lots, but it has not yet gone through subdivision review. Medium Density designation allows 4–8 dwelling units per acre. The proposal equates to approximately 6-units per acre. The LSFR standards include minimum lot sizes of 7,260 sq. ft., minimum lot width: 65 ft., front/rear setbacks: 25 ft., side setbacks: 8 ft. each side (16 ft. total), and a maximum 60% impervious surface. The area is located between an existing RE-15 residential area and a commercial/manufacturing area and near the future city decant facility and cemetery expansion. The planning commission recommended approval with a 5–2 vote. PC member Julie Farr’s concern was having a comprehensive General Plan update rather than piecemeal amendments. PC member David Gosner’s concern was about public noticing not being adequate and low community turnout. Tammy Eveson: state noticing requirements were met. Public comments received were positive regarding the rezone. CM Arrington: this was created for needed housing type for seniors/patio-homes. Tammy Eveson: the location is a good transition area between low-density residential and commercial zones. CM Marriott: this is a little piece of property. Tammy Eveson: there is another property owner adjacent that is looking for the same thing for their property (Casey’s). CM Urry: the intent of the LSFR was to create smaller “pocket” developments, not large contiguous areas. CM Marriott: I am concerned with road connectivity and a road plan in the area.

Motion was made by CM Arrington to approve the General Plan by amending approximately 4.93 acres of land located at approx. 3100 N 1030 W, from Low Density Residential to Medium Density Residential for Weber County Parcel: 19-016-0082, Ordinance 2026-6. 2<sup>nd</sup> by CM Urry. Roll call vote. Voting Aye: CM Arrington and CM Urry. CM Ferry, CM Marriott and CM Wilkinson. (2-3) Motion failed.

**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)**

Mayor Gibson: how do we proceed following a failure of the General Plan Amendment? Matt Wilson: it is a separate action and should still receive a vote.

Motion was made by CM Arrington to go into a public hearing to consider a rezone for approximately 4.93 acres of land located at approx. 3100 N 1030 W, from RE-20 to Limited Single Family Residential-LSFR. 2<sup>nd</sup> by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

Chris Casey: I am an adjacent property owner. I am confused about the council’s prior denial of the General Plan Amendment. The state encourages additional housing opportunities. The planning commission members expressed support for the concept, with concerns primarily about piecemeal planning and noticing. What is the council’s objections and the future plans. CM Marriott: we need a comprehensive plan for the entire surrounding area. We need an

updated General Plan with road connectivity plans and coordination with nearby undeveloped parcels. CM Urry: our General Plan hasn't been updated since 2017. CM Wilkinson: we have a proposal and an adjacent property owner who wants to do the same thing and additional properties. It would be fantastic if those property owners could come together and put a plan together and show us what that will look like. We should not piece mill develop. I have no idea what this will do to our infrastructure. I would expect if they want this much more density there would be some explanation how this will affect the city and have some due diligence done. There would have been some effort or expense so the city is not bearing the burden. That is why I voted against this. I am not opposed to it being in this location, but I don't have that information to make that decision. Dixie Higgs: I live on the adjacent dead-end street. I am not opposed to development but I want clarity on the road connectivity and traffic flow. I desire to maintain the quiet character of the street and avoid a through-street connection to Highway 89. I would like to see a comprehensive layout plan before approval. Ryan Higgs: I am opposed to additional density development across Highway 89. I support medium or higher density if appropriate. I am also concerned about my property value. Chris Casey: how much information does the council requires for consideration? Detailed planning can be costly for landowners. I am frustrated with city coordination and communication. Mayor Gibson asked for additional comments. None were given.

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

CM Wilkinson: we don't need engineering but a concept for the larger area and discuss with staff on infrastructure capacity and city benefit. Rezone decisions are legislative actions and should provide benefit to the entire city.

Motion was made by CM Urry to deny the rezone for land located at approx. 3100 N 1030 W, from RE-20 to Limited Single Family Residential-LSFR, Ordinance 2026-7. 2<sup>nd</sup> by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0 passed to deny.

**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)**

Tammy Eveson: this request involves two adjacent lots owned by Ms. Horman, located on the corner of 3350 North and 1000 West. One lot is currently zoned RE-15; the other is split-zoned RE-20 and A-2. The applicant is pursuing a boundary line adjustment which is under DRC review to combine an L-shaped portion of the RE15 lot with her existing RE-20 lot to create a more usable parcel. The remaining parcel would retain sufficient square footage to meet RE-15 requirements and remain buildable. The description needs to be corrected in the ordinance and match the description in the boundary adjustment.

Motion was made by CM Urry to go into a public hearing 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. 2<sup>nd</sup> by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

Mayor Gibson read into record an email from Toby Mileski, adjacent property owner, expressing support for the rezone and encouraging approval. No additional public comments made.

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

Motion was made by CM Arrington to approve the 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 with corrected description. 2<sup>nd</sup> by CM Ferry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**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)**

Andrea Steiniger: Presented the proposed Development Agreement for the Grand Legacy Subdivision (63 lots, two phases). The project was originally started around 2008 and partially constructed before being stalled. This agreement outlines standards for completing and evaluating previously installed infrastructure. For the sanitary sewer & storm drain infrastructure the developer will camera existing lines and identify segments proposed to remain and the city will evaluate per the Public Works Standards and require replacements if necessary. For the culinary water infrastructure all internal lines (including specified valve section) will be replaced. External pressurized lines are currently in use and will remain. For the secondary water infrastructure, the developer and Pine View Water are to evaluate the system and determine necessary replacements. For the curb & gutter, the developer is to inspect and propose segments to remain and the city is to verify compliance and require additional replacement if needed. For the development standards fire safety, spark arresters, and vegetation requirements follow standard code. Rock outcroppings are to be avoided and preserved where possible. The developer proposes mass grading and installation of retaining walls. Maximum slope: less than 25% on building pads; 35% outside building pads. Retaining walls are to be installed by the developer and maintained by individual lot owners after completion. Trail access to the canal trail required. Developer to install five off-street parking stalls to be dedicated to the city upon acceptance. The planning commission recommended approval with no changes. CM Marriott: does the infrastructure inspections require a third party. Andrea Steiniger: Tyson and Dana are confident in evaluating infrastructure but may contract out services if needed. The planning commission public comments were concerns about potential blasting. The developer indicated no blasting is planned. Drainage and stormwater management concerns. Liability concerns regarding natural hazards, rocks, rattlesnakes and poison ivy. Drainage engineering will be reviewed during the subdivision approval, separate from the development agreement. Matt Wilson: this is not the subdivision & infrastructure approval.

Motion was made by CM Arrington to approve the 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. 2<sup>nd</sup> by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**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)**

A presentation was provided by Andrea Steiniger for the proposed development agreement for the Lync Crossing mixed-use project. The project includes residential units as part of a mixed-use commercial/residential development, phased to ensure commercial development completion before full residential occupancy. Phasing will happen per the ordinance. There is an ambiguity in ordinance regarding residential units in mixed-use buildings: up to 25% of commercial building area may be residential. Also noted that "flex space" terminology is not defined and should be taken out of the agreement. The planning commission recommended the developers provide screening along property boundaries adjacent to residential uses, provide walking paths, landscaping, and open space for the residential component. Those specifics will be addressed in site plan and conditional use permit. If the regional detention basin in that area is to be combined with their basin, the city want it to be dedicated to City and maintained by the city. If it is not combined it needs to remain private and private maintenance. In Section 11, the recommended amended language is to require city consent for assignment of the agreement to third parties, with consent not unreasonably withheld. The city attorney's opinion was that multiple property owners could be bound by agreement and the city doesn't have legal authority to require them to create an entity. It was acknowledged that this is a key intersection and highly visible location for the city.

Motion was made by CM Urry to approve the development agreement for the Lync Crossing Subdivision with the correction suggested by everyone (removal of "flex space," and change the assignment language of the agreement). 2<sup>nd</sup> by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**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)**

Mayor Gibson: there was some misinformation and some different things. The TIF aspect was denied, which is part of their public funding that they were going to get. This is the PID for the Farr West Landing. I have invited Drew Snyder with Woodsonia and Mayor Bolos from Farr West to speak to us in a minute. Andrea Steiniger: this item is before you again. You did have it on your last council agenda, but because we didn't have a corrected Letter of Intent and Petition, we couldn't take action on that. This is the same slides as last time regarding what a PID is. This is what they're proposing to bring into that development. This is a layout. It's 37.697 total acres. The acreage that affects Pleasant View is 8.01. Here's the proposal with the numbers out here. Our PID policy says that they can't do a tax levy of more than six mills, which is \$6 per \$1,000 of taxable value. The housing element is not included in their map. On the far right, that's the final local entity plat. So, only the outlined areas in that are included in this public infrastructure district. As you can see, the section right about center that's excluded is going to be proposed housing. This runs the numbers in their letter of intent. They only included Farr

West City's numbers on the tax rates. So, I've run the numbers for Pleasant View because our certified tax rate is a little bit higher than Farr West's. On the right-hand side, Pleasant View's tax rate is at .000786 as compared to the .000333 that Farr West City has. I then dropped those numbers down for the total tax rate and the difference with the proposal of the six-mill tax levy. Over on your left-hand side is what they've been seeking as far as public financing for their development. As you can see, they've got a total infrastructure cost of \$27 million. So, just for clarification, out of \$27 million, the developer is funding \$7 million. With the Farr West CRA changing, that is going to affect their numbers, so I'm not sure what the actual number is at this point. What's being proposed in the PID itself is the \$30,055,000. So that portion would be covered in this district, and that's what would be bonded for properties. But the majority is coming from public funds—tax dollars—in this proposal. I don't know what the final numbers look like. These are some issues that were brought up by Weber County. A PID can't be co-created, which is how they've applied for this PID—for a co-creation between Far West and Pleasant View City. Your options as far as the PID approval goes tonight are 1) no—you don't want to participate at all—and then we would just enter into an interlocal transfer agreement because we have public infrastructure that would be on the Far West side of things. So, we would need a transfer agreement in order to handle that storm water and sewer infrastructure and then anything included in that PID within our city boundaries. 2) If you say yes and allow Farr West to be the creating entity of this, then they would have the developer create a governing document which would outline what could be included in that public infrastructure district and what tax mill levy they would go with. If we entered into an interlocal agreement with Farr West to participate in the PID that they've created, we would either have to come to an agreement with Farr West City on the terms of that governing document, or we would be bound by anything that Farr West decides. So, it just kind of depends on how workable it is between the two cities. 3) There's also the option of yes, but that would be creating a separate PID for Pleasant View City. I do not believe the developer is looking at that as the most advantageous approach. So, those are basically your three options tonight, or you could table it for further consideration. Mayor are there any questions? I've asked Drew Snyder to present. He is from Nebraska. He's going to be best friend of Pleasant View, right? Drew Snyder: Yes, of course. Well, first off, this has been a marathon. So, Andrea, thank you. Mayor, thank you. The staff has been amazing. We do weekly calls. I think I'm on speed dial with everybody. I just want to thank everybody. This thing has really gone on for a long time, and it's complicated. It's a really complicated transaction. I don't think we totally knew what we were getting into when we signed up for this thing. But I do think it's going to be a great project. Andrea's slides were actually really helpful. If whoever's driving wants to shift back to the funding. I've got a little handout that I think will be helpful. We created this this afternoon and I think this will help a little bit. I should mention that Farr West is considering this but lowering the mill levy to five mills, which is what he has indicated on the sheet. And Farr West still hasn't approved any sort of PID. I believe it's going to council next week. What you'll see on the sheet is a complicated piece of property but really what we're talking about is what we call the shark fin. It's the northern 8.01 acres. Initially, this was predominantly going to be all detention. As we got into the engineering of the site, we were able to shrink that basin, which you can see is lot eight. That allowed us to retain five developable acres. Obviously, this would be subject to council approval. We would like to come back and go through a rezoning application with Pleasant View. So, obviously, this is a little bit

hypothetical, but assuming the council would approve this, we would like to put this land in service and get it developable. We're showing a hotel and then two restaurants on this property. One of the other big burdens that has made this a challenging project is building a mile worth of new road to get all of this interconnected and really activate all this property. You can see the shopping center, which has generally stayed the same. That remains in Farr West, that's not highlighted in yellow but, then the shark fin property is all in Pleasant View. We sketched out, again assuming a rezoning would be approved and we could get those uses to locate on that property. There really would be a sales benefit to Pleasant View. We think a hotel, \$4 million in sales, two restaurants with \$7 million in total annual sales—we could bring \$10 million to maybe \$13 million in total gross sales. I don't know exactly—we kind of researched everything but, maybe Andrea can help us on what sales tax percentage Pleasant View gets. We just put in 1% to try to show a benefit. You can see the sales tax benefit and then the property tax benefit. This is based on some comparable properties. A hotel would be about \$13.3 million, and then two restaurants we thought would be around \$6 million in total taxable value. So, just short of \$20 million. A five-mill PID—NPV is net present value—so really what those revenue streams are worth today if we were to bond those revenue streams. The reason I'm here and we're talking to you about the PID is that the original structure of this whole project was based on Farr West and there was a sales tax sharing agreement and then there was property tax. Over the course of a year, the taxing entities declined to participate in the property tax TIF, which put a huge burden on this project. If you go back to Andrea's sheet, there is \$5.8 million that's coming out of \$12.78 million. So that money is just gone. The county, the school district declined to participate, which was a surprise. I won't tell you all the backstory, but the previous administration did a great job. It probably could have approached differently, but it is what it is. Our intent is we want to do the project and move forward. The staff has spent an incredible amount of time with us. This design and anchor retailer is ready to move forward. We'd like to come back to Pleasant View and ask for your consideration on a rezoning. The PID is really intended to replace what we lost with the property tax. On the chart on the right-hand corner of this plan, you can see the original TIF amounts. The participation agreement caps and those are really the dollar amounts. What is coming out of that \$12.78 million is this participation agreement cap of \$5.78 million. That's the exact number that would get reduced by. A 30-year PID at five mills brings in gross revenue of \$8,754,121 and a net present value of \$3,692,158. DA Davidson helped us prepare the Letter of Intent (LOI) and the petition. They put in the actual bond numbers. When you take into consideration some of the cost of bonding and the revenue stream, the dollars are less. But that would be our ask of the city council tonight, to really help us. This is the last step we really need to get this project moving forward. It's been two years in the making. The staff's been great. We've worked through all the details, which have been extensive. So, with that, I'm happy to answer any questions. I just want to make sure the council really understands what we're asking. I think it's helping Farr West. One of the challenges with this project is two different municipalities, and that's been very challenging working through the process. Most of this is in Farr West, I recognize that but, there is a portion in Pleasant View. Pleasant View is administering the way funds, so we're working extensively with your staff to get that done and get this right. Mayor Gibson asked Mayor Bolos of Farr West to come up. Mayor Bolos, Farr West: I like to add a few thoughts. Nearly \$224 million of the total investment was private funding from the developers. Public investment represents only about 6% of the total

infrastructure cost. I initially had concerns about the PID and pushed back on aspects of the participation agreement and incentives. However, after conducting due diligence, consulting third parties, speaking with economic consultant Doug Larson, the county commission, and Stephanie Russell, I am more comfortable with the proposal. Stephanie Russell indicated the PID would allow critical infrastructure to be funded by the development itself rather than burdening existing residents or taxpayers. The PID would help recoup a roughly \$6 million shortfall caused by the lack of participation from Weber County and the school district. This is an effort to recover funding previously anticipated but not secured. The mutual benefits of the project, include development of the "shark fin" parcel, which would generate sales tax revenue. The project would bring additional retailers and positive growth to both communities. Farr West has not yet formally approved the PID but they intended to do so with a reduced mill levy from six to five mills. He stressed that the PID would not burden existing residents or businesses, as it would apply only within the designated district. CM Urry: how much has Farr West reduced its CRA contribution in renegotiations? Mayor Bolos: They had not reduced the \$7 million sales tax participation amount. Instead, they had restructured the agreement so that the city would receive 15% of sales tax revenue during years one through five, rather than 0%, allowing the city to begin capturing revenue earlier. Andrea Steiniger: when I approached Stephanie Russell about the PID, she expressed opposition to it in Pleasant View. She recommended either voting no or approving it with conditions, suggesting that Pleasant View create its own governing document rather than relying on Farr West. Drew Snyder: the project faced a March 12 deadline and could not withstand further delays. Consistency across the district would be preferable but that they would proceed even if two separate PIDs were required. He requested conditional approval, contingent upon Farr West's approval. The Council asked questions about tenant commitments. Drew Snyder: three tenants were under executed contracts and that all tenants had been informed about the PID. He confirmed that Target was the anchor tenant, though he noted certain contractual sensitivities. The Council raised questions whether the PID would deter tenants due to higher taxes. Drew Snyder: the retailers had not expressed significant concerns and that similar districts existed throughout Utah. Mayor Bolos: Farr West would move forward with or without Pleasant View but requested partnership and cooperation. I estimate Pleasant View's portion of the PID revenue over 30 years would be approximately \$600,000. The Council members debated whether to create a separate PID or participate jointly with Farr West. Legal counsel explained that an interlocal agreement would define governance and that creating two PIDs would increase administrative costs, estimated at \$35,000 per district.

Motion was made by CM Wilkinson 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 contingent upon: Farr West City being the creating entity, reduce the mill levy to five, contingent that Farr West City's approval of the PID and work together on an interlocal agreement. 2<sup>nd</sup> by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**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)**

Mayor Gibson: there is a long history of the project and I acknowledge staff efforts, particularly Andrea Steiner, for their work in coordinating multiple aspects of the agreement. There is importance of securing proper entrance and exit access for the development. Andrea Steiner: the property at 2739 North Parkland Boulevard is located in the northeast corner of the mobile home park. The City previously required a second access point for fire code compliance as mobile homes were reinstalled in that section. The subject property was appraised at \$353,200. The City would receive in exchange approximately 0.23 acres near the entrance to the mobile home park (near the Jimmy John's intersection), appraised at \$211,800. Both properties were appraised at the same time. The Parkland property was originally purchased using WACOG funding for the 2700 North expansion project. Any net value gained in the exchange must be returned to WACOG due to funding requirements. The acquisition agent has attempted to contact the property owner and their attorney; certified mail with an offer was sent. Final negotiated compensation will return to Council for approval once completed. This transaction doesn't completes all needs for the road project. Additional items will be addressed under the next agenda item.

Motion was made by CM Urry to go into a public hearing to consider 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. 2<sup>nd</sup> by CM Arrington. 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 Urry to end the public hearing. 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

Motion was made by CM Arrington 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. 2<sup>nd</sup> by CM Ferry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

### **13. Letter of Understanding. Discussion and possible action to approve the Union Pacific Railroad's Letter of Understanding. (Presenter: Andrea Steiniger)**

Mayor Gibson: this item has been in progress for an extended period. Andrea Steiner: this a privately owned parcel within the project area has been deeded to Pleasant View City. The mobile home park property (previously discussed under Agenda Item 12) is included in the overall acquisition effort. An easement/line crossing agreement is being secured from Tesoro Pipeline, granting the City crossing rights (ownership not included). The final required parcel is owned by Union Pacific Railroad. The council previously provided informal direction ("head nod") to proceed with the Letter of Understanding. The railroad property appraised significantly higher than anticipated. Union Pacific Railroad accepted a substantially lower offer than the appraised value. The red-outlined area shown in the project map represents the property being acquired, extending from 2700 North to north of the roadway. Multiple property owners were involved, and significant coordination has been required to assemble all necessary parcels.

Motion was made by CM Ferry to approve the Union Pacific Railroad's Letter of Understanding. 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

**14. Rare Disease Day. Consideration to declare February 28, 2026 as Rare Disease Day in Pleasant View City to raise awareness within our community.**

Mayor Gibson: we are considering to declare February 28, 2026 as Rare Disease Day in Pleasant View. The request and acknowledged Heather's personal challenges and advocacy efforts. I have pride in bringing the resolution forward and entertained a motion. CM Marriott: what does this mean for us? Mayor Gibson: it is a formal resolution declaring the day in recognition and raising awareness within the community.

Motion was made by CM Urry to declare approve the Union Pacific Railroad's Letter of Understanding. 2<sup>nd</sup> by CM Arrington. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

The council expressed support for notifying Heather of the Council's approval and recognition.

**15. Other Business.**

Andrea Steiniger: our planning does an excellent job. CM Arrington: we know. Heather Gale and the declaration of Rare Disease Day. She is a saint and has a book published.

Mayor Gibson: at the Saturday's meeting I have invited two developers. I want the city council to be more involved. I would each councilmember come with a 15 minutes. I want to set goals as a city council and work on them. I am grateful for our council.

**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).**

Motion was made by CM Arrington to go into a closed meeting to discuss collective bargaining here in the city council chambers in Pleasant View City. 2<sup>nd</sup> 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 Arrington to end the closed meeting. 2<sup>nd</sup> by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. Motion passed 5-0.

**17. Adjournment: 9:18**

Motion was made by CM Arrington to adjourn. 2<sup>nd</sup> by CM Marriott. 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 28, 2026**

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

**MAYOR:**

Steve Gibson

**COUNCILMEMBERS:**

Ann Arrington  
Johnny Ferry  
David Marriott  
Sara Urry  
Sean Wilkinson

**STAFF:**

Andrea Z Steiniger  
Laurie Hellstrom  
Tyson Jackson  
Stetson Talbot

**VISITORS:**

Jordan Watson  
Dave Lalodi

**1. City Council Retreat/Workshop.**

**Mayor Gibson's Presentation Summary:**

**1. City Direction & Goal Setting**

- The need for clearly defined short- and long-term goals
- Maintaining a strong working relationship with council, staff, and mayor
- Focusing on attainable wins rather than getting overwhelmed by long-term projects
- Identifying 4–5 priority items the city can realistically accomplish soon

A quarterly work-session format was suggested to maintain strategic focus without over-meeting.

**2. Garbage Service & Can Management (Republic Services)**

- The city met with Republic Services to address ongoing complaints (damaged lids, cans knocked over).
- Service quality has improved since the meeting.
- Two potential options were discussed:
  - The city continues managing cans
  - Residents pay approximately \$1/month, and Republic provides and maintains all cans
- Turning over responsibility to Republic could remove the city from the “garbage can business.”
- A formal presentation is expected soon.

**3. Ordinance Review & Simplification**

- Many city ordinances duplicate state statutes

- Some may be unnecessary and could be removed
- Consider outsourcing a full ordinance review vs. gradual in-house review
- Planning and zoning inconsistencies (setbacks, overlays, etc.) need updating
- Aim to simplify development processes and reduce unnecessary procedural steps

The broader goal: streamline processes for developers and residents.

#### 4. Process Improvement Initiative

- Map out city processes step-by-step (e.g., permits, dog licenses, development approvals)
- Identify redundant steps
- Reduce unnecessary “touch points”
- Simplify checklists and workflow

Objective: cut inefficiency and reduce approval times.

#### 5. Cemetery Expansion & Water Rights

- Secure additional water shares quickly (before costs rise)
- Determine land ownership structure (city vs. cemetery board)
- Develop cost-sharing and repayment structure for property purchase
- Plan for irrigation and infrastructure

Water security was emphasized as critical for both cemetery and long-term city growth.

#### 6. Staffing

- Fill two current vacant positions
- Evaluate workload and efficiency first

### **Dave Laloli’s (North Pointe Development) Presentation Summary:**

North Pointe Development – 2700 North & 600 West, property west of existing plaza area (near storage units)

Vision:

- Create a destination-style development
- Possibly a “city center” concept
- Mixed-use plaza with:
  - Walkable space
  - Outdoor gathering areas
  - Event-friendly design
  - Restaurants and national tenants
  - Central plaza for concerts, markets, festivals

Key Ideas Discussed:

- Farmington Station–style walkability
- Large open pedestrian plaza between buildings
- Event space for:
  - Farmers markets
  - Restaurant crawls
  - Concerts
  - Community festivals
- Outdoor dining
- Parking around perimeter rather than central

Challenges:

- Attracting strong national tenants
- Limited local employment base
- Retail market shifts (e-commerce pressure)
- Need sufficient “doors” (business density)
- Zoning issues (C-2 vs. CPUD vs. mixed-use)

Developer wants:

- Partnership with the city
- Long-term legacy project
- High-quality, community-enhancing design

The council expressed interest in:

- Creating a place to gather
- Encouraging economic sustainability
- Balancing growth with traffic/infrastructure impacts
- Possibly incorporating residential components to support retail

No decisions were made—this was an exploratory vision discussion.

### **Jordan Watson/Triad Development's Presentation Summary:**

Land Exchange Proposal regarding property north of the former charter school on Highway 89 in Pleasant View City.

#### Background & Timeline

- Property purchased in October 2024.
- The city identified a potential future rail crossing and master roadway through the site but has not finalized the exact alignment.
- An initial affordable housing concept was rejected.
- The property was later rezoned to commercial (MCM) in October 2025.
- A compliant commercial project has been designed but remains on hold due to uncertainty about the rail crossing location.
- The uncertainty has lasted 18 months (and three years since the city's transportation plan was completed).

#### Proposed Solution: Land Exchange

Triad proposes:

- Giving the city approximately 1.53 acres (northwest quadrant of their property) designated for the potential rail crossing/master roadway.
- Receiving in exchange a 1.02-acre city-owned parcel currently used as a stormwater basin and a dead-end roadway.

#### Claimed Benefits

- City gains full ownership and control of the future rail corridor area.
- Eliminates future acquisition costs and development conflicts.
- Allows Triad to proceed with a commercial flex-space project for small trades businesses.
- Stormwater basin could be relocated to the northwest quadrant.
- Developer is willing to explore using impact fees to offset relocation costs.
- Exchange would cost the city little to nothing compared to outright purchase (estimated property value: ~\$12/sq ft; millions if acquired traditionally).

#### Key Challenges

- The rail crossing location requires coordination with Union Pacific, which may take years.
- Developer hesitant to spend \$50k–\$75k on engineering without more certainty.
- Concern that delays could continue indefinitely.

#### City Response

- Officials expressed interest in the proposal as a potential “win-win.”
- Acknowledged need to finalize rail crossing alignment and funding.
- Mayor committed to bringing the issue to resolution soon and avoiding further long delays.
- Some discussion about leveraging city ownership to strengthen negotiations with Union Pacific.
- No decisions were made.

### **Stetson Talbot's Presentation Summary:**

Proposed exploring purchase of a former bank/daycare building on Pleasant View Drive as a potential new police department.

#### Proposal Details

- Building size: ~2,800 sq ft (current PD space ~1,700–1,800 sq ft).
- Estimated purchase price: \$550k–\$600k.
- Estimated renovation cost: Several hundred thousand dollars.
- Includes a large vault that could serve as evidence storage.
- Grants may be available to assist funding.

#### Rationale

- Current police space is overcrowded.
- Opportunity to expand relatively affordably.
- Could serve as short- or long-term solution.

#### Council Discussion Points

- Long-term vision: Should police remain near city offices?
- Renovation vs. investing in a new consolidated facility.
- Use of existing city building space (including underutilized basement areas).
- Potential future facility pressures as the city grows.
- Importance of keeping city staff centralized for collaboration.

#### Outcome

- No decision made.
- Mixed reactions: appreciation for proactive thinking, but concern about cost-effectiveness and long-term planning alignment.
- Emphasis on evaluating broader facility needs before committing.

#### Overall Themes of the Session

- Desire to resolve long-standing infrastructure uncertainties.
- Focus on practical, cost-conscious solutions.
- Interest in forward-thinking planning for city growth.
- No formal actions taken, but momentum toward resolving both matters.

### **Sean Wilkinson's Presentation Summary:**

Sean reported on meetings with Andrea, Tyson, and Tammy to evaluate the city's public works and planning processes, identify inefficiencies, and suggest improvements.

#### Key Issues Identified

1. Redundant Review Processes
  - Public works and engineering are both reviewing land use applications when engineering alone (with input as needed) could handle it.
  - This redundancy is pulling Tyson away from higher-priority issues like the stormwater audit.
  - Streamlining reviews would free up staff time for more critical work.
2. Lack of a Functional Project Tracking System
  - The city relies on Bluebeam and individually created spreadsheets.
  - There is no centralized, automated tracking system.
  - Staff manually track applications, send emails, and log reviews—essentially a full-time administrative task.
  - If a staff member leaves, their personal tracking system could create major delays.
  - Other jurisdictions use automated systems that:
    - Allow online submissions
    - Automatically notify reviewers

- Track uploads and responses
- Reduce manual data entry

Sean emphasized that investing in software would significantly improve efficiency and reduce staff workload. Additionally, pending state legislation may soon require electronic submission capabilities, making such a system necessary.

### 3. Lack of Records for DRC Meetings

- Development Review Committee (DRC) meetings are not recorded and do not produce formal minutes.
- This creates risk if disputes arise about what was said.
- Sean recommended recording meetings, preparing minutes, and distributing them for review to ensure clarity and accountability.

### 4. Staff Overload

- Tammy is overwhelmed with:
  - Phone calls and front counter service
  - Tracking applications
  - Preparing reports and meeting packets
- Administrative demands prevent her from doing proactive planning work such as:
  - Reviewing ordinance impacts
  - Updating the general plan
  - Conducting infrastructure impact analysis
- As a result, some planning recommendations lack deeper analysis due to time constraints.

### 5. Need for Additional Support

- Even with better software, workload levels justify additional staffing.
- A part-time or full-time administrative support role could:
  - Handle communications and tracking
  - Free planning staff to focus on substantive planning work
- Leadership acknowledged this will require budget allocation but agreed it is necessary.

### Overall Conclusion:

The core issue is not staff competence—Sean emphasized that the team is capable and professional. The real problems are:

- Outdated systems
- Inefficient processes
- Administrative overload
- Insufficient staffing support

Leadership responded positively to the recommendations, particularly:

- Eliminating redundant reviews
- Implementing electronic tracking/software solutions
- Adding staff support
- Reallocating responsibilities

The meeting concluded with agreement that modernization and staffing adjustments are necessary to improve efficiency and better support city growth and development.

### **Johnny Ferry's Presentation Summary:**

John, recently appointed president of the Utah Manufacturers Association, shared insights from his statewide economic development perspective to guide Pleasant View's future planning. He emphasized that manufacturing plays a major role in Utah's GDP and that his role gives him visibility into what cities are doing well — and poorly — in economic development.

The discussion centered on defining Pleasant View's economic identity and making strategic decisions that will impact the city for decades.

## Key Themes

### Economic Identity

The central question posed:

What is Pleasant View's economic identity?

- Many infrastructure decisions (roads, layout) are already fixed.
- However, the city still has flexibility due to remaining open space.
- Decisions made now will shape the city for 20–100+ years.

### Comparison to Similar Cities

The group discussed Utah cities that were once similar in size and successfully grew their economies:

- Farmington
- Spanish Fork
- St. George
- Lehi
- Logan

These cities leveraged freeway access and corridor development to attract growth. Pleasant View may be positioned similarly due to proximity to I-15 and major transportation routes.

### SWOT Analysis Discussion

#### Strengths

- Affluent, well-educated population.
- Strong household median income.
- Proximity to I-15, Highway 89, rail, and major corridors.
- Available open space for development.
- Natural separation between residential areas and commercial corridors.
- Growing regional population along the Wasatch Front.

#### Weaknesses

- Lack of a defined city center.
- Limited staffing/resources to manage rapid growth.
- Risk of slow permitting or infrastructure delivery becoming a barrier.
- Residential density not yet strong enough to fully sustain retail.
- Heavy reliance on developers rather than proactive economic recruitment.

#### Opportunities

- Ability to intentionally plan remaining open space.
- Creating a defined commercial or mixed-use "center."
- Achieving better balance between residential, retail, and manufacturing.
- Regional collaboration with nearby cities (Harrisville, North Ogden, potentially Farr West).
- Leading a tri-city economic development effort.
- Capitalizing on population growth pushing north along the Wasatch Front.

#### Threats

- Competing developments nearby (e.g., major retail centers outside city control).
- Other cities moving faster to capture growth.
- Overdevelopment of one sector (e.g., too much industrial or too much housing).
- State-level decisions limiting local control.
- Missing the window of opportunity as growth shifts north.

### Key Strategic Questions Raised

- Should Pleasant View prioritize retail, manufacturing, or office space?
- What produces the best tax revenue relative to infrastructure cost?
- What do residents actually want?
- How can the city proactively recruit businesses instead of waiting for developers?

- Can Pleasant View lead regional economic collaboration?

#### Financial Considerations

There was discussion about:

- Sales tax revenue as critical for funding police, infrastructure, and city services.
- Comparing tax benefits of retail vs. manufacturing (property tax, equipment tax, infrastructure cost).
- Previous studies identifying tax leakage and economic gaps.

Further research was requested to better understand revenue impacts by development type.

#### Big Picture Conclusion

Pleasant View is at a pivotal moment:

- It still has development flexibility.
- Growth along the Wasatch Front is inevitable.
- Strategic, coordinated action is needed now.
- A defined economic vision and possibly regional collaboration could position the city to lead rather than react.

The overall tone emphasized urgency, long-term thinking, and intentional planning to avoid being outpaced by neighboring communities.

### **Ann Arrington's Presentation Summary:**

#### Presentation Summary: City Communication Upgrade Discussion

The presenter was tasked with evaluating and improving the city's communication strategy, noting that current efforts are not effectively reaching residents.

#### Current Communication Methods

- Facebook
- City website
- Newsletter mailed with utility bills
- Newsletter mailed separately to ~925 residents without individual utility bills
- Email newsletter (tied to utility billing system)
- City signs (underutilized)

#### Key Issues Identified

- Only about 900 Facebook followers out of 12,000 residents.
- Many residents (especially younger demographics) rely on other platforms.
- Residents without utility bills cannot opt into the city's email system.
- The city spends about \$99/month mailing standalone newsletters to non-utility households.
- Roughly \$1,849/month is spent including newsletters with utility bills.
- Perception that the printed newsletter is often discarded and not widely read.
- General agreement that communication is not working well and needs a revamp.

#### Communication Solutions Reviewed

##### 1. Branded App Platforms

- CivicPlus
- Gov-branded app provider (GoGov-style solution)

#### Pros:

- Push notifications
- App customization (quick links, top services)
- Integration options

#### Cons:

- Requires residents to download another app
- One-way communication
- Annual cost: ~\$5,800–\$6,000
- One-year commitment

Concern: Many residents don't want another app on their phones.

## 2. TextMyGov

(A chatbot-style SMS system used by other cities)

Features:

- Residents opt in via website
- Text-based notifications (160-character limit)
- Grouping and geo-fencing (e.g., notify only affected neighborhoods)
- Templates and scheduling
- 75,000-text annual bank (additional texts available)

Cost:

- ~\$6,800 annually
- Small implementation fee

Pros:

- Targeted messaging
- Good for alerts and reminders
- No app download required

Limitations:

- Text-only (no graphics)
- Replies count against text bank

## 3. Constant Contact (Preferred Option)

Features:

- Email campaigns with optional SMS add-on
- AI-assisted content creation
- Auto-posting to Facebook
- Open-rate tracking and resend options
- Polls and surveys
- Scheduling
- Easy opt-out, no long-term contract

Cost:

- ~\$216 for six months (with government discount)
- Additional cost for texting (e.g., 2,500 texts per month option)

Why Preferred:

- Low financial risk
- Flexible commitment
- Multi-channel (email + text + social)
- Easier content management
- Better analytics
- Allows experimentation and refinement

Content Strategy Discussion

Beyond tools, the group emphasized improving what is communicated:

Priority Content:

- Major city events
- Key ordinance changes
- Infrastructure updates
- "Did you know?" informational items
- Mayor/council updates

New Ideas Proposed:

- Short "City Minute" video updates (1-minute recap clips)
- Post-city council meeting summaries
- Department spotlights (police, public works, etc.)
- Twice-monthly updates to avoid overload

- More visual and engaging formats
- Building credibility by linking relevant local news

#### Signage & Visibility Discussion

- Interest in improving city entrance signage (especially along 2700).
- Inspired by North Salt Lake's event signs with QR codes.
- Discussion of large "Welcome to Pleasant View" identity signage.
- Emphasis on visual engagement to complement digital outreach.

#### Financial Perspective

The ~\$900/month currently spent mailing newsletters to non-utility households could potentially be redirected toward modern digital communication tools.

#### Overall Direction

There was broad agreement that:

- Current communication efforts are insufficient.
- The printed newsletter may not justify its cost.
- The city should experiment with a modern, digital-first approach.
- Constant Contact is the recommended starting point due to low cost and flexibility.
- A shift toward short, consistent, engaging updates is preferred.

No vote was taken, but there was consensus to move forward exploring the Constant Contact option and refining the communication strategy.

### **Dave Marriott's Presentation Summary:**

#### 1. Public Works West & General Plan (Top Priority)

The speaker identified Public Works West as a major priority, along with broader planning for the area between 1000 West, Pleasant View Drive, and U.S. Route 89.

##### Key Points:

- The city owns significant property in this area, including land near Mount Orchard Drive.
- There is currently no cohesive general plan guiding development.
- Developers are ready to move forward, but projects have been delayed due to lack of a unified vision.
- The cemetery project is moving ahead and needs to be integrated into the overall plan.
- Consideration should be given to:
  - Whether portions along Highway 89 should become commercial.
  - Limiting additional access points to Highway 89.
  - Potentially selling or trading unused city-owned land.
- Enterprise funds purchased the property for long-term public works expansion, meaning it cannot simply be repurposed without financial implications.
- Planned uses include:
  - Decant (waste) facility (federally funded, must be completed by end of 2026).
  - Storage and truck housing.
  - Regional pond infrastructure.
- There is concern about long-term vision, land use efficiency, and ensuring flexibility for future services.

Overall theme: The city needs a defined long-term vision and possibly a committee to integrate public works, cemetery planning, and general development into a cohesive strategy.

#### 2. City Website & Communication

The city website is functional and paid for, but:

- It lacks updated, meaningful content.
- No one has clear responsibility for managing and updating it.
- It would require 3–4 hours per week to maintain properly.
- The website should be the central hub for all communications (videos, announcements, updates).

Main issue: No designated owner or communication coordinator.

### 3. Internal Communication & Management Structure

The speaker emphasized the need for improved internal communication:

- Suggested 15-minute daily “huddle” meetings with department heads.
- Focus areas:
  - Follow-ups on council and planning decisions.
  - Project status updates.
  - Cross-department coordination (police, public works, court, etc.).
  - Identifying what needs to be communicated to council or the public.

Identified Problems:

- Follow-through gaps (e.g., railroad project thought to be nearly complete but wasn’t).
- Information siloed between departments.
- Staff wearing multiple “hats,” causing overload and inefficiency.
- No clear central coordinator to gather and distribute information.

There was debate about feasibility, given staff capacity and burnout concerns.

Core issue: The city lacks a structured communication and accountability system.

### 4. Staffing & Capacity Concerns

- Staff already feel overwhelmed.
- The small-city environment makes it harder because individuals hold multiple roles.
- Additional personnel may be necessary to implement better systems.

### 5. Other Priorities Mentioned

- Finish existing projects (e.g., sports park).
- Water tank planning and eventual bond funding.
- Property acquisition and rights-of-way planning.
- Entrance and park signage (lower priority).

Overall Themes

1. Need for Vision – Especially for Public Works West and surrounding development.
2. Need for Structure – Clear planning, accountability, and follow-up systems.
3. Need for Communication Improvement – Both internal (staff) and external (public).
4. Need for Defined Ownership – Website management, project tracking, and coordination require designated responsibility.

The presentation reflects a push toward running the city more like a coordinated business operation, with stronger planning discipline and communication systems.

### **Sara Urry’s Presentation Summary:**

Presentation Summary (Sarah and Team Discussion)

The group discussed several strategic priorities and operational needs for the city moving forward:

#### 1. Grant Funding & Budget Placeholder

- Sarah emphasized the need to be more strategic about branding and funding earlier in the process.
- She proposed creating a small annual budget placeholder (e.g., ~\$10,000) to serve as matching funds for major grants, reducing the need to seek outside matches each time.
- “Easy grants” do not require matching funds, but larger grants do.
- Three upcoming grant ideas include:
  1. Funding related to the city’s 175th celebration (including commemorative items).
  2. A remote-control park project in RC Park (community-driven concept).
  3. Accessories for new pickleball courts (practice boards, paddle holders).

Staff and community partners are collaborating on drafts, with follow-up meetings planned.

#### 2. Community Events & Economic Development

- Food truck events have been scaled back to two in August and two in September.

- There's interest in hosting downtown-style community events (e.g., art strolls, night strolls, live music) to drive traffic to local businesses.
  - The goal is to increase community engagement while supporting economic development by drawing both residents and visitors.
3. General Plan & Development Planning
- A comprehensive General Plan update was identified as a priority.
  - Updates are necessary to:
    - Address housing and land-use requirements.
    - Plan for hillside and master-planned community development.
    - Ensure proper ordinances are in place before developers move forward.
  - Proactive planning now will prevent future regulatory and development challenges.
4. Staff Support & Organizational Foundations
- Strong emphasis was placed on supporting staff with tools, resources, and retention strategies.
  - Priorities include:
    - Retention policies and workforce stability.
    - Compliance with evolving state and federal regulations.
    - Formalizing internal processes and improving administrative consistency.
  - Leadership expressed concern about starting new initiatives without strengthening foundational systems first.
5. Funding & Infrastructure Challenges
- Major financial decisions are approaching, especially regarding utilities (sewer, stormwater, impact fees).
  - While many capital projects are progressing, there are still significant projects underway.
  - Managing nearly \$10 million in grant funds requires substantial administrative time and oversight.
  - Grants bring extensive compliance and reporting requirements—they are not “free money.”
6. Accountability & Follow-Up
- Leadership wants clearer takeaways and action steps from meetings.
  - A follow-up meeting was suggested to track progress and ensure discussions result in implementation.
  - Emphasis was placed on improving communication and ensuring projects move forward instead of stalling.

Overall Theme:

Balance forward-looking community initiatives (events, branding, development planning) with strengthening operational foundations (staffing, compliance, funding strategy, and process improvement) to ensure sustainable growth and effective governance.

**Priorities:**

**1. Staffing – Top Priority**

- Strong agreement that additional staff is the highest priority.
- Needs identified:
  - Planning support (possibly an assistant planner).
  - Website and communications management.
- Discussion about whether to hire one person with multiple roles or multiple specialized positions.
- Target goal: Have staffing identified and ideally in place by **July**, pending budget availability.
- Staff will define job responsibilities before hiring.
- Consideration of software solutions as part of improving efficiency.

## **2. Software & Systems Upgrades**

- Software improvements tied closely to staffing needs.
- Andrea and Johnny tasked with identifying software options.
- Aim: Increase operational efficiency and reduce workload burdens.

## **3. General Plan Update**

- Andrea applied for a grant (\$200,000 request) but was not prioritized for funding.
- However, **Wasatch Front Regional Council** representative Tim Watkins offered technical assistance.
- Full general plan update is a large, long-term effort requiring committees, infrastructure analysis, and community input.
- Discussion about tackling smaller components first:
  - Small lot housing guidance
  - Hillside zoning clarification
  - Specific development areas
- Acknowledgment that piecemeal changes can trigger broader impacts (infrastructure, utilities, capital facilities).
- General plan remains a priority but is considered long-term rather than immediate.

## **4. Emergency Management (EOP)**

- Current emergency management responsibilities are unclear.
- Need to:
  - Clearly designate roles.
  - Update the Emergency Operations Plan (EOP).
  - Ensure FEMA compliance requirements are met.
- Identified as a significant issue requiring attention.

## **5. Garbage & Recycling**

- Public works to present options by the 10th.
- Considered a near-term actionable item.

## **6. Public Works West / Cemetery**

- Identified as a priority area needing planning and forward movement.

## **7. Economic Development & Demographics**

- Discussion about:
  - Zoning impacts.
  - Demographic study.
  - Leakage study review.
- Johnny tasked with leading economic impact analysis efforts.
- Mention of RAMP funds needing to be used strategically.

## **8. Communication Improvements**

- Recognized as a major issue.
- Includes website management and broader public communication strategy.
- Could be as significant as general plan work.

## **9. Population & Growth Discussion**

- Current population: ~12,000.
- Estimated maximum buildout based on boundaries: ~25,000.
- Compared to other Utah cities with similar geographic constraints.
- Discussion of potential future road connections that could significantly affect growth patterns.

## **10. Process Moving Forward**

- Agreement to:
  - Create a comprehensive list of discussed items.
  - Focus on a **Top Five priority list** to show measurable progress.

- Avoid overloading with too many initiatives at once.
- Proposed solution:
  - Short work sessions before or after council meetings.
  - Regular updates on priority items (possibly twice monthly).
  - No more 4-hour marathon sessions.

**Overall Themes**

- Strong desire to:
  - Improve operational capacity.
  - Clarify planning direction.
  - Strengthen communication.
  - Show visible progress.
- Emphasis on breaking large projects into manageable steps.
- Recognition that growth pressures and state mandates are increasing urgency.

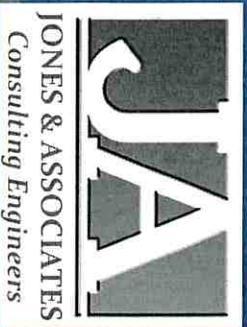
Adjournment: 11:09 A.M.

DRAFT

# PLEASANT VIEW CITY

March 10, 2026

## TRANSPORTATION UTILITY FEE UPDATE



# What is a Transportation Utility Fee?



Used by local governments to fund the maintenance of local roads



Paid by property owners based on access and land use intensity



Used to support existing road system

# What is the basis for the fee?

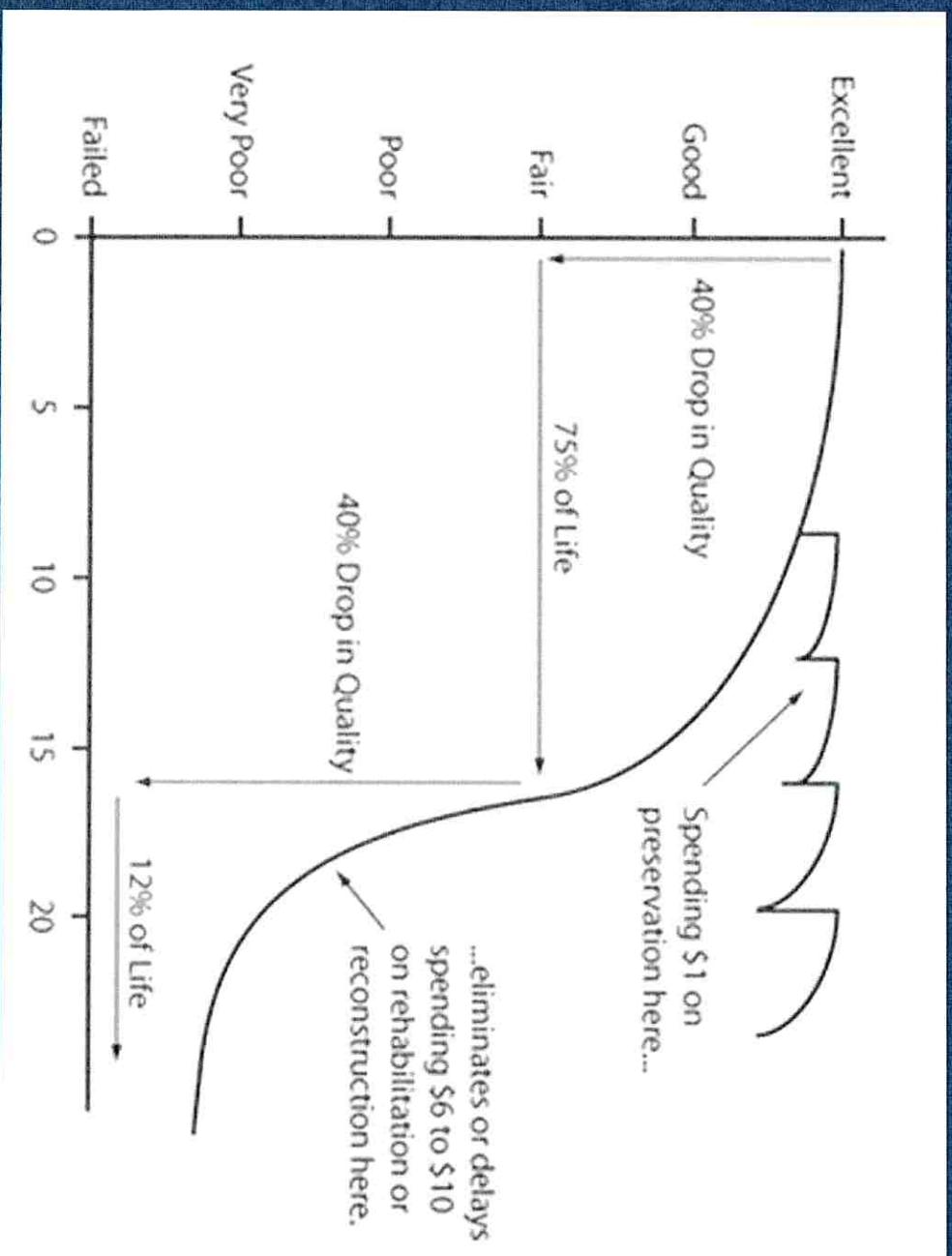
## In theory:

- ◉ Charge property owners (or occupants) for their share of transportation costs based on their access and use of the transportation system
- ◉ “Use” is defined as the generation of trip ends

## In practice:

- ◉ Local utilities do not “meter” use of the transportation system
- ◉ Instead, they estimate trip generation based on land use

# Why is it important to perform timely road maintenance?



# How much does it cost to maintain Pleasant View City's roads?

- Pleasant View has 9,160,872 sf of road asphalt to maintain.
- Chipseal is generally needed every 5 to 7 years to preserve road integrity.
- To chipseal every road in Pleasant View once every 7 years would cost

**\$1 Million / year**



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# Assessment of Current Funding Sources

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# Current Funding Sources in Pleasant View



Class C Funds

\$610,000 / yr.



Sales tax

\$235,000 / yr.



Property tax

General Fund – \$200k / yr.



Transportation Utility Fee  
(TUF)

\$4/ERU – \$185k / yr.

## Current Street Expenses in Pleasant View

- **Class C Funds Expenses**
  - Vehicle Maintenance \$156,000/yr.
  - Striping \$50,000/yr
- **Sales Tax Expenses**
  - Sidewalk Trip Hazard Program \$30,000/yr
  - Streetlights \$170,000/yr
  - Misc Concrete \$20,000/yr

- **TOTAL FUNDS AVAILABLE FOR YEARLY ASPHALT MAINTENANCE AND ROAD RECONSTRUCTION =**

**\$802,000**



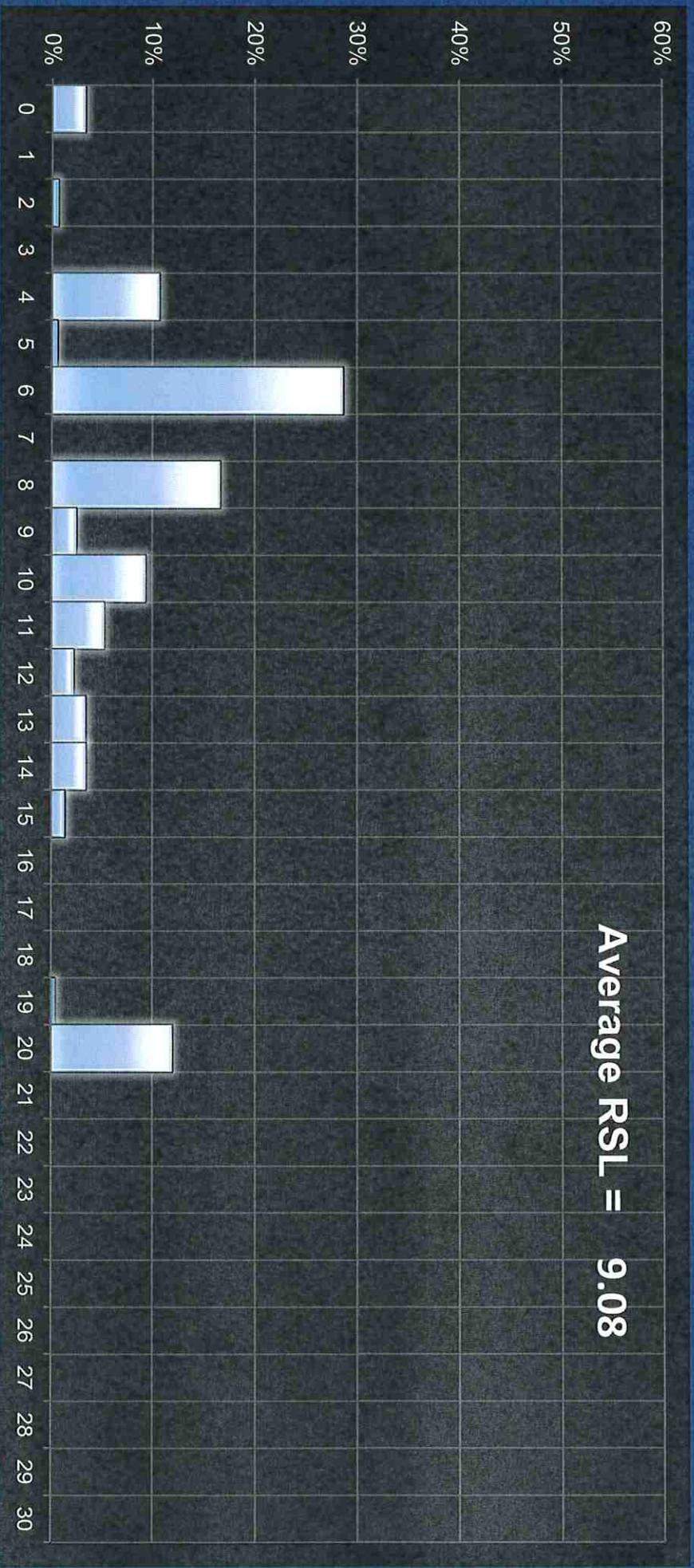
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# Assessment of Current Street Conditions

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# Current Conditions

Pleasant View City Street Conditions (including already funded 2025 street maintenance)



**RSL = Remaining Service Life**

# Current Needs

44% of City streets are at an RSL of 6 years or less

72.2% of City streets are at an RSL of 10 years or less

## Current Needs (cont.)

- If current funding remains in place, and *no additional funding source* or increase in TUF is provided, the current RSL of 9.08 will drop to approx. 7.36 over the next 10 years.
- The percent of streets with and RSL of 0 (at or near failure) will be 21%

# Fee Analysis

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# Main Factors that Contribute to Road Deterioration



Environment – Assumed random and distributed across all roads



Traffic Load – Estimated by Trip Generation

# Traffic Load Analysis

- ERU = Equivalent Residential Unit
  - Used to equate different types of land use traffic impact to a single-family home
- End Trip Analysis – used to measure each entities' impact on the streets based on trip counts from ITE Trip Generation Manual, 12<sup>th</sup> Edition

# ERU Calculation



## Residential

All homes pay for the basic access fee of 1 ERU



## Commercial

Commercial Entities pay for basic access plus usage fee based on traffic generated



## State Road Factor

Entities without direct access to a PVC road only pay the basic access fee



## Seasonal Factor

Some entities' ERUs were adjusted based upon seasonal use



## Residential Factor

Entities who generate traffic primarily from PVC have a reduced traffic load

- Category 1 (10-150 trips) = 3 ERUs

- Category 2 (150-500 trips) = 6 ERUs

- Category 3 (>500 trips) = 18 ERUs

# Fee Options

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Chart from Springville City, UT  
 Council Work Session  
 Presentation November 19, 2024

**TUF FEE COMPARISON - UTAH**

City	Date Adopted	Residential Fee / Month	Annual Amount (Total)
Provo	November 2013	\$ 3.68	\$ 2,160,000.00
Pleasant Grove**	July 2018	\$ 6.76	\$ 214,801.00
Pleasant View	≈ 2015 **	\$ 4.00	\$ 168,000.00
North Ogden**	July 2015	\$ 3.00	\$ -
South Ogden	August 2017	\$ 5.52	\$ 602,821.00
South Weber	June 2017	\$ 15.00	\$ 430,000.00
Fruit Heights	July 2015	\$ 7.50	\$ 180,000.00
Farmington	February 2018	\$ 3.40	\$ 664,894.00
Kaysville**	July 2018	\$ 7.85	\$ -
Highland	May 2017	\$ 18.50	\$ 1,089,000.00
Vineyard	March 2015	\$ 3.50	\$ -
Mapleton	July 2016	\$ 8.00	\$ 356,064.00

Average = \$ 7.24

# Utility Fee Scenario Summary

## Current Street Condition:

RSL < 6 = 15%

Average RSL = 9.08

RSL < 10 = 63%

Scenario	ERU Value	Monthly Cost			Yearly		
		Residential	Commercial 1	Commercial 2	Commercial 3	Road Maintenance Budget	Bond Payment
Current Funding	\$4	\$4	-	-	-	\$802,742	-
Average Funding	\$7.23	\$7	\$29	\$51	\$130	\$978,638	-
Minimum Recommended	\$15	\$15	\$60	\$105	\$270	\$1,306,050	-
\$5 Million Bond	\$15	\$15	\$60	\$105	\$270	\$1,006,050	\$306,000

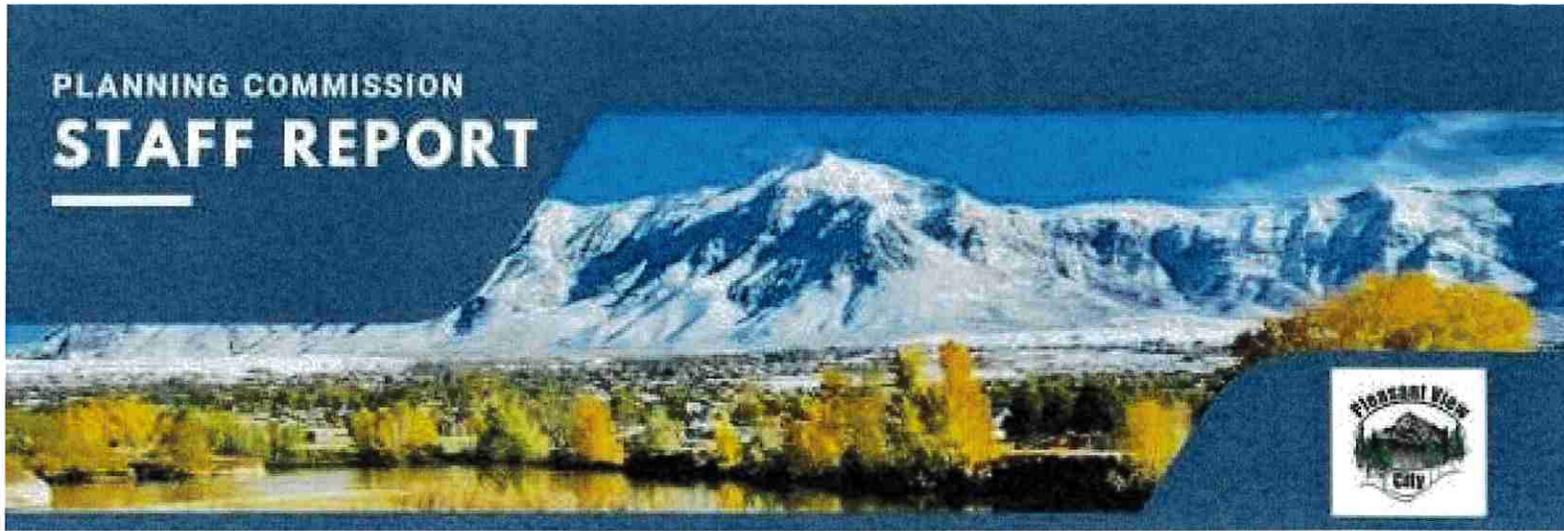
Scenario	ERU Value	10 Yr Outlook		
		Average RSL	% RSL < 6	% RSL < 10
Current Funding	\$4	7.36	22%	68%
Average Funding	\$7.23	8.71	17%	63%
Minimum Recommended	\$15	10.89	3%	17%
\$5 Million Bond	\$15	11.41	3%	5%

Thank You.  
Questions?

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PLANNING COMMISSION  
**STAFF REPORT**



**FARR WEST LANDING SUBDIVISION**

CONSIDERATION OF THE FARR WEST LANDING SUBDIVISION LOCATED AT I-15 and 2700 NORTH INCLUDING PARCELS 19-017-0147 AND 19-017-0146, LOCATED IN PLEASANT VIEW CITY  
APPLICANT: Woodsonia Farr West, LLC  
March 5, 2026

*City Council  
Preliminary*

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**REQUEST SUMMARY**

The applicant, Woodsonia Farr West, LLC, is requesting preliminary and final approval of a subdivision located near the boundary between Pleasant View City and Farr West City. The subject property is currently zoned C-3 (Farr West Mixed Use) and MP-1 (Pleasant View Industrial), and the proposal includes development of Commercial/Retail and Apartment Housing on approximately 37.697 acres. Of which 8.01 acres are geographically located in Pleasant View City boundaries.

The request is for Planning Commission review and recommendation of preliminary approval of the Subdivision to the City Council, as well as grant final approval [contingent upon City Council approval] of the Subdivision.

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**BACKGROUND**

The proposed Farr West Landing subdivision, submitted by Woodsonia Farr West, LLC, is located generally near I-15 and 2700 North. The proposal consists of one buildable lot and one additional parcel intended to accommodate a detention basin within the corporate limits of Pleasant View City. The property is zoned MCM. The subdivision includes additional lots located within the boundaries of Farr West City.

Based on the number of lots created, the subdivision initially qualified as a minor subdivision under the City's land use regulations and was therefore reviewed through the

Development Review Committee (DRC) process. The application proceeded through administrative review and has reached the final plat stage.

Although the subdivision met the criteria for minor subdivision processing, the City Engineer requested that the subdivision be presented to the Planning Commission and City Council in order to ensure a higher level of formal review and approval. This approach is intended to provide additional transparency, consistency with broader development policy, and added assurance that all procedural requirements are satisfied.

There are no unusual or atypical features associated with this subdivision, and no changes to the project design or scope prompted the revised review path. Rather, the request for Planning Commission and City Council consideration is precautionary in nature and is intended to ensure clarity in the approval record and avoid potential issues in the future.

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## ANALYSIS

Staff has extensively reviewed the proposed project in coordination with Farr West City and finds the portion of the development within Pleasant View City to be:

- ✓ Consistent with the creation of one developable lot and one non-buildable parcel intended for use as a stormwater detention basin
  - ✓ Located within the MCM zoning district and compliant with applicable minimum lot area, frontage, and setback standards.
  - ✓ Qualifying as a minor subdivision based on the number of resulting lots under the City's subdivision regulations.
  - ✓ Fully reviewed through the Development Review Committee (DRC) process, including planning, engineering, and utility provider review.
  - ✓ Providing legal and compliant access via existing or proposed rights-of-way.
  - ✓ Incorporating a detention basin parcel that is intended to serve stormwater management needs for the broader Farr West Landing development, as well as the development's private secondary water system.
  - ✓ Compliant with the City's stormwater management and drainage design standards.
  - ✓ Not creating adverse impacts to adjacent properties based on the proposed lot configuration and drainage design.
  - ✓ Not requesting waivers, variances, or deviations from adopted subdivision or zoning standards.
  - ✓ Consistent with the applicable technical standards of the City's subdivision ordinance, zoning ordinance, and adopted engineering design criteria.
-

## PUBLIC NOTICE

Public notice of the proposed General Plan amendment was published in accordance with Utah State Code requirements, including:

- Posting on the Utah Public Notice Website
  - Posting on the Pleasant View City website
  - Posting at City Hall
- 

## STAFF RECOMMENDATION

Staff recommends Planning Commission forward a recommendation for preliminary approval to City Council and grant final approval [contingent upon City Council approval of preliminary plan] subject to compliance with standard conditions of approval and completion of all remaining technical requirements prior to recordation.

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## STAFF CONTACT

Andrea Z. Steiniger, MBA – City Administrator  
asteiniger@pleasantviewut.gov  
801.782.8529

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## ATTACHMENTS

- Attachment A – Property & Vicinity Map
- Attachment B – Portion of Subdivision Plat within the corporate limits of Pleasant View City
- Attachment C – Subdivision Plat of entire Subdivision (including properties located within corporate limits of Farr West City)

# ATTACHMENT A

Property:



Vicinity Map:













## POLICY 2026-2

### Parking and Backing Policy

#### **Purpose**

The purpose of this procedure is to establish guidelines to follow that may prevent an accident or injury when parking or backing a City vehicle.

#### **General: Park Defensively**

Think before backing. Choose parking locations that minimize exposure to traffic and, if practical, it is preferred that the driver select a parking location which does not require backing to re-enter the flow of traffic (A pull-through parking space). **Backing the vehicle should be avoided whenever possible.** When backing is necessary, the distance traveled in reverse should be limited.

#### **Circle of Safety:**

Prior to entering the vehicle, drivers must perform a "Circle of Safety" walk-around of the vehicle to identify hazards and increase awareness of surroundings. Hazards can include people, objects, driving surface conditions and obstacles like poles, curbing, overhead hazards, etc.

#### **Prepare to Back:**

Vehicles must be prepared to back by having all windows cleared of snow, ice or dirt that can obstruct vision. Mirrors must be adjusted for the driver and must be checked prior to and regularly during backing. Any distractions like phones, radio, conversations with others, etc. must be eliminated prior to backing. Back up cameras should be consulted during backing but should not be the only information source for backing.

#### **Back In Upon Arrival:**

Drivers are more aware of their surroundings when they arrive at the parking lot than when they leave. For this reason, City vehicles must be backed into the parking stall upon arrival where appropriate.

#### **Use of a Spotter:**

The driver must use a "spotter," if available, when backing large vehicles like fire apparatus, heavy trucks or construction equipment and when conditions make it difficult to see surroundings. Driver and spotter must agree on hand signals before starting, especially the signal for "stop." Position the spotter where you can visually see him/her, where they are out of your path of travel, and where

they can clearly see behind the vehicle. Stop immediately if you lose sight of your spotter. If you are in doubt of the situation, stop immediately, get out of your vehicle and check the situation yourself. If a spotter is not available, the driver must check under and around the vehicle to make sure the area is clear before proceeding to back the vehicle. Use the rear view and side mirrors, and if possible, look behind you. Back up immediately, but slowly, before the present situation has time to change. Whether or not a spotter is available, while backing a vehicle, always periodically check the front of the vehicle.

**Maintain Visibility:**

All staff working in the right-of-way (sidewalk to sidewalk) must wear high-visibility retroreflective clothing to ensure they are seen by drivers. Staff should not cross behind vehicles, unless sufficient distance is available, the vehicle is stopped and the driver acknowledges the presence of the worker.

**Use of Cones:** Orange safety cones (18" unless equipped with 28") are recommended where applicable to be placed at the rear of a City vehicle at all times when parked. The placement of cones at the rear of a parked City vehicle, or at the front and rear traffic side of the City vehicle if parallel parked, will alert other vehicle operators of activity in and around the City vehicle and increase their level of caution. In addition, placement of cones in this manner will require City vehicle operators to remove them before moving the vehicle and encourage a survey of the area behind the vehicle prior to backing.

APPROVED and EFFECTIVE this \_\_\_\_ day of \_\_\_\_\_, 2026

PLEASANT VIEW CITY, UTAH

\_\_\_\_\_  
Steve Gibson, Mayor

Attest:

\_\_\_\_\_  
Laurie Hellstrom, City Recorder

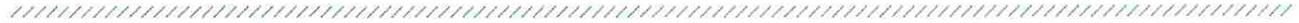
This ordinance has been approved by the following vote of the Pleasant View City Council:

- CM Arrington \_\_\_\_\_
- CM Ferry \_\_\_\_\_
- CM Marriott \_\_\_\_\_
- CM Urry \_\_\_\_\_
- CM Wilkinson \_\_\_\_\_



# AMENDMENT TO AGREEMENT

**To:** Pleasant View City  
**From:** Avenue Consultants  
**Project Name:** Pleasant View City Right of Way Pool  
**Avenue Project No.:** 24-086



This Amendment to the original Agreement for services for the above referenced project (hereinafter the "Amendment") is entered into between **Avenue Consultants, Inc.** hereinafter referred to as "Consultant" and Pleasant View City, hereinafter referred to as "City," both of which are parties to the Agreement entered into as of May 14, 2024 (hereinafter the "Contract").

The provisions of this Amendment shall supersede and control over any conflicting provision contained in the Contract. Additionally, except as set forth in this Amendment, the Contract is unaffected and shall continue in full force and effect in accordance with its terms.

1) Consultant and City expressly agree that the Contract shall be amended as follows:

- **SCOPE OF SERVICES AND BUDGET:** See Exhibit A

Dated this 23 day of February, 2026.

**CONSULTANT**

Avenue Consultants, Inc.

Signed by:  
 By: Jason Davis  
B7C2B7ABAE1F4CD...  
 Name: Jason Davis  
 Title: Principal

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY**

Pleasant View City

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_



**EXHIBIT A –  
SCOPE OF SERVICES & SCHEDULE**

<b>Right of Way Services (per parcel)</b>
Acquisitions \$2700
Residential Relocation \$4,500
Non-residential Relocation \$6,000
ACEs \$950
Document Preparation/Project Coordination \$450
<b>Appraisal Services (per parcel)</b>
Appraisal (simple) \$2900
Appraisal (railroad/specialty) \$4,000
Appraisal (with damages) \$5000
Appraisal Review \$1000
<b>Hourly Rates</b>
Lead Agent \$215
Acquisition Agent \$135
Project Coordinator \$100
Survey/ROW Design \$240



U.S. CONGRESS JULY 4, 1776

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1776 - 2026

Celebrating 250 Years of Independence

