

Pleasant View City Council

Meeting Agenda

Tuesday, July 14, 2026

6:00 p.m.

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 June 9, 2026 & June 11, 2026.
- b. Bills of Pleasant View City.

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

6:15 P.M. **4. Amend Development Agreement with Woodsonia Farr West LLC.** Discussion and consideration to enter into a First Amendment to the Development Agreement with Woodsonia Farr West LLC, regarding an update to Exhibit G (Cost Sharing Schedule), Resolution 2026-L. *(Presenter: Andrea Steiniger)*

6:25 P.M. **5. Rezone – Public Hearing.** Discussion and consideration to rezone approximately 8.01 acres of land located at approximately 2775 N adjacent to Interstate 15, from MP-1 (Planned Manufacturing) to MCM (Manufacturing Commercial Mixed), Weber County parcel# 19-017-0146, Ordinance 2026-16. Petitioner: Farr West Landing PID. *(Presenter: Andrea Steiniger)*

6:35 P.M. **6. Rezone – Public Hearing.** Discussion and consideration to rezone approximately .52 acres of land located at approximately 3019 N 875 W, from A-2 (Agriculture) to RE-15 (Residential), Weber County parcel# 17-311-0018, Ordinance 2026-17. Petitioner: Josh Garner. *(Presenter: Andrea Steiniger)*

6:45 P.M. **7. Disposal Agreement.** Discussion and possible action to approve a Disposal Agreement with Waste Management for the Disposal of acceptable waste collected and received by Pleasant View City. *(Presenter: Andrea Steiniger)*

6:55 P.M. **8. Interlocal Agreement.** Discussion and possible action to approve an Interlocal Agreement with Weber County for Weber County Recorder/Surveyor's Office for Subdivision Reviews and Additional Survey Services. *(Presenter: Andrea Steiniger)*

7:05 P.M. **9. Consolidated Fee Schedule Amendment.** Discussion and possible action to amend the Consolidated Fee Schedule to update the note referring to fees paid by subdividers for Weber County Recorder/Surveyor's Office for Subdivision Reviews and Additional Survey Services, Resolution 2026-T. *(Presenter: Andrea Steiniger)*

- 7:10 P.M. **10. Professional Services Agreement - TecServ.** Discussion and possible action to approve a Professional Service Agreement with TecServ for IT Services for a 6-month period. *(Presenter: Andrea Steiniger)*
- 7:15 P.M. **11. Professional Services Agreement Addendum - Tyler Seaman.** Discussion and possible action to approve an addendum to the Professional Service Agreement with Tyler Seaman for building administrative services. *(Presenter: Andrea Steiniger)*
- 7:20 P.M. **12. E-Bikes.** Discussion and possible action to adopt regulations for Electric Bicycles, Motor-Driven Cycles and Related Devices, Ordinance 2026-13. *(Presenter: Stetson Talbot)*
- 7:35 P.M. **13. Purchasing Policy.** Discussion and possible action to update the Purchasing Policy to amend the text to be consistent with the Table Summary and change the policy on change orders, Ordinance 2026-18. *(Presenter: Laurie Hellstrom)*
- 7:45 P.M. **14. Adequate Public Facilities Ordinance.** Discussion and possible action to adopt the 2026 Pleasant View City Adequate Public Facilities Ordinance, Ordinance 2026-19. *(Presenter: Andrea Steiniger)*
- 8:00 P.M. **15. Decant Facility – Award Bid.** Discussion and possible action to award the Decant Facility bid to Next Construction in the amount of \$1,688,447.13. *(Presenter: Tyson Jackson)*
- 8:10 P.M. **16. Codification Services.** Discussion and possible action to approve codification services of the Pleasant View City Municipal Code to General Code in the amount of \$20,245. *(Presenter: Andrea Steiniger)*
- 8:20 P.M. **17. Timekeeping Software.** Discussion and possible action to approve timekeeping software & services to Time Clock Plus in the amount of \$4,950. *(Presenter: Andrea Steiniger)*
- 8:30 P.M. **18. Lease Contract.** Discussion on Vertical Bridge lease contract amendment proposals. *(Presenter: Andrea Steiniger)*
- 8:40 P.M. **19. Interlocal Agreement with Pleasant View City.** Discussion and possible action to approve an Interlocal Cooperation Agreements with Pleasant View City who would remit to the Pleasant View City Redevelopment Agency property tax increment generated within the Rise Community Reinvestment Property Area for public infrastructure and other uses that directly benefit the Project Area. *(Presenters: Rob Sant and Andrea Steiniger)*
- 8:45 P.M. **20. Other Business.**
- 9:00 P.M. **21. 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, July 14, 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**

June 9, 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 (*absent*)

COUNCILMEMBERS:

Ann Arrington (*Mayor Pro-Tem*)
Johnny Ferry (*absent during items #1 thru #2*)
David Marriott
Sara Urry
Sean Wilkinson

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Stetson Talbot
Mike Littlefield
Matt Wilson-attorney

VISITORS:

Rex Cragun	Diane Cragun
Brad Slater	Pam Slater
Jameson Page	Rex Cragun's family & friends
Jameson Page's mother	

1. Introduction.

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

2. Consent Items. Bills of Pleasant View City.

Motion was made by CM Marriott to approve the bills of Pleasant View City and the minutes of April 29, 2026 and May 26, 2026 (open & closed). 2nd by CM Wilkinson. Voting Aye: CM Arrington, CM Marriott, CM Urry and CM Wilkinson. 4-0.

3. Founders Day Honorees. Introduction and presentation of the 2026 Founders Day Honorees.

- a. **King of Pop Bike Parade Leader. Recognition of Jameson Page.**
- b. **Grand Marshals. Recognition of Rex & Diane Cragun.**

Recognition was given to the Grand Marshals and Parade Leader.

4. Amend Garbage Collection and Disposal Ordinance. Discussion and possible action to amend Chapter 8.05-Garbage Collection and Disposal to follow the garbage can replacement program, Ordinance 2026-14. (Presenter: Mike Littlefield)

Mike Littlefield: this is the final part of the garbage container swap program begin worked on. There is a new way we do it now. Mike reviewed the ordinance changes with the council. CM Arrington: can we put out there want goes in the cans?

Motion was made by CM Marriott to approve Ordinance 2026-14 as presented. 2nd by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

5. Amend Skyline Drive Rail Crossing Project Agreement. Discussion and possible action to amend Skyline Drive Rail Crossing Project Agreement for additional funding for property acquisition. (Presenter: Andrea Steiniger)

Andrea Steiniger: we are looking at two parcels on HWY 89 regarding the road alignment. From HWY 89 to the railroad there needs to be an S-curve due to stacking. In order to acquire the properties we sent out for appraisal and asked WACOG for additional funding to acquire the property. We asked for an additional \$2 million. With the funding there is a match and this would increase our match.

Motion was made by CM Marriott to approve the Skyline Drive Rail Crossing Project Agreement with WACOG as stated. 2nd by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

6. Amend Professional Services Agreement. Discussion and possible action to amend the Professional Services Agreement with Gage Arnold for prosecuting attorney services. (Presenter: Andrea Steiniger)

Andrea Steiniger: this was sent out to you on Monday. The city prosecutor is available to police officers on cases. Gage Arnold has been with the city for 10 years. This agreement renewal date is May. You have a proposals from the Mayor and Gage. It is up to the city on what you chose. The Mayor wants to have a tier approach over the three years. Gage is aware of the Mayor's proposal. Gage is trying to get his wage up to where the judge's salary is at. It is a big jump for one fiscal year. Gage is okay with the tier but the amounts are different between the two. CM Marriott: is his work load the same as the judge's? Andrea Steiniger: I would argue Gage has a higher workload than the judge. Stetson Talbot: we keep him busy.

Motion was made by CM Marriott to approve the Mayor's amount as outline in the agreement presented. 2nd by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, and CM Wilkinson. Voting nay: CM Urry. 4-1.

7. 500 West Reservoir Abandonment & New Line Project – Award Bid. Discussion and possible action to award the 500 West Reservoir Abandonment & New Line Project bid to Ormond Construction in the amount of \$523,039.15. (Presenter: Tyson Jackson)

Tyson Jackson: you have Dana Shuler's memo. This is a 70's era tank. There are a lot of problems with the maintenance and it is hard to rehab fixes. This would free up the site and we will add a PRV station.

Motion was made by CM Marriott to award the bid for the 500 West Reservoir Abandonment & New Line Project to Ormond Construction in the amount of \$523,039.15. 2nd by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

8. Insurance Coverage. Discussion and possible action to approve Insurance Coverage for the fiscal year 2026-2027 with Utah Local Governments Trust. (Presenter: Laurie Hellstrom)

Motion was made by CM Urry to approve the Insurance Coverage for the fiscal year 2026-2027 with Utah Local Governments Trust as presented. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

9. Salary for the Justice Court Judge. Set the salary for the Justice Court Judge to \$37,004 for the fiscal year 2026-2027, in accordance with the salary schedule and requirements outlined by the State of Utah. (Presenter: Andrea Steiniger)

Andrea Steiniger: the state courts set the pay range based on case load. This year case load is 13% for Pleasant View. The range has dropped. Per stated code we can't reduce his compensation, and we are required to give him the same increase that employees receive. CM Marriott: we don't have a chose.

Motion was made by CM Marriott to approve the Justice Court Judge to \$37,004. 2nd by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

10. Public Hearing - Compensation. Discussion and possible consideration to approve Compensation Increases for Executive Municipal Officers for the fiscal year 2026-2027, Ordinance 2026-15. (Presenter: Laurie Hellstrom)

Motion was made by CM Marriott to go into a public hearing to discuss compensation for Executive Municipal Officers. 2nd by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

CM Arrington: any comments from the public? None were given.

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

Motion was made by CM Wilkinson to approve Ordinance 2026-15, Compensation for Executive Municipal Officers. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Ferry, CM Urry, CM Wilkinson, CM Marriott and CM Arrington. 5-0.

11. Pick-up Election for Public Safety. Discussion and possible action to adopt a Resolution stating the City's participation in contributions to the Utah Retirement Systems for Public Safety, Resolution 2026-N. (Presenter: Laurie Hellstrom)

Motion was made by CM Ferry to approve Resolution 2026-N, pick-up election for public safety. 2nd by CM Wilkinson. Roll call vote. Voting Aye: CM Marriott, CM Urry, CM Ferry, CM Wilkinson, and CM Arrington. 5-0.

12. Budget Workshop.

Laurie Hellstrom review changes made from the last budget workshop.

13. Public Hearings – Budgets.

a. Amend. Discussion and possible action to adopt the amended 2025-2026 fiscal year budget, Resolution 2026-O.

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

CM Arrington: any comments from the public? None were given.

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

Motion was made by CM Marriott to amend the 2025-2026 fiscal year budget, Resolution 2026-O. 2nd by CM Ferry. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

b. Adopt. Discussion and possible action to adopt the 2026-2027 fiscal year budget or interim budget and Pay Ranges, Resolution 2026-P.

Motion was made by CM Marriott to go into a public hearing to adopt the 2026-2027 fiscal year budget. 2nd by CM Wilkinson. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

CM Arrington: any comments from the public? None were given.

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

Motion was made by CM Wilkinson to adopt the 2026-2027 fiscal year budget, Resolution 2026-P. 2nd by CM Urry. Roll call vote. Voting Aye: CM Urry, CM Wilkinson, CM Ferry, CM Marriott, CM Arrington. 5-0.

14. Property Tax Levy. Discussion and possible action to adopt the Property Tax Levy, Resolution 2026-Q. (Presenter: Laurie Hellstrom)

Motion was made by CM Marriott to approve Resolution 2026-Q with the tax rate of .000759. 2nd by CM Ferry. Roll call vote. Voting Aye: CM Ferry, CM Marriott, CM Wilkinson, CM Urry, and CM Arrington. 5-0.

15. Property Tax Impact Schedule. Discussion and possible action to adopt the Property Tax Impact Schedule, Resolution 2026-R. (Presenter: Laurie Hellstrom)

No property tax increase.

16. Consolidated Fee Schedule. Discussion and possible action to amend the Consolidated Fee Schedule, Resolution 2026-S. (Presenter: Laurie Hellstrom)

Motion was made by CM Marriott to adopt the Consolidated Fee Schedule, Resolution 2026-S as presented with a correct to delete Mayor waive fee on annexation. 2nd by CM Ferry. Roll call vote. Voting Aye: CM Arrington, CM Marriott, CM Ferry, CM Urry, and CM Wilkinson. 5-0.

17. Fraud Risk Assessment. Review of the Fraud Risk Assessment for the 2025-2026 fiscal year. (Presenter: Laurie Hellstrom)

Laurie Hellstrom reviewed the Fraud Risk Assessment for the 2025-2026 fiscal year.

18. Franchise Agreement. Discussion and possible action to approve a Franchise Agreement with Comcast. (Presenter: Andrea Steiniger)

Andrea Steiniger: this has been reviewed by legal. It expired in June 2020. There is a collection of 5%.

Motion was made by CM Urry to approve the Franchise Agreement with Comcast. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Marriott, CM Ferry, CM Urry, and CM Wilkinson. 5-0.

19. Other Business.

Andrea Steiniger: the council needs to speak closely into the mics. We are getting three additional mics. We appreciate you supporting the pickup election for the employees.

CM Ferry: I had a meeting with North Ogden and Harrisville on economic development and synergy and what we want to see in the future. We have quarterly meetings. We have suggested Farr West to join.

CM Marriott: there is a Founders Day meeting this Thursday at 3:30pm.

CM Urry: the PV175 kickoff was successful.

CM Wilkinson: Weber County approved an agreement with Waste Management. Operations will continue but it will not be with Weber County. Weber County owns the property, but Waste Management runs the operation. Citizens have asked us to ban fireworks. Andrea Steiniger: fireworks are restricted in certain areas. It is illegal to ban it city wide.

Tyson Jackson: we are wrapping up projects and working on year-end and parks before the show.

Stetson Talbot: I appreciate the budget process. We will make sure we get training now. Cortney Ryan started. Per the School District, Robbie Done is the model School Resource Officer.

CM Arrington: we are up to 200 with Constant Contact.

20. Adjournment 8:27 PM.

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

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

June 11, 2026

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 3:31P.M.

MAYOR:

Steve Gibson – (absent)

COUNCILMEMBERS:

Ann Arrington – *called to order*

Johnny Ferry - *attended at 4:29 p.m.*

David Marriott – *conducted the meeting*

Sara Urry

Sean Wilkinson

STAFF:

Andrea Steiniger

Tyson Jackson

Heather Gale

Mike Hurst

Robbie Done

Cindy Harrison

Stetson Talbot

VISITORS:

Lynn Christensen

Becky Stokes

Jerry Burns

Business:

1. Founder's Day Celebration Work Session.

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

Adjournment:4:36 P.M.

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-13120 DEVELOPMENT RECEIVABLES					
JONES & ASSOCIATES	23560	POLE PATCH LOT 30	03/31/2026	42.75	42.75
JONES & ASSOCIATES	23560	PARKLAND BUSINESS CENTER APPR PH	03/31/2026	213.75	213.75
JONES & ASSOCIATES	23560	HORMAN BOUNDARY LINE ADJ	03/31/2026	222.00	222.00
JONES & ASSOCIATES	23560	FOX MEADOWS VET CLINIC APPR PH	03/31/2026	42.75	42.75
JONES & ASSOCIATES	23560	ADMIRAL BEV FUEL ISLAND SITE PLAN APPR PH	03/31/2026	128.25	128.25
JONES & ASSOCIATES	23560	EKB HQ MINOR SUBD APPR PH	03/31/2026	546.75	546.75
JONES & ASSOCIATES	23560	EKB HQ SITE PLAN APPR PH	03/31/2026	812.25	812.25
JONES & ASSOCIATES	23560	VAL POLL CKUSTER SUBD APPR PH	03/31/2026	1,881.00	1,881.00
JONES & ASSOCIATES	23560	JD MACHINE EXPANSION APPR PH	03/31/2026	85.50	85.50
JONES & ASSOCIATES	23560	ARW ENGINEERING SITE PLAN APPR PH	03/31/2026	42.75	42.75
JONES & ASSOCIATES	23560	FARR WEST LANDING APPR PH	03/31/2026	427.50	427.50
JONES & ASSOCIATES	23560	PEAKVIEW PLAZA PUD	03/31/2026	72.50	72.50
JONES & ASSOCIATES	23560	GRAND LEGACY PH 4&5	03/31/2026	2,308.50	2,308.50
JONES & ASSOCIATES	23560	CICK FIL A CONSTR PH	03/31/2026	486.50	486.50
JONES & ASSOCIATES	23560	DEER CREST LOT 473 AMENDMENT APPR PH	03/31/2026	128.25	128.25
JONES & ASSOCIATES	23560	RISE BAKING SITE PLAN-CONSTR PH	03/31/2026	72.50	72.50
JONES & ASSOCIATES	23560	WEBER VIEW	03/31/2026	1,160.00	1,160.00
JONES & ASSOCIATES	23560	2700 N BAILEY PROPERTY	03/31/2026	725.00	725.00
JONES & ASSOCIATES	23560	SIMON GOE SUBD	03/31/2026	823.25	823.25
JONES & ASSOCIATES	23560	BOYER PV1	03/31/2026	145.00	145.00
JONES & ASSOCIATES	23560	RULON WHITE BUSINESS PARK CONSTR PH	03/31/2026	69.50	69.50
JONES & ASSOCIATES	23560	PEAKVIEW PLAZA RUSH	03/31/2026	72.50	72.50
JONES & ASSOCIATES	23560	DEER CREST PH 6	03/31/2026	1,630.00	1,630.00
JONES & ASSOCIATES	23560	OCEAN STAR WINERY	03/31/2026	195.00	195.00
JONES & ASSOCIATES	23588	DEER CREST PH 6	04/30/2026	797.50	797.50
JONES & ASSOCIATES	23588	WEBER VIEW	04/30/2026	435.00	435.00
JONES & ASSOCIATES	23588	STONE FIELD R ANDERSON BLDG ADD APPR PH	04/30/2026	342.00	342.00
JONES & ASSOCIATES	23588	FLYING 5 RANCH SUBD APPR PH	04/30/2026	458.75	458.75
JONES & ASSOCIATES	23588	EKB HQ SITE PLAN APPR PH	04/30/2026	874.75	874.75
JONES & ASSOCIATES	23588	VAL POLL CHRISTOFFERSON RANCH CLUSTER SUBD APPR PH	04/30/2026	855.00	855.00
JONES & ASSOCIATES	23588	JD MACHINE EXPANSION APPR PH	04/30/2026	726.75	726.75
JONES & ASSOCIATES	23588	FARR WEST LANDING CONSTR PH	04/30/2026	555.75	555.75
JONES & ASSOCIATES	23588	POLE PATCH LOT 30	04/30/2026	85.50	85.50
JONES & ASSOCIATES	23588	ADMIRAL BEV FUEL ISLAND SITE PLAN APPR PH	04/30/2026	42.75	42.75
JONES & ASSOCIATES	23588	SIMON GOE SUBDIVISION	04/30/2026	347.50	347.50
JONES & ASSOCIATES	23588	GRAND LEGACY PH 4&5-APPROVAL PH	04/30/2026	427.50	427.50
JONES & ASSOCIATES	23588	BUDGE MEADOWS-APPROVAL PH	04/30/2026	2,783.75	2,783.75
JONES & ASSOCIATES	23588	RISE BAKING SITE PLAN-CONTR PH	04/30/2026	217.50	217.50
JONES & ASSOCIATES	23588	EKB HQ MINOR SUBD APPR PH	04/30/2026	85.50	85.50
ZION'S BANK-BANKCARD	051826-PLAN	WEBER COUNTY RECORDER-RECORDING	05/18/2026	63.00	63.00
Total 10-13120 DEVELOPMENT RECEIVABLES:				21,432.25	21,432.25
10-13122 UTAH SALES TAX PAID RECEIVABLE					
ZION'S BANK-BANKCARD	051826-HEATH	BEST WESTERN PLUS-2026 UAPT CONF LODGING	05/18/2026	44.70	44.70
Total 10-13122 UTAH SALES TAX PAID RECEIVABLE:				44.70	44.70
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERN	1625935	WORKERS COMP	06/02/2026	2,068.76	2,068.76

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				2,068.76	2,068.76
10-22500 INSURANCE PAYABLE					
HEALTH EQUITY INC.	30283GA	HSA FEES-JUNE	06/04/2026	4.20	4.20
HEALTH EQUITY INC.	41M6EYM	HSA FEES-APRIL	04/07/2026	6.30	6.30
HEALTH EQUITY INC.	QFGT41K	HSA FEES-MAY	05/06/2026	4.20	4.20
PEHP	061826	INSURANCE	04/15/2026	43,571.92	43,571.92
PEHP	061826A	INSURANCE	05/15/2026	40,478.38	40,478.38
PEHP-LTD	061926	LTD PAYMENT	05/07/2026	476.04	476.04
PEHP-LTD	061926A	LTD PAYMENT	05/03/2026	488.47	488.47
PEHP-LTD	061926B	LTD PAYMENT	05/31/2026	481.08	481.08
PUBLIC EMPLOYEES HE	0124192417	INSURANCE	04/30/2026	657.05	657.05
PUBLIC EMPLOYEES HE	061826	INSURANCE	05/31/2026	653.68	653.68
Total 10-22500 INSURANCE PAYABLE:				86,821.32	86,821.32
10-35-100 COURT FINES					
UTAH STATE TREASURE	053126	FINE/STATE FOR DWR	05/31/2026	29.52	29.52
UTAH STATE TREASURE	053126	FINE/STATE FOR SURCHARGE-90% SURCHARGE	05/31/2026	987.66	987.66
UTAH STATE TREASURE	053126	FINE/STATE FOR SURCHARGE-35% SURCHARGE	05/31/2026	1,229.16	1,229.16
UTAH STATE TREASURE	053126	SECURITY SURCHARGE TO COURT SECURITY 80% OF \$32	05/31/2026	1,339.58	1,339.58
UTAH STATE TREASURE	053126	COURT SECURITY ACCOUNT	05/31/2026	1,465.16	1,465.16
UTAH STATE TREASURE	053126	DEFERRED PROSECUTION ADMIN FEE	05/31/2026	5.00	5.00
Total 10-35-100 COURT FINES:				5,056.08	5,056.08
10-41-220 PUBLIC NOTICES					
QUALITY QUICK-PRINT	8901	CONSTANT CONTACT MINI FLYERS	05/26/2026	109.00	109.00
Total 10-41-220 PUBLIC NOTICES:				109.00	109.00
10-42-310 PROFESSIONAL & TECHNICAL					
GAGE ARNOLD	MAY2026	ATTORNEY SERVICES PER CONTRACT	05/22/2026	1,675.00	1,675.00
Total 10-42-310 PROFESSIONAL & TECHNICAL:				1,675.00	1,675.00
10-43-605 MARKETING & ANALYSIS					
ZION'S BANK-BANKCARD	051826-PLAN	ISOLVED-TALENT ACQUISITION	05/18/2026	599.00	599.00
Total 10-43-605 MARKETING & ANALYSIS:				599.00	599.00
10-44-230 TRAVEL					
ZION'S BANK-BANKCARD	051826-HEATH	BEST WESTERN PLUS-2026 UAPT CONF LODGING	05/18/2026	342.00	342.00
Total 10-44-230 TRAVEL:				342.00	342.00
10-44-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	051826-HEATH	AMAZON-CALC RIBBON	05/18/2026	13.79	13.79
ZION'S BANK-BANKCARD	051826-HEATH	AMAZON-OFFICE SUPPLIES	05/18/2026	2.39	2.39
Total 10-44-240 OFFICE SUPPLIES AND EXPENSE:				16.18	16.18
10-44-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD	051826-HEATH	UAPT-ACPFIM RECERTIFICATION	05/18/2026	199.00	199.00
Total 10-44-330 EDUCATION AND TRAINING:				199.00	199.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-49-300 ENGINEER					
AERO-GRAPHICS	22797	AEROGRAPHICS-IMAGERY TILES	05/28/2026	3,720.00	3,720.00
JONES & ASSOCIATES	23559	GENERAL ENGINEERING COORDINATION	03/31/2026	1,820.00	1,820.00
JONES & ASSOCIATES	23560	GENERAL DEV COORDINATION	03/31/2026	2,299.25	2,299.25
JONES & ASSOCIATES	23560	GENERAL INFO RELATED TO POTENTIAL DEV	03/31/2026	42.75	42.75
JONES & ASSOCIATES	23561	BUILDING PERMIT REVIEW	03/31/2026	641.25	641.25
JONES & ASSOCIATES	23588	GENERAL DEV COORDINATION	04/30/2026	2,949.75	2,949.75
JONES & ASSOCIATES	23588	GENERAL INFO RELATED TO POTENTIAL DEV	04/30/2026	513.00	513.00
JONES & ASSOCIATES	23589	GENERAL ENGINEERING COORDINATION-CITY	04/30/2026	598.50	598.50
JONES & ASSOCIATES	23590	POTENTIAL REVISIONS TO PLANNING ORDINANCES	04/30/2026	1,496.25	1,496.25
Total 10-49-300 ENGINEER:				14,080.75	14,080.75
10-49-310 ATTORNEY					
FW LAW	0000083	CITY ATTORNEY	05/28/2026	3,000.00	3,000.00
Total 10-49-310 ATTORNEY:				3,000.00	3,000.00
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
COLONIAL FLAG	0362383-IN	VETERANS MONUMENT FLAGS	05/21/2026	612.34	612.34
ZION'S BANK-BANKCARD	051826-HEATH	AMAZON-TONER FOR SMALL PRINTER	05/18/2026	197.00	197.00
ZION'S BANK-BANKCARD	051826-HEATH	AMAZON-SUPPLIES	05/18/2026	9.85	9.85
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				819.19	819.19
10-50-270 UTILITIES					
ENBRIDGE GAS	050426	ACCT# 4467050000 CERT	05/04/2026	45.88	45.88
ENBRIDGE GAS	050426	ACCT# 9374500000 OFFICE	05/04/2026	82.18	82.18
ENBRIDGE GAS	061726C	GAS BILL OFFICE 9374500000	06/01/2026	52.21	52.21
ROCKY MOUNTAIN POW	042126	ACCT # 48448856-0091 CERT	04/21/2026	193.27	193.27
ROCKY MOUNTAIN POW	042126	ACCT # 48448858-0091 CERT	04/21/2026	176.77	176.77
ROCKY MOUNTAIN POW	042126	ACCT# 48448856-0075 OFFICE UTILITY BILL	04/21/2026	402.91	402.91
Total 10-50-270 UTILITIES:				953.22	953.22
10-50-280 TELEPHONE					
VERIZON WIRELESS	6142947954	REC INTERNET	05/06/2026	30.02	30.02
ZION'S BANK-BANKCARD	051826-HEATH	CONNEXT-INTERNET	05/18/2026	99.00	99.00
Total 10-50-280 TELEPHONE:				129.02	129.02
10-51-240 OFFICE SUPPLIES AND EXPENSE					
LES OLSON CO.	EA1688556	SHOP PRINTER MAINTENANCE	05/15/2026	236.15	236.15
STRIVE WORKPLACE SO	WO-221526-1	PAPER/FILES	05/11/2026	130.95	130.95
Total 10-51-240 OFFICE SUPPLIES AND EXPENSE:				367.10	367.10
10-51-250 EQUIP/SUPPLIES/MAINTENANCE					
JOHNSON ELECTRIC MO	13689	AIR COMPRESSOR FIX	05/12/2026	812.48	812.48
MIDWEST MOTOR SUPPL	104502225	CLEANING/SAFETY SUPPLIES	05/27/2026	218.04	218.04
Total 10-51-250 EQUIP/SUPPLIES/MAINTENANCE:				1,030.52	1,030.52
10-51-270 UTILITIES					
ENBRIDGE GAS	050426	ACCT# 5488040000 SHOP	05/04/2026	222.35	222.35
ENBRIDGE GAS	061726	SHOP 5488040000	06/01/2026	30.64	30.64
ENBRIDGE GAS	061726D	GAS BILL SHOP 4467050000	06/01/2026	16.83	16.83
ROCKY MOUNTAIN POW	042126	ACCT# 48448856-0117 SHOP	04/21/2026	746.31	746.31

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-51-270 UTILITIES:				1,016.13	1,016.13
10-51-280 TELEPHONE					
VERIZON WIRELESS	6142947954	PW DIRECTOR CELL	05/06/2026	51.77	51.77
VERIZON WIRELESS	6142947954	PW ON CALL PHONE	05/06/2026	47.62	47.62
Total 10-51-280 TELEPHONE:				99.39	99.39
10-51-330 EDUCATION & TRAINING					
TREASURE'S FIRE EXTIN	13890	PW EXTINGUISHER USE TRAINING	05/19/2026	185.00	185.00
Total 10-51-330 EDUCATION & TRAINING:				185.00	185.00
10-53-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD	051826-HEATH	AMAZON-OFFICE SUPPLIES	05/18/2026	24.98	24.98
Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:				24.98	24.98
10-54-250 SUPPLIES/MAINTENANCE					
SALT LAKE WHOLESALE	108859	PD AMMO	02/23/2026	328.58	328.58
SALT LAKE WHOLESALE	109095	PD AMMO	03/06/2026	887.72	887.72
Total 10-54-250 SUPPLIES/MAINTENANCE:				1,216.30	1,216.30
10-54-251 VEHICLE:FUEL					
FUEL NETWORK	F2611E00915	PD FUEL	06/01/2026	5,379.94	5,379.94
Total 10-54-251 VEHICLE:FUEL:				5,379.94	5,379.94
10-54-253 VEHICLE: MAINTENANCE					
NELSON TIRE LLC	636429	OIL CHANGE	06/16/2026	128.86	128.86
YOUNG AUTOMOTIVE G	85305	PD OIL CHANGE/BRAKES	04/21/2026	476.62	476.62
YOUNG AUTOMOTIVE G	85649	PD TRUCK REPAIR	05/04/2026	1,610.65	1,610.65
YOUNG AUTOMOTIVE G	85690	PD TRUCK BRAKES AND BATTERY	05/05/2026	602.40	602.40
Total 10-54-253 VEHICLE: MAINTENANCE:				2,818.53	2,818.53
10-54-280 COMMUNICATION SERVICES					
VERIZON WIRELESS	6142539041	PD AIR CARDS	05/01/2026	600.21	600.21
VERIZON WIRELESS	6145057278	AIR CARDS	06/01/2026	1,200.66	1,200.66
Total 10-54-280 COMMUNICATION SERVICES:				1,800.87	1,800.87
10-54-310 PROFESSIONAL/TECHNICAL SERVICE					
WASATCH INTEGRATED	INV85902	0.08 PO EVIDENCE DISPOSAL	05/28/2026	50.00	50.00
Total 10-54-310 PROFESSIONAL/TECHNICAL SERVICE:				50.00	50.00
10-54-320 ANIMAL SERVICES					
NORTH OGDEN ANIMAL	463820	26PV4826	06/10/2026	311.00	311.00
Total 10-54-320 ANIMAL SERVICES:				311.00	311.00
10-54-470 UNIFORMS					
CURTIS BLUE LINE	INV1065111	HECTOR START UP UNIFORMS	04/30/2026	531.31	531.31
SKAGGS PUBLIC SAFET	450_A_333255	PD UNIFORMS	06/04/2026	73.00	73.00
SKAGGS PUBLIC SAFET	450_A_342489	PD UNIFORMS	06/04/2026	257.40	257.40

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
SKAGGS PUBLIC SAFET	450_A_346002	PD UNIFORMS	06/04/2026	157.49	157.49
SKAGGS PUBLIC SAFET	450_A_347236	PD UNIFORM-K SMITH	05/21/2026	49.93	49.93
SKAGGS PUBLIC SAFET	450_A_349004	PD UNIFORMS	06/04/2026	228.15	228.15
SKAGGS PUBLIC SAFET	450_A_349675	PD UNIFORMS	06/10/2026	135.96	135.96
SKAGGS PUBLIC SAFET	450_A_349901	PD UNIFORMS	06/11/2026	164.00	164.00
Total 10-54-470 UNIFORMS:				1,597.24	1,597.24
10-54-620 CONTRACTUAL SERVICES					
LES OLSON CO.	EA1678783	PD COPIER CONTRACT	04/23/2026	205.54	205.54
Total 10-54-620 CONTRACTUAL SERVICES:				205.54	205.54
10-58-310 PROFESSIONAL & TECHNICAL					
BEACON CODE CONSUL	06042778	BUILDING INSPECTION SERVICES	05/01/2026	15,960.00	15,960.00
Total 10-58-310 PROFESSIONAL & TECHNICAL:				15,960.00	15,960.00
10-60-253 VEHICLE: MAINTENANCE					
JNW MACHINE HYDRAUL	7345	HYDRALUIC CYLINDER RE-BUILD	10/14/2025	440.00	440.00
MOUNTAIN WEST TRUCK	XA101128577	COOLANT HOSE ON DT#6	05/20/2026	121.80	121.80
Total 10-60-253 VEHICLE: MAINTENANCE:				561.80	561.80
10-60-270 UTILITIES					
ROCKY MOUNTAIN POW	042126	ACCT# 48448856-0109 STREETLIGHTS	04/21/2026	2,630.52	2,630.52
ROCKY MOUNTAIN POW	042126	ACCT# 44193346-0020 STREETLIGHTS	04/21/2026	1,883.95	1,883.95
Total 10-60-270 UTILITIES:				4,514.47	4,514.47
10-60-280 TELEPHONE					
VERIZON WIRELESS	6142947954	STREET/STORM TABLET	05/06/2026	20.00	20.00
VERIZON WIRELESS	6142947954	INSPECTOR TABLET	05/06/2026	12.27	12.27
VERIZON WIRELESS	6142947954	STREET/STORM CELL	05/06/2026	25.88	25.88
VERIZON WIRELESS	6142947954	INSPECTOR CELL	05/06/2026	12.94	12.94
Total 10-60-280 TELEPHONE:				71.09	71.09
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
JONES & ASSOCIATES	23559	PUBLIC WORKS STANDARDS UPDATES	03/31/2026	5,268.00	5,268.00
JONES & ASSOCIATES	23559	2026 STREET MAINTENANCE-DESIGN PHASE	03/31/2026	145.00	145.00
JONES & ASSOCIATES	23589	2025 STREET LIGHT (CONSTRUCTION MANAGEMENT)	04/30/2026	69.50	69.50
JONES & ASSOCIATES	23589	PUBLIC WORKS STANDARDS UPDATES	04/30/2026	13,130.75	13,130.75
WORKFORCE QA LLC	INV134845	RANDOM TESTS	05/31/2026	145.00	145.00
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				18,758.25	18,758.25
10-60-470 STREET SUPPLIES/MATERIALS					
INTERSTATE COMPANIE	115612	SIGN REPLACEMENT	05/22/2026	203.43	203.43
Total 10-60-470 STREET SUPPLIES/MATERIALS:				203.43	203.43
10-60-491 TRANSPORTATION SALES TX EXPEND					
CURT HECKERT CONCR	117	SIDEWALK REPLACEMENT 250 W	05/27/2026	1,700.00	1,700.00
Total 10-60-491 TRANSPORTATION SALES TX EXPEND:				1,700.00	1,700.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-70-250 EQUIP/SUPPLIES/MAINTENANCE					
GRAINGER	9895858224	WATER WISE CONSERVATION PPE	04/28/2026	455.19	455.19
TURF EQUIPMENT & IRRIG	3041680-00	MOWER DECK BELT	05/20/2026	186.61	186.61
Total 10-70-250 EQUIP/SUPPLIES/MAINTENANCE:				641.80	641.80
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
J SOLUTIONS LLC	DD1159	CLEANING STORM DRAIN LINES & BOXES	05/19/2026	855.00	855.00
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				855.00	855.00
10-70-270 UTILITIES					
BONA VISTA WATER DIST	043026	MULT-SPORTS PARK	04/30/2026	99.75	99.75
BONA VISTA WATER DIST	052626	WATER BILL MULTI-SPORTS	05/26/2026	99.99	99.99
ENBRIDGE GAS	061726E	GAS BILL CITY PARK 3674500000	06/01/2026	6.55	6.55
ROCKY MOUNTAIN POW	042126	ACCT# 48448856-0075 PARKS RESTROOMS	04/21/2026	322.41	322.41
Total 10-70-270 UTILITIES:				528.70	528.70
10-71-250 EQUIP/SUPPLIES/MAINTENANCE					
SALT LAKE BEES	B464	BASEBALL/SOFTBALL JERSEYS	06/03/2026	7,516.28	7,516.28
Total 10-71-250 EQUIP/SUPPLIES/MAINTENANCE:				7,516.28	7,516.28
10-75-670 FOUNDERS' DAY					
JONES SHIRTS AND SIG	12527	FOUNDERS DAY A FRAMES FOR EVENTS	06/05/2026	252.00	252.00
JONES SHIRTS AND SIG	12608	FD GRAND MARSHAL AND PARADE LEADER SASHES	06/05/2026	35.10	35.10
JONES SHIRTS AND SIG	12633	FD SPONSOR BANNERS	06/08/2026	162.00	162.00
Total 10-75-670 FOUNDERS' DAY:				449.10	449.10
40-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	23559	PV PARK PICKLEBALL COURTS	03/31/2026	598.50	598.50
JONES & ASSOCIATES	23560	CITY CEMETARY	03/31/2026	598.50	598.50
JONES & ASSOCIATES	23588	CITY CEMETARY	04/30/2026	2,140.00	2,140.00
Total 40-46-310 PROFESSIONAL & TECHNICAL:				3,337.00	3,337.00
41-40-250 EQUIP/SUPPLIES/MAINTENANCE					
FOREFRONT GENERAL	1010	BARKER PARK CONTROL GATE REPAIR	06/11/2026	1,900.00	1,900.00
J SOLUTIONS LLC	DD1132	HYDRO SEPERATOR/CB CLEANING	05/05/2026	2,205.00	2,205.00
J SOLUTIONS LLC	DD1147	STORM DRAIN LINE DEBRIS REMOVAL	05/12/2026	1,470.00	1,470.00
J SOLUTIONS LLC	DD1159	CLEANING STORM DRAIN LINES & BOXES	05/19/2026	1,710.00	1,710.00
SANDSTONE CONTRACT	1330	1000 W TO HWY 89 DITCH MAINTENANCE	06/02/2026	1,800.00	1,800.00
Total 41-40-250 EQUIP/SUPPLIES/MAINTENANCE:				9,085.00	9,085.00
41-40-280 TELEPHONE					
VERIZON WIRELESS	6142947954	STREET/STORM TABLET	05/06/2026	20.01	20.01
VERIZON WIRELESS	6142947954	INSPECTOR TABLET	05/06/2026	12.28	12.28
VERIZON WIRELESS	6142947954	STREET/STORM CELL	05/06/2026	25.89	25.89
VERIZON WIRELESS	6142947954	INSPECTOR CELL	05/06/2026	12.94	12.94
Total 41-40-280 TELEPHONE:				71.12	71.12
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
JONES & ASSOCIATES	23559	UTILITY MAPS-STORM DRAIN	03/31/2026	69.50	69.50
JONES & ASSOCIATES	23559	2025 MS4 STORM WATER AUDIT	03/31/2026	3,116.50	3,116.50

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
JONES & ASSOCIATES	23589	UTILITY MAPS-STORM DRAIN	04/30/2026	69.50	69.50
JONES & ASSOCIATES	23589	GENERAL STORM WATER COMPLIANCE	04/30/2026	85.50	85.50
JONES & ASSOCIATES	23589	2025 MS4 STORM WATER AUDIT	04/30/2026	92.25	92.25
JONES & ASSOCIATES	23589	GENERAL ENGINEERING COORDINATION-HIGHLAND MEADOWS	04/30/2026	256.50	256.50
JONES & ASSOCIATES	23589	POTENTIAL REVISIONS TO PW ORDINANCES	04/30/2026	427.50	427.50
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				4,117.25	4,117.25
41-40-510 DISPOSAL					
J SOLUTIONS LLC	DD1132	DISPOSAL	05/05/2026	462.00	462.00
J SOLUTIONS LLC	DD1159	DEBRIS DISPOSAL	05/19/2026	462.00	462.00
Total 41-40-510 DISPOSAL:				924.00	924.00
41-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202601055	130 BLUE STAKES	05/31/2026	52.52	52.52
Total 41-40-610 MISCELLANEOUS SUPPLIES:				52.52	52.52
41-46-310 PROFESSIONAL & TECHNICAL					
BOWEN, COLLINS & ASS	41858	DCANT DESIGN PR #6	05/26/2026	7,659.00	7,659.00
JONES & ASSOCIATES	23559	DECANT FACILITY	03/31/2026	4,379.75	4,379.75
JONES & ASSOCIATES	23559	SD CROSSING OF RR AT 1325 W -CONSTRUCTION MANAGEMENT	03/31/2026	1,708.75	1,708.75
JONES & ASSOCIATES	23559	400 WEST STORM DRAIN-CONSTRUCTION MANAGEMENT	03/31/2026	1,700.25	1,700.25
JONES & ASSOCIATES	23559	800 WEST AT PV DR STORM DRAIN-CONSTRUCTION MGMT	03/31/2026	104.25	104.25
JONES & ASSOCIATES	23559	3950 N AT 900 W STORM DRAIN IMPROVEMENTS-CONSTR MGMT	03/31/2026	104.25	104.25
JONES & ASSOCIATES	23589	400 WEST STORM DRAIN-CONSTRUCTION MANAGEMENT	04/30/2026	299.25	299.25
JONES & ASSOCIATES	23589	SEWER EXTENSION FOR SEPTIC ABANDONMENT-DECANT SEWE	04/30/2026	887.75	887.75
JONES & ASSOCIATES	23589	DECANT FACILITY	04/30/2026	5,554.00	5,554.00
JONES & ASSOCIATES	23589	SD CROSSING OF RR AT 1325 W-CONSTRUCTION MANAGEMENT	04/30/2026	743.75	743.75
Total 41-46-310 PROFESSIONAL & TECHNICAL:				23,141.00	23,141.00
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
SKAGGS PUBLIC SAFET	450_A_338433	MORGAN BRIMHALL VEST	06/04/2026	1,485.00	1,485.00
ZION'S BANK-BANKCARD	051826-HEATH	UBIQUITI-SERVER SWITCHES	05/18/2026	2,841.30	2,841.30
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				4,326.30	4,326.30
45-46-310 PROFESSIONAL & TECHNICAL					
Avenue Consultants, Inc.	24-086	SKYLINE DRIVE RR CING PROPERTY ACQUISITION	06/10/2026	500.00	500.00
JONES & ASSOCIATES	23559	NNECTIVITY PROEJCT-CONSTRUCTION MANAGEMENT	03/31/2026	1,061.25	1,061.25
JONES & ASSOCIATES	23559	SKYLINE DR RR CROSSING-ALIGNMENT DESIGN	03/31/2026	841.00	841.00
JONES & ASSOCIATES	23559	TRANSPORTATION UTILITY FEE (2025)	03/31/2026	2,584.50	2,584.50
JONES & ASSOCIATES	23559	2700 N INTERCONNECTIVITY PROJECT-PROPERTY ACQUISITION	03/31/2026	42.75	42.75
JONES & ASSOCIATES	23589	SKYLINE DRIVE PROJECT-DESIGN AND ROW ACQUISITION SUPP	04/30/2026	872.25	872.25
JONES & ASSOCIATES	23589	SKYLINE DR RR CROSSING-PORPERTY ACQUISITION	04/30/2026	299.25	299.25
JONES & ASSOCIATES	23589	SKYLINE DR RR CROSSING-ALIGNMENT DESIGN	04/30/2026	619.50	619.50
JONES & ASSOCIATES	23589	TRANSPORTATION UTILITY FEE (2025)	04/30/2026	4,105.25	4,105.25
KIMLEY-HORN AND ASS	35609898	SKYLINE DR ROW	04/30/2026	365.20	365.20
Total 45-46-310 PROFESSIONAL & TECHNICAL:				11,290.95	11,290.95
51-40-220 PUBLIC NOTICES					
JONES SHIRTS AND SIG	12499	PW'S BANNER FOR PUBLIC EDUCATION	05/18/2026	54.00	54.00
Total 51-40-220 PUBLIC NOTICES:				54.00	54.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
HACH COMPANY	15004291	FREE CHLORINE REGENT REFILL	05/14/2026	83.10	83.10
LAROSE PAVING INC	6498	WATER LEAK PATCH	06/02/2026	4,573.00	4,573.00
THATCHER COMPANY	202610010633	2 150 LBS CHOLRINE CYLINDERS ALDER	05/14/2026	2,628.50	2,628.50
THATCHER COMPANY	202610090028	2 CHLORINE RETURN CYLINDERS ALDER	05/14/2026	700.00-	700.00-
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				6,584.60	6,584.60
51-40-270 UTILITIES					
ENBRIDGE GAS	050426	ACCT# 9943289080 PVBS WATER SITE	05/04/2026	20.74	20.74
ENBRIDGE GAS	061726A	MACS WELL SITE 4827280000	06/01/2026	22.21	22.21
ENBRIDGE GAS	061726B	PVBS SITE 9943289080	06/01/2026	26.44	26.44
ROCKY MOUNTAIN POW	042126	ACCT # 448448856-0083 WATER SITES	04/21/2026	8,920.47	8,920.47
Total 51-40-270 UTILITIES:				8,989.86	8,989.86
51-40-280 TELEPHONE					
VERIZON WIRELESS	6142947954	UTILITIES TABLET	05/06/2026	13.34	13.34
VERIZON WIRELESS	6142947954	INSPECTOR TABLET	05/06/2026	12.28	12.28
VERIZON WIRELESS	6142947954	INSPECTOR CELL	05/06/2026	12.95	12.95
Total 51-40-280 TELEPHONE:				38.57	38.57
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CHEMTECH-FORD	26F0338	ALDER WELL VOC WELL 4 VOC PEST	06/15/2026	1,320.00	1,320.00
JONES & ASSOCIATES	23559	UTILITY MAPS-CULINARY WATER	03/31/2026	173.75	173.75
SMITH HARTVIGSEN, PLL	74440	WATER RIGHTS TALKS FOR BONA VISTA WELL	04/30/2026	301.50	301.50
WEBER BASIN WATER C	0084260	10 BAC T'S	03/04/2026	120.00	120.00
WEBER BASIN WATER C	0084436	10 BAC T'S	04/13/2026	120.00	120.00
WEBER BASIN WATER C	0084593	10 BAC T'S	05/08/2026	120.00	120.00
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				2,155.25	2,155.25
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202601055	130 BLUE STAKES	05/31/2026	52.51	52.51
Total 51-40-610 MISCELLANEOUS SUPPLIES:				52.51	52.51
51-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	23559	ZONE 1 RESERVOIR-RESERVOIR: DESIGN	03/31/2026	297.50	297.50
JONES & ASSOCIATES	23559	ELBERTA DR., 600 W TO 400 W WATER TRANSFERS-CONSTR MG	03/31/2026	104.25	104.25
JONES & ASSOCIATES	23589	ZONE 1 RESERVOIR-TRANSMISSION LINE: CONSTRUCTION MAN	04/30/2026	171.00	171.00
JONES & ASSOCIATES	23589	ZONE 1 RESERVOIR-RESERVOIR: DESIGN	04/30/2026	42.75	42.75
Total 51-46-310 PROFESSIONAL & TECHNICAL:				615.50	615.50
51-46-730 IMPROVEMENTS-CONSTRUCTION					
POTABLE DIVERS INC	26099	WELL 4 TANK CLEANING AND INSPECTION	06/13/2026	2,500.00	2,500.00
Total 51-46-730 IMPROVEMENTS-CONSTRUCTION:				2,500.00	2,500.00
53-40-100 CENTRAL WEBER SEWER DISTRICT					
CENTRAL WEBER SEWE	2328966	ANNUAL TREATMENT	05/11/2026	224,410.00	224,410.00
Total 53-40-100 CENTRAL WEBER SEWER DISTRICT:				224,410.00	224,410.00
53-40-280 TELEPHONE					
VERIZON WIRELESS	6142947954	UTILITIES TABLET	05/06/2026	13.33	13.33

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
VERIZON WIRELESS	6142947954	INSPECTOR TABLET	05/06/2026	12.28	12.28
VERIZON WIRELESS	6142947954	INSPECTOR CELL	05/06/2026	12.94	12.94
Total 53-40-280 TELEPHONE:				38.55	38.55
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
JONES & ASSOCIATES	23589	UTILITY MAPS-SEWER	04/30/2026	69.50	69.50
Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:				69.50	69.50
53-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202601055	130 BLUE STAKES	05/31/2026	52.51	52.51
Total 53-40-610 MISCELLANEOUS SUPPLIES:				52.51	52.51
53-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	23559	2024 SANITARY SEWER CFP, IFFP AND IFA	03/31/2026	427.50	427.50
JONES & ASSOCIATES	23589	2024 SANITARY SEWER CFP, IFFP AND IFA	04/30/2026	1,701.50	1,701.50
Total 53-46-310 PROFESSIONAL & TECHNICAL:				2,129.00	2,129.00
55-40-280 TELEPHONE					
VERIZON WIRELESS	6142947954	UTILITIES TABLET	05/06/2026	13.34	13.34
Total 55-40-280 TELEPHONE:				13.34	13.34
55-40-500 COLLECTION-GARBAGE					
REPUBLIC SERVICES #4	0493-0008691	3 CITY DUMPSTERS	04/30/2026	432.99	432.99
REPUBLIC SERVICES #4	0493-0008698	2439 CANS 942 X CANS + FUEL FEE	04/30/2026	21,185.51	21,185.51
REPUBLIC SERVICES #4	0493-0008717	2440 CANS 950 X CANS	05/31/2026	21,662.82	21,662.82
Total 55-40-500 COLLECTION-GARBAGE:				43,281.32	43,281.32
55-40-501 COLLECTION-RECYCLING					
REPUBLIC SERVICES #4	0493-0008698	2436 CANS 44X CANS + FUEL FEE	04/30/2026	14,544.31	14,544.31
REPUBLIC SERVICES #4	0493-0008717	2437 CANS 45 X CANS	05/31/2026	14,993.04	14,993.04
Total 55-40-501 COLLECTION-RECYCLING:				29,537.35	29,537.35
55-40-510 DISPOSAL-GARBAGE					
WEBER COUNTY TRANS	043026	353.55 TON WITH 432.50 CREDIT	04/30/2026	17,245.00	17,245.00
WEBER COUNTY TRANS	053126	343.12 TON	05/31/2026	17,168.00	17,168.00
Total 55-40-510 DISPOSAL-GARBAGE:				34,413.00	34,413.00
55-40-511 DISPOSAL - RECYCLING					
WASATCH INTEGRATED	INV81057	2.99 PO	03/04/2026	134.55	134.55
WASATCH INTEGRATED	INV81079	3.5 PO	03/05/2026	157.50	157.50
WASATCH INTEGRATED	INV81091	2.14 PO	03/06/2026	96.30	96.30
WASATCH INTEGRATED	INV81166	2.3 PO	03/11/2026	103.50	103.50
WASATCH INTEGRATED	INV81185	1.5 PO	03/12/2026	67.50	67.50
WASATCH INTEGRATED	INV81212	1.83 PO	03/13/2026	82.35	82.35
WASATCH INTEGRATED	INV81249	2.93 PO	03/18/2026	131.85	131.85
WASATCH INTEGRATED	INV81258	2.85 PO	03/19/2026	128.25	128.25
WASATCH INTEGRATED	INV81260	2.06 PO	03/20/2026	92.70	92.70
WASATCH INTEGRATED	INV81295	2.23 PO	03/25/2026	100.35	100.35
WASATCH INTEGRATED	INV81309	1.42 PO	03/26/2026	63.90	63.90
WASATCH INTEGRATED	INV81319	1.86 PO	03/27/2026	83.70	83.70

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
WASATCH INTEGRATED	INV83786	3.2 PO	04/01/2026	144.00	144.00
WASATCH INTEGRATED	INV83795	3.01 PO	04/02/2026	135.45	135.45
WASATCH INTEGRATED	INV83800	2.29 PO	04/03/2026	103.05	103.05
WASATCH INTEGRATED	INV83832	4.26 PO	04/08/2026	191.70	191.70
WASATCH INTEGRATED	INV83843	1.65 PO	04/09/2026	74.25	74.25
WASATCH INTEGRATED	INV83861	1.77 PO	04/10/2026	79.65	79.65
WASATCH INTEGRATED	INV83882	3.16 PO	04/15/2026	142.20	142.20
WASATCH INTEGRATED	INV83892	3.11 PO	04/16/2026	139.95	139.95
WASATCH INTEGRATED	INV83894	2.04 PO	04/17/2026	91.80	91.80
WASATCH INTEGRATED	INV83924	2.41 PO	04/22/2026	108.45	108.45
WASATCH INTEGRATED	INV83935	1.26 PO	04/23/2026	56.70	56.70
WASATCH INTEGRATED	INV83947	1.62 PO	04/24/2026	72.90	72.90
WASATCH INTEGRATED	INV83984	3.16 PO	04/29/2026	142.20	142.20
WASATCH INTEGRATED	INV83996	2.97 PO	04/30/2026	133.65	133.65
WASATCH INTEGRATED	INV86080	2.15 PO	05/01/2026	96.75	96.75
WASATCH INTEGRATED	INV86143	2.12 PO	05/06/2026	95.40	95.40
WASATCH INTEGRATED	INV86155	1.54 PO	05/07/2026	69.30	69.30
WASATCH INTEGRATED	INV86165	1.77 PO	05/08/2026	79.65	79.65
WASATCH INTEGRATED	INV86197	3.15 PO	05/13/2026	141.75	141.75
WASATCH INTEGRATED	INV86209	2.43 PO	05/14/2026	109.35	109.35
WASATCH INTEGRATED	INV86210	0.4 PO	05/14/2026	18.00	18.00
WASATCH INTEGRATED	INV86214	2.28 PO	05/15/2026	102.60	102.60
WASATCH INTEGRATED	INV86249	2.19 PO	05/20/2026	98.55	98.55
WASATCH INTEGRATED	INV86259	1.44 PO	05/21/2026	64.80	64.80
WASATCH INTEGRATED	INV86270	2.15 PO	05/22/2026	96.75	96.75
WASATCH INTEGRATED	INV86300	3.41 PO	05/28/2026	153.45	153.45
WASATCH INTEGRATED	INV86307	3.17 PO	05/29/2026	142.65	142.65
WASATCH INTEGRATED	INV86310	0.81 PO	05/30/2026	36.45	36.45
Total 55-40-511 DISPOSAL - RECYCLING:				4,163.85	4,163.85
60-46-310 PROFESSIONAL SERVICES					
JONES & ASSOCIATES	23559	GENERAL ENGINEERING COORDINATION-RULON WHITE WACOG	03/31/2026	256.50	256.50
Total 60-46-310 PROFESSIONAL SERVICES:				256.50	256.50
Grand Totals:				620,908.28	620,908.28

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
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Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Only paid invoices included.



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

July 14, 2026

PREPARED BY

Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates
Engineers

ATTACHMENTS

Exhibit G – Cost Sharing Spreadsheet, dated
(05/05/2026)

ITEM TYPE

Legislative

AGENDA ITEM

Consideration of an amendment to Exhibit G Cost Sharing Schedule of the Development Agreement for Farr West Landing Commercial Subdivision

PURPOSE

Update Cost Sharing Schedule to reflect the approved modified pavement section and to change the units of measurement of material import items from weight to volume.

RECOMMENDATION

Staff recommends approval of the revised cost sharing spreadsheet.

BACKGROUND

The Development Agreement for Farr West Landing Commercial Subdivision, recorded March 13, 2026, includes Exhibit G Cost Sharing Schedule which shows the breakdown of construction items and the amounts eligible for reimbursement. This proposed amendment revises:

1. Pavement section related items
2. Units of measure

Pavement Section. Following approval of the original construction plans, the developer proposed a revised pavement section based on an updated geotechnical recommendation. After reviewing the revised geotechnical recommendations, the Farr West City Engineer and I agreed to the revision. While not a signification change, the revised pavement section will save the project several hundred thousand dollars. This cost savings applies to the WACOG reimbursement as well. The following table is a brief summary of the cost savings.

	Total Project Cost	Developer Responsibility	WACOG Reimbursement Eligible
Original	\$10,547,735	\$6,490,445	\$3,770,205
Amendment	\$10,113,571	\$6,223,575	\$3,602,911

*UDOT contribution unchanged

Units of Measure. In the original spreadsheet, items such as granular borrow, untreated base course, and import trench backfill were measured by weight, mainly tonnage. Upon approval, work immediately commenced on both the subdivision improvements as well as the proposed Target site. Additionally,

previously stockpiled material was being used. Therefore, it was impossible to field measure (weigh) the material being brought in and used specifically for the subdivision improvements.

The amended spreadsheet converts these weight-measured items to a unit measured from the construction plans, mainly cubic yard and linear foot. After determining the comparable quantities, the conversion held the total cost of the item and back-calculated the unit cost; therefore, no change in total cost occurred with the revision. Overall, this amendment provides a more stable cost, as the only way for a change to occur is through the approval of revised construction plans.

RESOLUTION NO. _____

**A RESOLUTION OF THE PLEASANT VIEW CITY COUNCIL AMENDING A
DEVELOPMENT AGREEMENT WITH WOODSONIA FARR WEST, LLC**

WHEREAS, the City of Pleasant View (“City”) is a municipal corporation duly organized and existing under the laws of the State of Utah;

WHEREAS, the City approved a Development Agreement with Woodsonia Farr West, LLC (“Developer”) on March 10, 2026;

WHEREAS, the City and Developer desire to amend the Agreement to update Exhibit G, the Cost Sharing Schedule;

WHEREAS, the amendment delineating the relevant terms, conditions, and obligations of the parties is attached to this resolution as “Exhibit A” and incorporated herein by this reference; and

WHEREAS, the City Council finds that amending the development agreement is in the best interest of the citizens of Pleasant View City;

NOW THEREFORE, the Pleasant View City Council hereby resolves to adopt the amendment between Pleasant View City Corporation and Woodsonia Farr West, LLC approving and authorizing the amendment of the Development Agreement. The Mayor of Pleasant View City is authorized and directed to execute the First Amendment to the Development Agreement for and on behalf of Pleasant View City.

Passed this 14th day of July, 2026.

Steve Gibson
Mayor

Attested and Recorded:

Laurie Hellstrom
City Recorder

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

Councilmember Wilkinson _____

Councilmember Marriott _____

Councilmember Urry _____

Councilmember Arrington _____

Councilmember Ferry _____

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT WITH WOODSONIA FARR WEST, LLC

This First Amendment to the Development Agreement ("First Amendment") is made and entered into by and between Pleasant View City ("City") and Woodsonia Farr West, LLC, a Utah limited liability company ("Developer"), and amends that certain Development Agreement dated March 12, 2026 ("Original Agreement").

RECITALS

WHEREAS, City and Developer entered into a Development Agreement; and

WHEREAS, the Agreement includes Exhibit G, which is the Cost Sharing Schedule that has been established to identify the financial responsibility of each Party as the same relates to the completion of the Overall Improvements for the project ; and

WHEREAS, the parties desire to amend the Agreement to reflect the updated Cost Sharing Schedule;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties agree as follows:

AMENDMENT

1. Amendment to the Exhibit.

Exhibit G to the Original Agreement is hereby deleted in its entirety and replaced with Revised Exhibit G, attached hereto and incorporated herein by this reference.

2. No Other Modifications.

Except as expressly amended herein, all terms and conditions of the Original Agreement remain unchanged and in full force and effect.

3. Ratification.

The Original Agreement, as amended by this First Amendment, is hereby ratified and confirmed by the parties.

4. Incorporation.

This First Amendment shall be deemed part of, and incorporated into, the Original Agreement.

5. Counterparts.

This First Amendment may be executed in counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the dates set forth below.

Pleasant View City

By: _____
Steve Gibson, Mayor

Date: _____

ATTEST:

Laurie Hellstrom, City Recorder

Woodsonia Farr West, LLC

By: _____
Drew Snyder

Date: _____

REVISED EXHIBIT G

Exhibit G

Cost Sharing Schedule

Farr West Landing Subdivision

Project Location: 1740 W/ 2725 N / 1900 W / 2775 N

Revised 05/05/2026

Master Planned Improvements					WACOG Eligible Improvements			Developer Improvements in Farr West City			Developer Improvements in Pleasant View City 2775 N / 1900 W, and 2775 N & 1740 W Utilities			UDOT Improvements (2700 N/SR 134)			
Item	Description ~ "Construction"	Quantity	Unit	Unit Price	Total Amount	Quantity	Unit	Total Amount	Quantity	Unit	Total Amount	Quantity	Unit	Total Amount	Quantity	Unit	Total Amount
Roadway & Site																	
1	Clear and grub for new roadway	42,816	s.y.	\$ 23.00	\$ 984,772	20,480	s.y.	\$ 471,047.16	19,359	s.y.	\$ 445,256.23	2,977	s.y.	\$ 68,468.44		s.y.	\$ -
2	Excavation	3,685	c.y.	6.50	23,953	2,843	c.y.	18,479.50	42	c.y.	273.00	800	c.y.	5,200.00		c.y.	-
3	Embankment	50,747	c.y.	16.27	825,392	24,184	c.y.	393,345.03	24,363	c.y.	396,264.20	2,200	c.y.	35,783.00		c.y.	-
4	Furnish and install granular borrow	14,359	c.y.	35.75	513,377	6,180	c.y.	220,949.46	7,356	c.y.	263,000.54	823	c.y.	29,426.88		c.y.	-
5	Furnish and install untreated base course (under pvmt only)	8,080	c.y.	50.90	411,242	3,458	c.y.	176,002.76	4,138	c.y.	210,597.86	484	c.y.	24,641.66		c.y.	-
6	Furnish and install HMA	5,427	c.y.	214.81	1,165,864	2,330	c.y.	500,482.13	2,759	c.y.	592,578.79	339	c.y.	72,803.37		c.y.	-
7	Mill and overlay 2" HMA	1,136	s.y.	24.00	27,256	1,136	s.y.	27,256.00	-	s.y.	-	-	s.y.	-		s.y.	-
8	Furnish and install curb and gutter	10,742	l.f.	30.00	322,260	3,637	l.f.	109,110.00	6,425	l.f.	192,750.00	680	l.f.	20,400.00		l.f.	-
9	Furnish and install 4" concrete sidewalk/flatwork	22,783	s.f.	9.85	224,413	-	s.f.	-	22,783	s.f.	224,412.55	-	s.f.	-		s.f.	-
10	Furnish and install 6" concrete sidewalk/flatwork	20,001	s.f.	11.15	223,011	18,122	s.f.	202,060.30	-	s.f.	-	1,879	s.f.	20,950.85		s.f.	-
11	Furnish and install 7" concrete flatwork (comm dwy)	659	s.f.	12.25	8,073	169	s.f.	2,070.25	490	s.f.	6,002.50	-	s.f.	-		s.f.	-
12	Furnish and install ADA ramp	19	ea.	1,250.00	23,750	6	ea.	7,500.00	13	ea.	16,250.00	-	ea.	-		ea.	-
13	Raise manhole to grade with concrete collar	39	ea.	1,050.00	40,950	8	ea.	8,400.00	29	ea.	30,450.00	2	ea.	2,100.00		ea.	-
14	Raise water valve box to grade with concrete collar	47	ea.	775.00	36,425	11	ea.	8,525.00	31	ea.	24,025.00	5	ea.	3,875.00		ea.	-
15	Place seal coat	31,636	s.y.	4.00	126,544	13,341	s.y.	53,364.00	16,552	s.y.	66,208.00	1,743	s.y.	6,972.00		s.y.	-
16	Furnish and install striping and messages	5	units	8,000.00	40,000	3	units	24,000.00	1.0	units	8,000.00	1.0	units	8,000.00		units	-
17	Furnish and install street signs	19	ea.	1,450.00	27,550	5	ea.	7,250.00	13	ea.	18,850.00	1	ea.	1,450.00		ea.	-
18	Furnish and install street lights	12	ea.	8,600.00	103,200	3	ea.	25,800.00	8	ea.	68,800.00	1	ea.	8,600.00		ea.	-
19	Furnish and install 2" electrical conduit (street light)	3,952	l.f.	26.00	102,752	1,200	l.f.	31,200.00	2,752	l.f.	71,552.00	-	l.f.	-		l.f.	-
20	Furnish and install splice and/or junction boxes (street light)	20	ea.	1,450.00	29,000	6	ea.	8,700.00	12	ea.	17,400.00	2	ea.	2,900.00		ea.	-
21	Canal Crossing Structure North (12'x7' box culvert)	1	l.s.	493,700.00	493,700	1	l.s.	493,700.00	-	l.s.	-	-	l.s.	-		l.s.	-
22	Canal Crossing Structure South (12'x5.5' box culvert)	1	l.s.	445,000.00	445,000	1	l.s.	445,000.00	-	l.s.	-	-	l.s.	-		l.s.	-
23	Furnish and install 6' non-climbable fence (includes gates)	7,260	l.f.	30.00	217,800	140	l.f.	4,200.00	4,220	l.f.	126,600.00	2,900	l.f.	87,000.00		l.f.	-
24	Construct street monument	2	ea.	750.00	1,500	1	ea.	750.00	1	ea.	750.00	-	ea.	-		ea.	-
25	6' Concrete panel/retaining wall at MHP	125	l.f.	200.00	25,000	125	l.f.	25,000.00	-	l.f.	-	-	l.f.	-		l.f.	-
26	Granular Borrow (2700)	292	c.y.	34.51	10,080	-	c.y.	-	-	c.y.	-	-	c.y.	-		c.y.	10,080.00
27	Base Course (2700)	97	c.y.	46.98	4,560	-	c.y.	-	-	c.y.	-	-	c.y.	-		c.y.	4,560.00
28	Striping Changes (2700)	1	l.s.	54,000.00	54,000	-	l.s.	-	-	l.s.	-	-	l.s.	-		l.s.	-
26	Fine Grading (2700)	6,250	s.f.	0.55	3,437.50	-	s.f.	-	-	s.f.	-	-	s.f.	-		s.f.	-
27	Asphalt Patching (2700)	1	l.s.	44,993.00	44,993	-	l.s.	-	-	l.s.	-	-	l.s.	-		l.s.	-
28	Site Concrete (2700)	1	l.s.	37,850.00	37,850	-	l.s.	-	-	l.s.	-	-	l.s.	-		l.s.	-
29	Crosswalks (2700) (4x remote ped button on pole)	1	l.s.	121,000.00	121,000	-	l.s.	-	-	l.s.	-	-	l.s.	-		l.s.	-

Master Planned Improvements					WACOG Eligible Improvements		Developer Improvements in Farr West City		Developer Improvements in Pleasant View City 2775 N / 1900 W, and 2775 N & 1740 W Utilities		UDOT Improvements (2700 N/SR 134)			
Item	Description	Quantity	Unit	Unit Price	Total Amount	Quantity	Unit	Total Amount	Quantity	Unit	Total Amount	Quantity	Unit	Total Amount
Storm Drain														
1	Furnish and install 15" RCP	2,466	l.f.	64.00	157,824	1,050	l.f.	\$ 67,200.00	1,362	l.f.	87,168.00	54	l.f.	3,456.00
2	Furnish and install 18" RCP	1,341	l.f.	71.00	95,211	-	l.f.	-	1,341	l.f.	95,211.00	-	l.f.	-
3	Furnish and install 24" RCP	656	l.f.	92.00	60,352	-	l.f.	-	484	l.f.	44,528.00	172	l.f.	15,824.00
4	Furnish and install 30" RCP	909	l.f.	116.00	105,444	-	l.f.	-	-	l.f.	-	909	l.f.	105,444.00
5	Furnish and install curb inlet	20	ea.	4,100.00	82,000	8	ea.	32,800.00	11	ea.	45,100.00	1	ea.	4,100.00
6	Furnish and install combo box	15	ea.	7,650.00	114,750	2	ea.	15,300.00	12	ea.	91,800.00	1	ea.	7,650.00
7	Furnish and install 5' diameter manhole	13	ea.	8,750.00	113,750	4	ea.	35,000.00	4	ea.	35,000.00	5	ea.	43,750.00
8	Remove manhole and replace with catch basin	1	ea.	7,600.00	7,600	-	ea.	-	1	ea.	7,600.00	-	ea.	-
9	Remove catch basin and replace with manhole	2	ea.	8,750.00	17,500	2	ea.	17,500.00	-	ea.	-	-	ea.	-
10	Import trench backfill	4,008	l.f.	9.50	38,094	425	l.f.	4,039.41	3,187	l.f.	30,290.81	396	l.f.	3,763.78
11	Furnish and install treatment manhole (Farr West)	1	ea.	48,962.00	48,962	-	ea.	-	1	ea.	48,962.00	-	ea.	-
12	Furnish and install treatment manhole (Weber County)	1	ea.	27,450.00	27,450	1	ea.	27,450.00	-	ea.	-	-	ea.	-
13	Furnish and install treatment manhole (Woodsonia Ave.)	100	units	360.00	36,000	14	units	5,040.00	78	units	28,080.00	8	units	2,880.00
14	Detention Pond (includes control structure and spillway)	100	units	1,510.00	151,000	14	units	21,140.00	78	units	117,780.00	8	units	12,080.00
CONSTRUCTION					Subtotal = \$ 7,774,641	Subtotal = \$ 3,489,661		Subtotal = \$ 3,411,540	Subtotal = \$ 597,519		Subtotal = \$ 275,921			
~ Maintenance of Traffic (MOT) ~														
1	Provide traffic control	2	units	\$ 9,460.00	\$ 18,920	1	units	\$ 9,460.00	1	units	\$ 9,460.00	-	units	\$ -
2	Provide traffic control (UDOT)	1	units	11,165.00	11,165	-	units	-	-	units	-	-	units	11,165.00
MAINTENANCE OF TRAFFIC					Subtotal = \$ 30,085	Subtotal = \$ 9,460		Subtotal = \$ 9,460	Subtotal = \$ -		Subtotal = \$ 11,165			
~ Mobilization ~														
1	Mobilization	10	units	\$ 11,250.00	\$ 112,500	4.5	units	\$ 50,625.00	4.5	units	\$ 50,625	1.0	units	\$ 11,250
2	Prepare and implement SWPPP	10	units	8,450.00	84,500	4.5	units	38,025.00	4.5	units	38,025.00	1.0	units	8,450.00
3	Provide trench safety measures	3	units	22,920	76,400	1.0	units	7,640.00	1.0	units	7,640.00	1.0	units	7,640.00
4	Pothole utility in advance	25	ea.	750.00	18,750	10	ea.	7,500.00	15	ea.	11,250.00	-	ea.	-
MOBILIZATION					Subtotal = \$ 238,670	Subtotal = \$ 103,790		Subtotal = \$ 107,540	Subtotal = \$ 27,340		Subtotal = \$ -			
ROADWAY CONSTRUCTION					Subtotal = \$ 8,043,396	Subtotal = \$ 3,602,911		Subtotal = \$ 3,528,540	Subtotal = \$ 624,859		Subtotal = \$ 287,086			
~ Utilities ~														
Sanitary Sewer														
1	Furnish and install 6" sewer line	304	l.f.	\$ 49.00	\$ 14,896	304	l.f.	\$ 14,896	-	l.f.	\$ -	-	l.f.	-
2	Furnish and install 8" sewer line	363	l.f.	51.00	18,513	363	l.f.	18,513.00	-	l.f.	-	-	l.f.	-
3	Furnish and install 10" sewer line	2,104	l.f.	66.00	138,864	1,629	l.f.	107,514.00	475	l.f.	31,350.00	-	l.f.	-
4	Furnish and install 4' diameter manhole	10	ea.	7,750.00	77,500	10	ea.	77,500.00	10	ea.	77,500.00	-	ea.	-
5	Furnish and install 5' diameter manhole	4	ea.	8,750.00	35,000	3	ea.	26,250.00	3	ea.	26,250.00	1	ea.	8,750.00
6	Construct new 5' diameter manhole on exist. sewer line	2	ea.	8,750.00	17,500	1	ea.	8,750.00	1	ea.	8,750.00	1	ea.	8,750.00
7	Import backfill	2,516	l.f.	22.90	57,623	2,296	l.f.	52,584.42	220	l.f.	5,038.58	220	l.f.	5,038.58
Western Drain crossing					24,000	-	ea.	-	1	ea.	24,000.00	1	ea.	24,000.00

ORDINANCE 2026-16

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

WHEREAS, Pleasant View City has been petitioned to amend its Zoning Map; and

WHEREAS, Pleasant View City finds that such a zone change is in keeping with the desires and intents of the City as stated in the General Plan; and

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

WHEREAS, Section 10-20-503 (1) and (2) of the Utah Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The Zoning Map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified MP-1 (Planned Manufacturing) to MCM (Manufacturing Commercial Mixed) for Weber County Parcels #19-011-0011, #19-511-0001, and #19-511-0012 (approx. 8.01 acres of land located at approximately 2775 N adjacent to Interstate 15 as shown on the vicinity map in 'Exhibit A').

PROPERTY DESCRIPTION

Rezone Boundary Descriptions:

#19-011-0011,
*ALL OF PARCEL C, FARR WEST LANDING COMMERCIAL
SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH.*

#19-511-0001:
*ALL OF THAT PORTION OF LOT 1, LYING WITHIN PLEASANT VIEW CITY, FARR
WEST LANDING COMMERCIAL SUBDIVISION, PLEASANT VIEW CITY, WEBER
COUNTY, UTAH.*

#19-511-0012
*ALL OF THAT PORTION OF LOT 1, LYING WITHIN FARR WEST CITY, FARR WEST
LANDING COMMERCIAL SUBDIVISION, FARR WEST CITY, WEBER COUNTY,
UTAH.*

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

DATED this 14th day of July, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

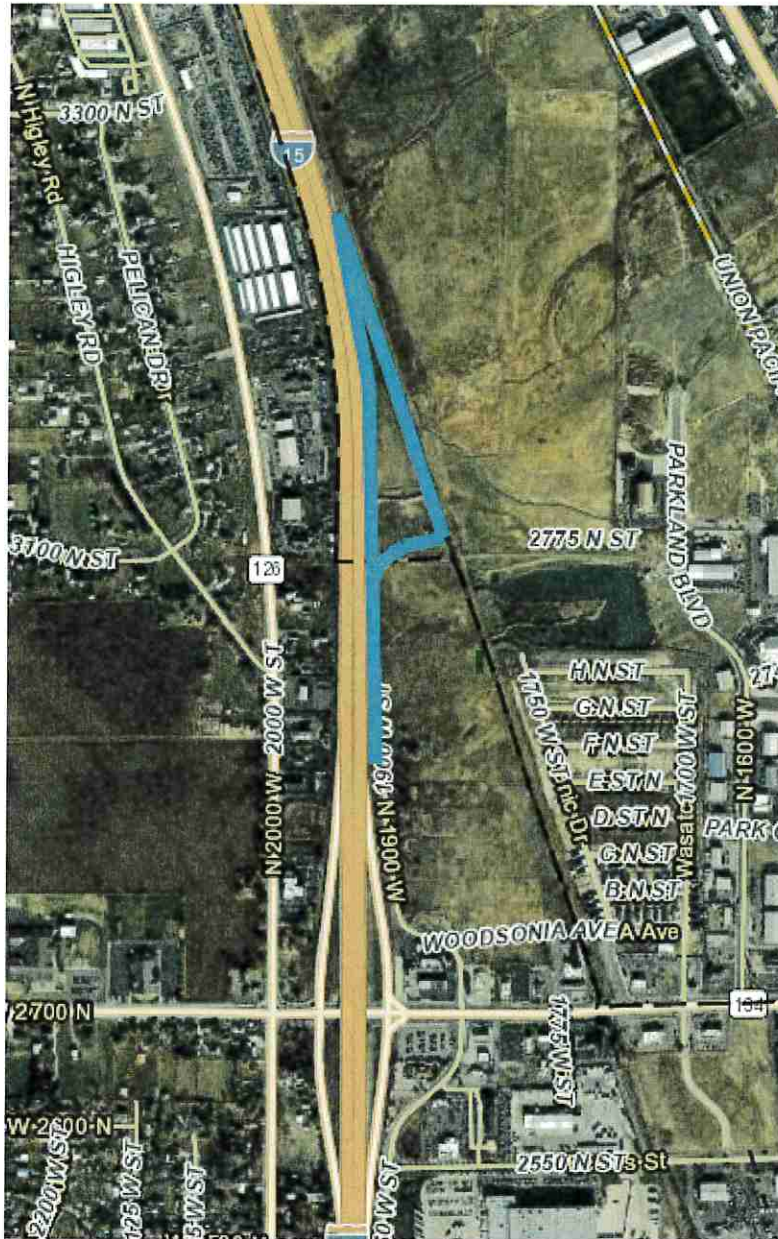
Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

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

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

‘Exhibit A’



ORDINANCE 2026-17

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

WHEREAS, Pleasant View City has been petitioned to amend its Zoning Map; and

WHEREAS, Pleasant View City finds that such a zone change is in keeping with the desires and intents of the City as stated in the General Plan; and

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

WHEREAS, Section 10-20-503 (1) and (2) of the Utah Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The Zoning Map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified A-2 (Agriculture) to RE-15 (Residential) for the rear of Weber County Parcel #17-311-0018 (approx. .52 acres of land located at the rear of 3019 N 875 W as shown on the vicinity map in 'Exhibit A' and Lot 1 of future Flying 5 Ranch Subdivision).

PROPERTY DESCRIPTION

Rezone Boundary Description:

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

DATED this 14th day of July, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

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

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

‘Exhibit A’



DISPOSAL AGREEMENT

This **DISPOSAL AGREEMENT** is by and between **Waste Management of Utah, Inc.**, located at 222 South Mill Avenue, Suite 301, Tempe, AZ 85281 ("WM"), and **Pleasant View City**, located at 520 West Elberta Drive, Pleasant View, Ut 84414 ("Customer"). WM and Customer may be referred to herein collectively as the "Parties" and individually as a "Party."

RECITALS

- I. WM operates the following environmentally sound and permitted solid waste facilities (the "WM Facility"):
 - Weber County Transfer Station, 867 W. Wilson Lane, West Haven, UT 84401
- II. Customer is in the business of collecting and transporting Acceptable Waste (defined below), and desires environmentally sound facilities for the disposal of such materials.
- III. Customer and WM desire to enter into this Agreement to provide for the disposal of Acceptable Waste collected or otherwise received by Customer.

AGREEMENT

In consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the Parties, intending to be legally-bound, hereby agree as follows:

1. **DEFINITIONS.** As used in this Agreement, the following terms shall have the following meanings:
 - 1.1. "Acceptable Waste" shall mean any and all waste that is "Solid Waste" as defined herein but is not "Excluded Materials" as defined hereafter. The term "Acceptable Waste" shall exclude "Special Waste" as defined below.
 - 1.2. "Agreement" shall mean this Disposal Agreement between Customer and WM, as it may be amended or modified in writing from time to time.
 - 1.3. "Agreement Year" shall mean each twelve-month period commencing on the Effective Date or any anniversary thereof during the Term.
 - 1.4. "Applicable Law" means any law, regulation, requirement, or order of any Federal, State or local agency, court or other domestic or foreign governmental body, or interpretation thereof by any court or administrative agency of competent jurisdiction, and requirements of all permits, licenses, and governmental approvals applicable to the

requirements of all permits, licenses, and governmental approvals applicable to the acquisition, design, construction, equipping, testing, financing, ownership, possession, or operation of the WM Facilities and the Parties' performance under this Agreement.

- 1.5. "Base Disposal Rates" shall mean the per ton disposal fees to be paid by Customer to WM as compensation for disposal of Acceptable Waste, as adjusted in accordance with Section 3 of this Agreement. The initial Base Disposal Rates are in Exhibit A.
- 1.6. "Effective Date" shall mean [REDACTED], 2026.
- 1.7. "Equipment" shall mean any and all containers, tractors, trailers, motor vehicles, cranes, top pickers and other equipment utilized by Customer and/or WM for the collection, transportation, handling, processing and disposal of Acceptable Waste pursuant to this Agreement.
- 1.8. "Excluded Materials" shall mean waste that: (a) is prohibited from receipt at the applicable WM Facility by Applicable Law; (b) is or contains Hazardous Waste as defined below; (c) WM reasonably believes would, as a result of or upon disposal, be a violation of Applicable Law, including land use restrictions or conditions applicable to the WM Facility; (d) are passenger car or commercial tires; or (e) in WM's opinion would present a significant risk to human health or the environment, cause a nuisance or otherwise create or expose WM or Customer to potential liability.
- 1.9. "Hazardous Waste" shall mean waste that is required to be accompanied by a written manifest or shipping document describing the waste as "hazardous waste" or "dangerous waste," pursuant to any state or federal law and waste containing any substance or material defined, regulated or listed (directly or by reference) as "hazardous substances," "hazardous materials," "hazardous wastes, toxic waste," pollutants or "toxic substances" or similarly identified as hazardous to human health or the environment, in or pursuant to federal, state or local laws, but shall not include any Special Waste as defined below.
- 1.10. "Shortfall" means the net number of tons in a calendar year Customer did not deliver to WM as required by Section 2. See Exhibit B for example.
- 1.11. "Solid Waste" shall mean any and all putrescible and non-putrescible solid and semi-solid waste, including garbage, refuse or rubbish, resulting from residential and commercial activities, including, without limitation, residential and commercial demolition and construction wastes, food and beverage containers, paper, rubbish, ashes, vehicle parts, discarded home appliances, yardwaste (including grass clippings), and vegetable wastes.
- 1.12. "Special Waste" shall mean Solid Waste that is bulky or may require special handling at the WM Facility, including, without limitation, white goods, appliances, and batteries.

- 1.13. "Uncontrollable Circumstances" shall mean Acts of God including landslides, lightning, storms, floods, freezing, and earthquakes; forest fires; civil disturbances; strikes; lockouts or other industrial disturbances; acts of the public enemy; wars; blockades; public riots; breakage; explosions; accident to machinery, pipelines or materials; power failure; governmental restraint; damage to or destruction of a WM Facility as a result of events such as those described herein; or other causes, whether of the kind enumerated or otherwise, which are not reasonably within the control of the party whose ability to perform under this Agreement is impaired or prevented by the Uncontrollable Circumstances event.

2. DELIVERY OF ACCEPTABLE WASTE; DELIVERY COMMITMENT.

- 2.1. Delivery Obligation: Customer shall deliver to the WM Facility 100% of all Acceptable Waste collected by Customer, its affiliates or contractors (the "Annual Minimum"). Customer will provide quarterly certification to WM (via email), in a form reasonably satisfactory to WM and supported by copies of weight tickets or other documentation as WM may reasonably request, that 100% of Acceptable Waste collected was delivered as required hereunder.

2.2. Annual True-Up:

- 2.2.1. If during an Agreement year Customer has not delivered the Annual Minimum, as required by Section 2.1, within ninety days following the end of such Agreement year, Customer shall pay WM as follows:

Annual Minimum - Actual tons of Acceptable Waste delivered by Customer to the WM Facility in applicable Agreement Year) x then-current WM Facility Base Disposal Rate (see Exhibit A).

Alternatively, WM and Customer may agree in writing to apply such Annual Minimum Shortfall to the Annual Minimum requirement for the following Agreement year, pursuant to Exhibit B.

3. WM COMPENSATION FOR DISPOSAL.

- 3.1. Base Disposal Rates. WM shall charge Customer, and Customer shall pay to WM for disposal services, the initial disposal rates set forth in Exhibit A (the "Base Disposal Rates") for all Acceptable Waste delivered to the WM Facility. The Base Disposal Rates do not include (a) federal, state or local taxes, fees and assessments levied on or applicable to the disposal of the Acceptable Waste, (b) 6.5% Wastewater Management fee (fixed), or (c) 6% environmental fee (fixed), and such amounts will be added to the Base Disposal Rates and payable by Customer. In charging the Base Disposal Rates hereunder, WM shall determine the tonnage of Acceptable Waste by weighing the

Customer's vehicles at the WM Facility. Loads shall be subject to a minimum weight of 1 ton.

3.2. Rates for Special Waste. Upon the prior approval of WM, the Customer may deliver Special Waste to the WM Facility for disposal. Rates for special waste will not be governed by this agreement and instead will be presented to Customer upon special waste profile submittal via www.wmsolutions.com for customer review and acceptance.

3.3. CPI Adjustment. Effective [REDACTED], 2027, and annually thereafter during the term of this Agreement (the "Adjustment Date"), the then-current Base Disposal Rates, as adjusted under this Section 3, shall be automatically adjusted by the greater of (a) the average annual percent change in the Consumer Price Index for All Urban Consumers: Water and sewer and trash collection services (the "CPI"), as published by the Bureau of Labor Statistics, or (b) three percent (3%). To calculate the CPI-adjusted Base Disposal Rates hereunder, divide the annual average CPI published for the year immediately preceding 60 days prior to the Adjustment Date by the annual average CPI published for the same period in the prior year, and multiply the result by the Base Disposal Rates then in effect. The rate adjustment under this section 3.3 shall go into effect during the billing cycle for the month in which the Customer receives notice of the CPI adjustment from WM.

3.4. Other Rate Adjustments. WM may increase the Base Disposal Rates to reflect WM's actual increased costs due to changes in federal, state or local laws, statutes, rules, regulations, ordinances or permit conditions occurring after the Effective Date. WM may also increase the Base Disposal Rates for any tax, tariff, fee, assessment or other charge levied or assessed on the storage, handling, transportation or disposal of solid waste after the Effective Date. WM may also increase the Base Disposal Rates for actual increased costs resulting from Uncontrollable Circumstances as defined in Section 9. All rate adjustments under this Section 3.4 shall take effect upon written notice from WM.

3.5. Payment. On a monthly basis during the term of this Agreement, WM shall invoice Customer for the actual tons of Acceptable Waste disposed of by Customer during the preceding month. The Customer shall pay the full amount of each invoice to WM within thirty (30) days of the date of each invoice. The Customer shall pay a late fee and service charge on all past due amounts accruing from the date of the invoice at a rate of eighteen percent (18%) per annum or, if less, the maximum rate allowed by law. Customer shall notify WM in writing of any disputed invoice amount within fifteen (15) days of receipt of the invoice, specifying in reasonable detail the basis for the dispute. Customer shall pay all undisputed amounts by the due date. Failure to provide timely notice of a dispute shall constitute acceptance of the invoice. The Parties shall use good faith efforts to resolve any invoice dispute within thirty (30) days of Customer's notice.

4. EXCLUDED MATERIALS; INSPECTION; REJECTION.

4.1. Inspection: Rejection. Prior to delivery to the WM Facility, the Customer shall inspect all material received, collected, handled, processed and/or transported by the Customer and shall remove any and all Excluded Materials. WM shall have the right to inspect, analyze or test any materials delivered by the Customer. WM shall have the right to reject, refuse or revoke acceptance of any materials if, in the reasonable opinion of WM, the materials or tender of delivery fails to conform to, or the Customer fails to comply with, the terms of this Agreement, including the delivery of materials meeting the definition of Acceptable Waste. In the event WM, by notice to the Customer, rejects or revokes acceptance of materials hereunder, the Customer shall, at its sole cost, immediately remove or arrange to have the rejected materials removed from WM's control or property. If the rejected waste is not removed within three (3) days from receipt of notice, WM shall have the right and authority to handle and dispose of the rejected or Excluded Materials. The Customer shall pay and/or reimburse WM for any and all costs, damages and/or fines incurred as a result of or relating to Customer's tender or delivery of Excluded Materials or other failure to comply or conform to this Agreement, including, without limitation, costs of inspection, testing, analysis, handling and disposal of Excluded Materials. Title to, ownership of and liability for Excluded Materials shall at all times remain with the Customer.

5. **COMPLIANCE WITH LAWS.** The Customer and WM shall fully comply with all federal, state and local statutes, regulations, permits, approvals and restrictions, any legal entitlement and any other rule, regulation, requirement, guideline, permit, action, determination or order of any governmental body having jurisdiction, that is/are applicable to the collection, handling, transport, processing, storage or disposal of Solid Waste, including any of the foregoing which concern health, safety, fire, environmental protection, labor relations, building codes, nondiscrimination and the payment of minimum wages.
6. **TERM OF AGREEMENT.** The initial term of this Agreement shall be five (5) years, commencing on the Effective Date (the "Initial Term"). This Agreement may be renewed for two (2) successive one (1) year terms (each, a "Renewal Term" and together with the Initial Term, the "Term") upon written agreement of the Parties, provided that either Party shall give the other written notice of its intent to renew at least ninety (90) days prior to the expiration of the then-current Term.
7. **LIMITED LICENSE TO ENTER.** Customer and its subcontractors shall have a limited license to enter the WM Facility for the sole purpose of off-loading Acceptable Waste at an area designated, and in the manner directed, by WM. The Customer shall, and shall ensure that its contractors, comply with all rules and regulations of the WM Facility, including those relating to the use and operation of the WM Facility and conduct of persons on the premises of the WM Facility, as the same may be amended by WM from time to time. WM may reject materials, deny the Customer or its contractors entry to the WM Facility and/or terminate this Agreement in the event of the Customer's or its contractors' failure to follow such rules and regulations.

8. **TIME OF DELIVERY.** The Customer may deliver Acceptable Waste to the WM Facility during normal posted hours found on www.wmsolutions.com, or such other hours as WM may authorize in writing.
9. **UNCONTROLLABLE CIRCUMSTANCES.** Provided that the requirements of this Section are met, neither Party shall be considered in default in the performance of its obligations under this Agreement (not including the obligation to make payments) to the extent that such performance is prevented or impaired by the occurrence of Uncontrollable Circumstances. If, as a result of an event of Uncontrollable Circumstances, either Party is wholly or partially unable to meet its obligations under this Agreement, then it shall give the other Party written notice of such event within five (5) business days of becoming aware of the occurrence, describing it in reasonable detail. The obligations under this Agreement of the affected Party shall be suspended, other than for payment of monies due, but only with respect to the particular component of obligations affected by the event and only for the period during which the event of Uncontrollable Circumstances exists; provided, however, that WM shall have a reasonable time during which to assess the impacts caused by an event of Uncontrollable Circumstances and sole discretion to determine whether it will make repairs and resume all or part of the operations or whether it will terminate all operations at the WM Facility. If an event of Uncontrollable Circumstances continues for more than one hundred eighty (180) consecutive days, either Party may terminate this Agreement upon thirty (30) days' written notice to the other Party, without liability to the other Party except for payment obligations accrued prior to termination.
10. **TERMINATION; PERFORMANCE FAILURES.** Either Party shall have the right to terminate this Agreement upon giving the other Party written notice if the other Party (i) fails to make any payment required hereunder within ten (10) days after receiving notice of nonpayment from the non-defaulting Party, or (ii) breaches any of its representations and warranties set forth in Sections 11 or 12 below, or (iii) fails to comply with any federal, state or local laws, rules, orders or ordinances, or regulations that pertain to the collection, handling, storage, transportation, processing and/or disposal of the Acceptable Waste, or (iv) fails to perform any other material obligation of the defaulting Party under this Agreement and fails to cure such breach within thirty (30) days after receiving written notice thereof from the other Party, provided, that, with regard to breaches identified in clauses (iii) or (iv) above, in the event the breaching Party shows cause why it should be entitled to reasonable additional time to cure the performance failure, the other Party shall allow such additional time. In addition, WM shall have the right to terminate this Agreement upon ninety (90) days' notice to Customer if the laws, regulations or orders of any governmental body having jurisdiction over WM prohibit WM from operating the WM Facility as contemplated in this Agreement, or if WM's lease agreement with Weber County is terminated or expires.
- 10A. **EFFECT OF TERMINATION; SURVIVAL.** Upon termination or expiration of this Agreement: (a) Customer shall pay all amounts due and owing to WM for services rendered through the date of termination, including any Shortfall payment due under Section 2.2; (b) Customer shall promptly remove all of its Equipment from the WM Facility; (c) the

provisions of Sections 4.1 (Excluded Materials liability), 5 (Compliance with Laws), 13 (Insurance), 14 (Indemnity), 18 (Non-Waiver), 19 (Entire Agreement), 20 (Severability), and 21 (Governing Law) shall survive termination or expiration of this Agreement.

11. WARRANTIES OF THE CUSTOMER. The Customer warrants and represents that:

- 11.1. The waste delivered to the WM Facility shall conform to the definition of Acceptable Waste set forth in Section 1.1 of this Agreement and shall not contain any Excluded Materials;
- 11.2. The Customer shall establish and maintain a program of operating and monitoring procedures to prevent the transportation or delivery to the WM Facility of Excluded Materials;
- 11.3. The Customer possesses the Equipment, plant and employee resources required to meet its obligations required under this Agreement, and the Equipment shall, at all times relevant to the performance of services hereunder, be maintained in a good and safe condition and fit for use;
- 11.4. The Customer shall, and shall cause any of its contractors to, collect, handle and transport all Acceptable Waste in a safe and workmanlike manner in full compliance with all applicable federal, state and local ordinances, decisions, orders, rules or regulations; and
- 11.5. The Customer has advised its drivers of WM's prohibition on delivery of Excluded Materials, of the definitions and listing of Hazardous Waste under applicable federal and state law and regulations and of the definitions of Acceptable Waste herein.
- 11.6. The Customer is duly organized, validly existing, and in good standing under the laws of its state of organization, and has full power and authority to enter into and perform its obligations under this Agreement.
- 11.7. The execution, delivery, and performance of this Agreement by Customer does not and will not conflict with or result in a breach of any agreement, instrument, order, judgment, or decree to which Customer is a party or by which it is bound.
- 11.8. There is no action, suit, proceeding, or investigation pending or, to Customer's knowledge, threatened against Customer that would materially affect Customer's ability to perform its obligations under this Agreement.

12. WARRANTIES OF WM. WM warrants and represents that:

- 12.1. It possesses the Equipment, plant and employee resources required to meet its obligations required under this Agreement, and the Equipment shall, at all times relevant

to the performance of services hereunder, be maintained in a good and safe condition and fit for use;

12.2. The WM Facility has been issued, and WM or the County will maintain throughout entire term of this Agreement, all permits, licenses, certificates or approvals required by valid and applicable laws, ordinances and regulations necessary to allow the WM Facility to accept and dispose of Acceptable Waste; and

12.3. It will handle and dispose of the Acceptable Waste in a safe and workmanlike manner in full compliance with all valid and applicable federal, state and local laws, ordinances, orders, rules and regulations.

12.4. WM is duly organized, validly existing, and in good standing under the laws of its state of organization, and has full power and authority to enter into and perform its obligations under this Agreement.

13. **INSURANCE.** WM and Customer each warrants that it shall, and shall ensure that its subcontractors, secure and maintain in full force and effect throughout the term of this Agreement insurance coverage for commercial general liability (bodily injury and property damage), automobile liability and workers' compensation insurance with limits that are required by appropriate regulatory agencies or the following limits, whichever are greater: commercial general liability, \$2,000,000 combined single limit per occurrence and aggregate; automobile liability, \$2,000,000 combined single limit per occurrence and aggregate; workers' compensation, statutory' limit; and pollution legal liability, \$5,000,000 per occurrence, \$10,000,000 aggregate.

14. **INDEMNITY.**

14.1. Indemnity. Each Party ("Indemnitor") shall defend, indemnify and hold harmless the other Party and its employees, officers, agents and subcontractors (collectively, "Indemnitees"), from and against any and all liabilities, penalties, fines, forfeitures, demands, claims, causes of action, suits, judgments and costs and expenses incidental thereto, including reasonable attorneys' fees (collectively, "Damages"), which any or all of the Indemnitees may hereafter suffer, incur, be responsible for or pay out as a result of personal injuries, property damage, or contamination of or adverse effects on the environment, to the extent directly or indirectly caused by. or arising from or in connection with the breach of any representations and warranties of the Indemnitor set forth above, or any negligent actions or omissions of Indemnitor, its employees, officers, owners, directors, agents or subcontractors, in the performance of this Agreement. Such indemnity shall be limited to exclude Damages to the extent they arise as a result of any negligent actions or omissions of any of the Indemnitees or an Indemnitee's breach of this Agreement or violation of Applicable Law. Notwithstanding the foregoing or anything else in this Agreement to the contrary, Customer shall be liable and shall defend, indemnify and hold harmless WM for Damages (including, but not limited to,

reasonable investigation and legal expenses) arising from, related to or caused by the presence, handling or disposal of Excluded Materials that is generated, received, handled, processed at, or transported or originating from, Customer's transfer station or otherwise from Customer.

- 14.2. Notice; Defense. In the event of any suit against any Indemnitee under this Section 14, the Indemnitor shall appear and defend such suit provided that the Indemnitor is notified in a timely manner of the suit. The Indemnitee shall have the right to approve counsel chosen by the Indemnitor to litigate such suit, which approval shall not be unreasonably withheld. In the event a dispute exists over whether a Party is entitled to indemnification, each Party shall defend itself until the dispute is resolved. Upon resolution of the indemnification dispute, the prevailing Party shall be entitled to indemnification for its defense costs incurred prior to resolution.

15. **BINDING EFFECT; ASSIGNMENT.** 15.1. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors, and permitted assigns. 15.2. Neither Party may transfer, assign, or otherwise vest the rights, obligations, or duties under this Agreement in any other company, entity, or person without the prior written consent of the other Party, which consent shall not be unreasonably withheld, conditioned, or delayed. 15.3. Notwithstanding Section 15.2, WM may assign or transfer its rights and obligations hereunder to an affiliate of WM or a subsidiary of WM's parent company without seeking or obtaining the consent of Customer. 15.4. In the event of any direct or indirect change of control of Customer (whether by merger, consolidation, sale of equity interests, or otherwise), or any sale, transfer, or disposition of all or substantially all of Customer's assets (whether in a single transaction or a series of related transactions), Customer shall, as a condition precedent to the consummation of such transaction, (a) provide WM with not less than thirty (30) days' prior written notice of the proposed transaction, (b) cause the acquiring or successor entity to expressly assume all of Customer's obligations under this Agreement by executing a written assumption agreement in form and substance reasonably satisfactory to WM, and (c) obtain WM's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed; provided, however, that WM may withhold consent if the acquiring or successor entity does not, in WM's reasonable judgment, have the financial capability, operational capacity, and regulatory standing to perform Customer's obligations hereunder. Any purported assignment, transfer, or change of control in violation of this Section 15 shall be null and void. 15.5. No assignment or transfer permitted hereunder shall relieve the assigning Party of its obligations under this Agreement unless the other Party has given its express written consent to such release.

16. **NOTICES.** All notices required under this Agreement shall be personally delivered or mailed by certified mail, postage prepaid, return receipt requested, or sent by overnight carrier, or confirmed facsimile to the Parties' addresses indicated below, or to such other address as either Party shall specify by written notice so given. Any notice sent by mail in the manner set forth above shall be deemed given and received three (3) business days after the date deposited in the United States mail. Any notice or communication given by personal

delivery or sent by overnight carrier or confirmed facsimile in the manner set forth above shall be deemed given upon receipt.

Waste Management of Utah, Inc.
222 South Mill Avenue, Suite 301
Tempe, AZ 85281
Attn. Area Sales Director

[**ADD CUSTOMER ADDRESS**]

17. **INDEPENDENT CONTRACTOR.** Each Party hereto is and shall perform this Agreement as an independent contractor, and as such, shall have and maintain complete control over all of its employees, agents, and operations. Neither Party nor anyone employed by it shall be, represent, act, purport to act or be deemed to be the agent, representative, employee or servant of the other Party.
18. **NON-WAIVER.** The failure of either Party to enforce its rights under any provision of this Agreement shall not be construed to be a waiver of such provision. No waiver of any breach of this Agreement shall be held to be a waiver of any other breach.
19. **ENTIRE AGREEMENT; AMENDMENT.** This Agreement constitutes the entire agreement between the Parties concerning the subject matter hereof and supersedes any and all other communications, representations, proposals, understandings or agreements, either written or oral, between the parties hereto with respect to such subject matter. This Agreement may not be modified or amended, in whole or in part, except by a writing signed by both Parties hereto. In the event a Party successfully enforces its rights against the other Party hereunder, such other Party shall be required to pay the prevailing Party's attorneys' fees and court costs.
20. **SEVERABILITY.** If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be deemed to be severed from this Agreement and shall not affect the remainder hereof, which shall remain in full force and effect; however, the Parties shall amend this Agreement to give effect, to the maximum extent allowed by law, to the intent and meaning of the severed provision.
21. **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah regardless of any conflict of law provisions.
22. **CONFIDENTIALITY.** Each Party agrees that the terms of this Agreement, including all pricing, volume commitments, and financial information, are confidential ("Confidential Information"). Neither Party shall disclose Confidential Information to any third party without the prior written consent of the other Party, except (a) to such Party's officers, directors, employees, attorneys, accountants, and financial advisors who have a need to know and are bound by obligations of confidentiality, (b) as

required by Applicable Law or order of a court or governmental authority, provided that the disclosing Party gives the other Party prompt written notice of such requirement to the extent legally permitted, or (c) in connection with the enforcement of this Agreement. This obligation of confidentiality shall survive the termination or expiration of this Agreement for a period of two (2) years.

23. **DISPUTE RESOLUTION.** Any dispute arising out of or relating to this Agreement that cannot be resolved by good faith negotiation between the Parties within thirty (30) days of written notice of the dispute shall be submitted to mediation in accordance with the mediation rules of the American Arbitration Association. If mediation is unsuccessful within sixty (60) days of the commencement of the mediation, either Party may pursue its remedies at law or in equity in a court of competent jurisdiction in the State of Utah.

[Signatures on following page]

EXECUTED AND EFFECTIVE as of the latest date set forth below.

[CUSTOMER]

By: _____

Its: _____

Date: _____

WASTE MANAGEMENT OF UTAH, INC.

By: _____

Its: _____

Date: _____

EXHIBIT A

Service Information	
Waste Description:	Acceptable Waste
Base Disposal Rates:	Weber County Transfer Station: \$___ base rate per ton + fees described below
Fee Summary:	1. All Acceptable Waste will be subject to an Environmental Fee of 6% and a Waste Water Management Fee of 6.5% 2. All Acceptable Waste will be subject to the State of Colorado Solid Waste User fee (SWUF) and Front Range Diversion Fee (FRDF), at the combined regulatory rate, currently \$3.17 per ton (subject to change).
Minimum Charges:	1 ton per load at Transfer Stations and 2 tons per load at Landfills, plus applicable fees.
Additional Information:	Pricing is not applicable to special waste or special handling materials including asbestos containing materials. Rates are also not applicable for the disposal of electronics, tires or white goods (appliances).

EXHIBIT B

Annual True Up example: Customer has a 10,000 ton Shortfall to the Annual Minimum for an Agreement year. In lieu of the Shortfall payment required by Section 2.2 of the Agreement, Customer and WM may agree that Customer will deliver the Shortfall tonnage in the following quarter as follows:

1. During the first quarter of the year following the Shortfall, Customer would deliver at least 25% of the estimated Annual Minimum for the current Agreement year + tonnage equal to the Shortfall amount from the previous Agreement year.
2. If Customer fails to deliver the necessary additional tons pursuant to item 1 above, it would be responsible for payment of the Shortfall tons x the Weber County Transfer Station base rate, pursuant to Section 3.5. Alternatively, WM and Customer could agree, at their discretion, in writing to allow the Shortfall to be made up over the course of the entire Agreement Year.

Here is the sample agreement, obviously any changes that need to be made let us know. This does not have the rate sheet in it, so we will change to reflect the following. You are free to add in the new rates.

Service	Cost
Tipping Fee	\$35.50 per ton
Minimum Load Charge (if applicable)	\$17.00
Fuel Surcharge (if applicable)	Please see example below.
Other Fees	Please see example below.

Weber County Transfer Station – Example Waste Disposal Costs				
Municipal Solid Waste/Construction & Demolition	1	Ton	\$35.50	\$35.50
Global Disposal Energy Surcharge (varies, current weekly rate listed)	\$35.50	%	20.37%	\$7.23
Waste Water Management – Percent	\$35.50	%	18.90%	\$6.71
Utah Department of Environmental Quality	1	Ton	\$0.21	\$0.21
Estimated Per Ton Total	\$49.65			

Energy and fuel adjustments are made weekly.

As previously mentioned, WM will provide a rebate per ton of \$4 for C&D materials and \$1 for all other materials, which will benefit all county residents.

INTERLOCAL AGREEMENT
between
WEBER COUNTY
and
PLEASANT VIEW CITY
for survey related services

THIS AGREEMENT is between WEBER COUNTY ("County"), a body corporate and politic of the State of Utah and Pleasant View City ("City"), a municipal corporation in Weber County. County and City may be referred to jointly as the "parties."

RECITALS

WHEREAS, County and City are public agencies as defined by Title 11, Chapter 13, Utah Code Ann. (the "Interlocal Act"). Section 11-13-202 of the Interlocal Act provides that any two or more public agencies may enter into an agreement with one another to provide services that they are each authorized by statute to provide; and

WHEREAS, City desires to use the Weber County Recorder/Surveyor's Office for Subdivision Reviews, and Additional Survey services; and

WHEREAS, County has the resources and is capable of providing the activities requested by City as described in this Agreement; and

THEREFORE, in exchange for valuable consideration, including the mutual covenants contained in this Agreement, the parties covenant and agree as follows:

1. SCOPE OF SERVICES

- The Weber County Surveyor's Office ("Surveyor") agrees to review all plats of proposed subdivisions within the city limits, for City, to help ensure compliance with the survey related requirements of U.C.A. § 17-79-7, U.C.A. § 10-20-8, and Weber County Code Title 106 as applicable.
- City may request that Surveyor verify location of new land survey monuments for a subdivision which has been reviewed by the Surveyor.
- City may request additional surveys or survey related services from Surveyor. Any additional services requested by City will be agreed upon after consultation between

the City and the County defining the scope of services to be performed and total sum for each request.

- All services provided pursuant to this section shall be at the request of City and subject to the discretion of the Surveyor.

2. EFFECTIVE DATE

This Agreement shall be effective upon execution and shall continue for a period of 5 years ("Term"). The parties may extend the Term of this Agreement for an additional 5 years in the form of an amendment executed by the parties.

County and City reserve the right to review this Agreement during the Term or additional terms regarding performance and cost and may negotiate costs and additional or amended service elements. Any changes to this Agreement shall be in a written amendment executed by the parties.

3. TERMINATION

The parties reserve the right to terminate this Agreement, in whole or in part, at any time during the Term or any additional terms whenever the terminating party determines, in its sole discretion that it is in the terminating party's interest to do so. If a party elects to exercise this right, the terminating party shall provide written notice to the other party at least 30 (thirty) days prior to the date of termination for convenience. The parties agree that termination for convenience will not be deemed a termination for default nor will it entitle either party to any rights or remedies provided by law or this Agreement for breach of contract or any other claim or cause of action.

4. CONSIDERATION

- A fee of \$900 + \$25 per lot and/or unit for any subdivision review consisting of 2 review cycles shall be paid directly to the Weber County Surveyor's Office prior to the start of any review. A change fee of \$300 + \$25 per lot and/or unit applies for any change in boundary, phasing, lot, or road configuration to a plat previously submitted for review, to be paid directly to the Weber County Surveyor's Office prior to the start of any subsequent reviews. A plat submitted which has not addressed prior comments is considered a non-compliant submittal and the office may require a \$75 fee to be paid before completing the review per Sec 45-4-3 of Weber County Code.
- A fee of \$400 per monument shall be paid directly to Weber County Surveyor's Office prior to start of any monument verification process. This fee only applies to new monuments within a subdivision which has been reviewed by the Surveyor.
- Specific survey services not otherwise specified hereon will be done on a lump sum basis in an amount agreed upon between the City and Surveyor.

5. INDEPENDENT CONTRACTOR AND TAXES

The relationship of County and City under this Agreement shall be that of an independent contractor status. Each party shall have the entire responsibility to discharge all of the obligations of an independent contractor under federal, state and local law, including but not limited to, those obligations relating to employee supervision, benefits and wages; taxes; unemployment compensation and insurance; social security; worker's compensation; disability pensions and tax withholdings, including the filing of all returns and reports and the payment of all taxes, assessments and contributions and other sums required of an independent contractor. Nothing contained in this Agreement shall be construed to create the relationship between County and City of employer and employee, partners or joint ventures'. This Agreement shall not confer any rights to third parties unless otherwise expressly provided for under this Agreement.

6. AGENT

No agent, employee or servant of either party is or shall be deemed to be an employee, agent or servant of the other party. None of the benefits provided by each party to its employees, including but not limited to workers' compensation insurance, health insurance and unemployment insurance, are available to the employees, agents, or servants of the other party. County and City shall each be solely and entirely responsible for its acts and for the acts of its agents, employees, and servants during the performance of this Agreement. County and City shall each make all commercially reasonable efforts to inform all persons with whom they are involved in connection with this Agreement that both are independent contractors.

7. SEVERABILITY

In the event that any condition, covenant or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

8. COMPLIANCE WITH LAWS

Each party agrees to comply with all federal, state and local laws, rules and regulations in the performance of its duties and obligations under this Agreement. Any violation by either party of applicable law, rule or regulation, shall constitute an event of default under this Agreement. County and City are responsible, at their sole expense, to acquire,

maintain and renew during the term of this Agreement, all necessary permits and licenses required for its lawful performance of its duties and obligations under this Agreement.

9. NON-ASSIGNMENT

Neither party shall assign, transfer, or contract for the furnishing of services to be performed under this Agreement without the prior written approval of the other.

10. NON-FUNDING

If either party's performance under this Agreement depends upon the appropriation of funds by either the Utah Legislature or the governing legislative body, and if the legislating body fails to appropriate the funds necessary for the performance, then this Agreement may be terminated by either party by providing written notice to the other party without further obligation. Said termination shall not be construed as breach of or default under this Agreement and said termination shall be without penalty, additional payments, or other charges to either party of any kind whatsoever, and no right of action for damages or other relief shall accrue to the benefit of either party, their successors or assigns, as to this Agreement, or any portion thereof, which may so terminate and become null and void.

11. GOVERNING LAW

It is understood and agreed by the parties hereto that this Agreement shall be governed by the laws of the State of Utah and the ordinances of Weber County, both as to interpretation and performance. All actions, including but not limited to court proceedings, administrative proceedings, arbitration and mediation proceedings, shall be commenced, maintained, adjudicated and resolved within the jurisdiction of Utah.

12. INDEMNIFICATION

Both parties are governmental entities under the Governmental Immunity Act of Utah, §§ 63G-7-101 to -904, as amended (the "Act"). There are no indemnity obligations between these parties. Subject to and consistent with the terms of the Act, the parties shall be liable for their own negligent acts or omissions, or those of their authorized employees, officers, and agents while engaged in the performance of the obligations under this Agreement, and neither party shall have any liability whatsoever for any negligent act or omission of the other party, its employees, officers, or agents. Neither party waives any defenses or limits of liability available under the Act and other applicable law. Both parties maintain all privileges, immunities, and other rights granted by the Act and all other applicable law.

13. INSURANCE

Both parties to this Agreement shall maintain insurance or self-insurance coverage sufficient to meet their obligations hereunder and consistent with applicable law.

14. COUNTERPARTS

This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the parties, notwithstanding that each of the parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by facsimile shall be deemed an original signed copy of this Agreement.

15. INTERLOCAL COOPERATION ACT REQUIREMENTS

In satisfaction of the requirements of the Interlocal Cooperation Act, §§ 11-13-101 *et seq.*, and in connection with this Agreement, the parties agree as follows:

- a. This Agreement shall be approved by each party pursuant to § 11-13-202.5;
- b. This Agreement shall be reviewed as to the proper form and compliance with applicable law by an authorized attorney on behalf of each party pursuant to § 11-13-202.5;
- c. An executed original counterpart shall be filed with the keeper of records for each party pursuant to § 11-13-209;
- d. The term of this Agreement shall not exceed fifty (50) years pursuant to § 11-13-216 of the Interlocal Cooperation Act;
- e. No separate legal entity is created by the terms of this Agreement. No real or personal property shall be acquired jointly by the parties as a result of this Agreement. To the extent that a party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such party shall do so in the same manner that it deals with other property of such party; and
- f. Except as otherwise specifically provided herein, each party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any financing of such costs.

16. ENTIRE AGREEMENT

This Agreement constitutes the entire integrated understanding between the parties regarding the subject matter hereof and supersedes all prior or contemporaneous agreements, understandings, representations, or negotiations, whether written or oral, between the parties relating to such subject matter. This Agreement may not be enlarged, modified, or altered, except in writing, signed by both parties.

IN WITNESS WHEREOF, the parties execute this Agreement.

By: _____
WEBER COUNTY COMMISSION CHAIR

By: _____
MAYOR, PLEASANT VIEW CITY

Date: _____

Date: _____

Commissioner Harvey voted _____
Commissioner Bolos voted _____
Commissioner Froerer voted _____

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

Attest: _____
Weber County Clerk/Auditor

Attest: _____
Pleasant View City Recorder

Approved as to form

Approved as to form

Date

Date

RESOLUTION 2026-T

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE BY ADDING, AS A FOOTNOTE, A FEE FOR SUBDIVISION REVIEWS AND SURVEY SERVICES PER AN INTERLOCAL AGREEMENT WITH WEBER COUNTY.

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

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

NOW THEREFORE, Be It Resolved by the City Council of Pleasant View, Utah:

SECTION ONE: add, as a footnote, in the Consolidated Fee Schedule a fee for subdivision review and survey services per an Interlocal Agreement with Weber County, fees are as follows:

- A fee of \$900 + \$25 per lot and/or unit for any subdivision review consisting of 2 review cycles shall be paid directly to the Weber County Surveyor's Office prior to the start of any review. A change fee of \$300 + \$25 per lot and/or unit applies for any change in boundary, phasing, lot, or road configuration to a plat previously submitted for review, to be paid directly to the Weber County Surveyor's Office prior to the start of any subsequent reviews. A plat submitted which has not addressed prior comments is considered a non-compliant submittal and the office may require a \$75 fee to be paid before completing the review per Sec 45-4-3 of Weber County Code.
- A fee of \$400 per monument shall be paid directly to Weber County Surveyor's Office prior to start of any monument verification process. This fee only applies to new monuments within a subdivision which has been reviewed by the Surveyor.
- Specific survey services not otherwise specified hereon will be done on a lump sum basis in an amount agreed upon between the City and Surveyor.

SECTION TWO: This resolution shall take effect immediately.

PASSED AND ADOPTED this 14th day of July, 2026.

PLEASANT VIEW CITY, UTAH

Mayor, Steve Gibson

Attest:

City Recorder

Vote:

CM Arrington

CM Ferry

CM Marriott

CM Urry

CM Wilkinson

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, entered into as of the 1st day of July 2026 ("Effective Date"), by and between PLEASANT VIEW CITY, a municipal corporation of the State of Utah, hereinafter "City," and TECSERV, INC, a trained and experienced information technology contractual service provider in the State of Utah, hereinafter "Contractor."

WITNESS ETH:

WHEREAS, a need has been established for professional services relative to information technology and computer network services for Pleasant View City; and

WHEREAS, Contractor has demonstrated necessary qualifications and proposed to provide such professional services.

NOW, THEREFORE, in consideration of the mutual covenants and agreements stated herein and of the payments for services hereinafter described, the parties hereto do mutually agree as follows:

1. Performance of Services. City hereby agrees to engage Contractor, and Contractor hereby agrees to perform and conduct information technology services. Contractor is qualified and possesses the expertise, training and skills necessary to perform such designated services.

2. Time of Performance. This Agreement shall commence on the Effective Date entered above. The term of this Agreement shall be for a period of (6) months from the date of this Agreement.

3. Time Devoted by Contractor. The term of this contract is based upon Contractor committing to perform activities to maintain City computer network and handle computer network emergencies. Contractor will spend five (5) hours each calendar week completing consulting services on City's behalf for information technology and computer network maintenance activities.

4. Schedule. The work performed by Contractor will be for on-site services at City facilities and may occasionally include remote connectivity to City's network. These hours will be worked on a schedule to be set at by both parties at a later date. Schedule may be altered with mutual agreement from both parties.

5. Scope of Work. Unless otherwise agreed upon in writing by the Contractor and City, the scope of work shall include five (5) hours onsite maintenance every week, with the time spent applying software patches, checking backups, updating virus definitions, providing general technical assistance and troubleshooting problems. Any of the maintenance time not utilized on site will be carried over for future use. Additionally, the Contractor will provide remote monitoring of servers and routers 24 hours a day 7 days a week. Technical staff will provide a guaranteed response time of one (1) hour for onsite work and thirty (30) minutes for remote work. Additionally, this agreement provides general access to TecServ's extensive knowledge

base and technical staff for various purposes and needs relative to information technology, within the confines of this agreement as outlined.

Additional projects and emergency work beyond the allotted hours will be billed at \$175 per hour with a one (1) hour minimum for onsite work. Emergency work performed between 6:00 PM and 7:00 AM weekdays or anytime on weekends will be billed at \$262.50 an hour. After-hours help desk support is available 24 hours a day, 7 days a week. Each call will be billed at the hourly rate in fifteen (15) minute increments.

6. Compensation. For such services, Contractor shall be paid a monthly total of \$3,358.33 per month. Contractor will invoice City the first of each month. Payment is due upon receipt of invoice and no later than the last day of the month in which the City received the invoice. Additional project work is not covered within this scheduled maintenance contract. This additional time will be billed at \$175 per hour. Product purchases are not considered part of monthly contracts or other consulting services. Terms on Product Sales are considered "due upon receipt. "

7. Termination of Agreement for Cause. If, through any cause, Contractor shall fail to fulfill, in a timely and proper manner, its obligations under this Agreement, or if Contractor shall violate any of the covenants, agreements or stipulations of this Agreement, or if Contractor shall fail to comply with state or city codes, City shall have the right to terminate this Agreement by giving written notice to Contractor of such termination and specifying the effective date thereof.

8. Termination for Convenience. This Agreement may be terminated by City upon thirty (30) days written notice to Contractor. In the event this contract is terminated by City prior to completion, City shall be obligated to pay Contractor an amount equal to the amount owed under the terms of the contract for work completed through the date of termination, subject to the completion of this scheduled work product. Likewise, this Agreement may be terminated by Contractor upon thirty (30) days written notice to City. In the event this contract is terminated by Contractor prior to completion, Contractor shall deliver to City all work product produced and paid for up to that date. City shall be obligated to pay Contractor an amount equal to the amount owed under the terms of the contract for work performed through the termination of the contract.

9. Non-assignability. Contractor shall not assign nor transfer any interest in this Agreement without the prior written consent of the City thereto, except that claims for money due or to become due Contractor from City under this Agreement may be assigned by Contractor to a bank, trust company, or other financial institution without such approval. Written notice of any such transfer shall be furnished promptly to City. Any attempt at assignment of rights under this Agreement, except for those specifically consented to by both parties or as stated above, shall be void.

10. Modifications. This Agreement may only be modified by a written amendment hereto, executed by both parties.

11. Attorney's Fees. In the event either party institutes litigation to enforce its rights under this Agreement, the prevailing party in such litigation shall be entitled to an award of its reasonable attorney's fees and costs.

12. Notice. Any notice, or notices, required or permitted to be given pursuant to this Agreement, may be personally served on the other party by the party giving such notice, or may be served by certified mail, return receipt requested, to the following addresses:

City: Andrea Steiniger, Pleasant View City Administrator 520 West
Elberta Drive
Pleasant View City, Utah 84414

Contractor: TecServ, Inc.
358 Rio Grande St. Suite 250
Salt Lake City, Utah 84101

13. Independent Contractor. Contractor is independent of the City and shall perform all services according to its own methods. The City shall not carry Worker's Compensation insurance or any health or accident insurance to cover Contractor. The City shall not pay nor be responsible for any contribution to Social Security, unemployment insurance, federal or state withholding taxes, nor provide any other contributions or benefits which might be expected in an employer-employee relationship. Contractor, as an independent contractor, shall provide and be responsible for any and all of Contractor Worker's Compensation contributions, federal and state withholding, unemployment compensation contributions and social security tax withholding, etc. Contractor agrees to report and pay any contributions for taxes, unemployment insurance, Social Security and other benefits.

14. Non-Solicitation of Employees. City agrees that it will not solicit Contractor's employees to seek full or part time employment or other contractual arrangement with its company during the term of this Agreement or for twelve (12) months after the last invoice date from TecServ to City. City agrees that TecServ employees are not "contract for hire." City shall not attempt to engage, contract or hire TecServ employees, TecServ's contractors or other assignees independently of this Agreement without prior written consent from TecServ.

City may be released from such restriction under the following terms and with written approval from TecServ:

- The payment of \$50,000.00 to TecServ for each employee hired by City; and
- Each TecServ employee hired by City has performed services for City under this Agreement for twelve (12) consecutive months or more.

15. Conflict of Interest. Contractor hereby covenants that it has, at the time of the execution of this Agreement, no interest, and that it shall not acquire any interest in the future, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed pursuant to the Agreement. Contractor further covenants that in the performance of this work, no person having any such interest shall be employed.

16. When Rights and Remedies Not Waived. In no event shall any payment by City hereunder constitute or be construed to be a waiver by City of any breach of conditions or any default which may then exist, or while any such breach or default shall exist, in no way impair or prejudice any right or remedy available to City with respect to such breach or default.

17. Integrated Document. This Agreement embodies the entire agreement between City and Contractor for the scope of services and the terms and conditions. No verbal agreements or conversations with any officer, agent or employee of City prior to the execution of this Agreement shall affect or modify any of the terms or obligations contained in any documents comprising this Agreement. Any such verbal agreement shall be considered as unofficial information and in no way binding upon City or Contractor.

18. Compliance with Laws. Contractor shall comply with all laws, ordinances, regulations, rules, etc., of the federal, state and local governments in connection with the performance of this Agreement.

19. Performance Standard. Contractor shall undertake to perform services with the highest standards of professional and ethical competence and integrity. Contractor agrees that any information received by the Contractor during this contract, which concerns the personal, financial or other affairs of City and its agents and employees will be treated by the Contractor in full confidence and will not be revealed to any other persons, firms or organizations.

20. Furnishing of W-9. Payment under this Agreement is contingent upon Contractor furnishing City with a completed W-9 IRS tax form, which shall be attached hereto and incorporated herein. Contractor shall cooperate with City in furnishing any additional information City may need to comply with rules and regulations of the Internal Revenue Service.

21. Severability of Provisions. If any provisions of this Agreement are held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of applicable law.

22. Governing Law. This Agreement, its terms and conditions, shall be governed by Utah law. The forum or Venue for litigation of any dispute arising from or related to this agreement shall be the courts of the State of Utah. This Agreement supersedes all proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties related to the subject matter of this Agreement.

23. Indemnification. Contractor shall be fully liable for the actions of its agents, employees, officers, partners, and Subcontractors, and shall fully indemnify and hold harmless City from all claims, losses, suits, actions, damages, and costs of every name and description arising out of Contractor's performance of this Agreement to the extent caused by any intentional wrongful act or omission or negligence of Contractor, its agents, employees, officers, partners, or Subcontractors, without limitation; provided, however, that the Contractor shall not indemnify for that portion of any claim, loss, or damage arising hereunder due to the fault of the City. The parties agree that if there are any limitations of the Contractor's liability, including a limitation of

liability clause for anyone for whom the Contractor is responsible, such limitations of liability will not apply to injuries to persons, including death, or to damages to property.

24. Insurance. The Contractor shall maintain the following insurance coverage:

- Workers’ compensation insurance during the term of this Contract for all its employees and any Subcontractor employees related to this Contract. Workers’ compensation insurance shall cover full liability under the workers’ compensation laws of the jurisdiction in which the work is performed at the statutory limits required by said jurisdiction.
- Commercial general liability (“CGL”) insurance from an insurance company authorized to do business in the State of Utah. The limits of the CGL insurance policy will be no less than one million dollars (\$1,000,000.00) per person per occurrence and three million dollars (\$3,000,000.00) aggregate.
- Certificate of Insurance, showing up-to-date coverage, shall be on file with the State Entity before the Contract may commence.
- The City reserves the right to require higher or lower insurance limits where warranted. Failure to provide proof of insurance as required will be deemed a material breach of this Contract. Contractor’s failure to maintain this insurance requirement for the term of this Contract will be grounds for immediate termination of this Contract.

IN WITNESS WHEREOF, the parties hereto execute the foregoing instrument as of the day and year first above written.

TecServ, Inc.

Pleasant View City

Name/Title_____

Signature_____

Date:_____

PROFESSIONAL SERVICES AGREEMENT – ADDENDUM

THIS ADDENDUM, entered into as of the 14th day of July 2026 (effective date), by and between **PLEASANT VIEW CITY**, a municipal corporation of the State of Utah, hereinafter "City," and **TYLER SEAMAN**, a licensed building official consultant and plans examiner and contractual service provider in the State of Utah, hereinafter "Contractor."

The parties desire to supplement the services provided by Tyler Seaman by adding administrative building permit support and customer service as follows:

Performance of Services. Administrative building permit support and customer service includes the submittal to the State of Utah Construction Registry for each permit, retention of all issued building permits, site plans and retention of all inspections performed by the Contractor, which will be provided to the City upon the completion of all permits per month. This also includes any other Permit Technician needs that may arise.

Compensation. For such services the Contractor will be compensated a monthly fee of \$500.00. Descriptions of work performed will be provided to the City on detailed invoices upon Contractor's successful completion of required deliverables and City acceptance of the same. Payments will occur no later than thirty (30) days after receipt of each invoice.

The parties desire to update the Contractor's Compensation in Section 3. Compensation of the original agreement and Noticing information in Section 11. Notice as follows:

3. Compensation. For such services, ~~Contractor shall be paid a total amount not to exceed \$7,500.00 dollars.~~ Contractor will be compensated at the rate of \$60.00 per hour for services including plan reviews and inspections. Descriptions of work performed will be provided to the City on detailed invoices upon Contractor's successful completion of required deliverables and City acceptance of the same. Payments will occur no later than thirty (30) days after receipt of each invoice.

11. Notice. Any notice, or notices, required or permitted to be given pursuant to this Agreement, may be personally served on the other party by the party giving such notice, or may be served by certified mail, return receipt requested, to the following addresses:

City: Andrea Steiniger, City Administrator
520 West Elberta Drive
Pleasant View City, Utah 84414
asteiniger@pleasantviewut.gov

Contractor: Tyler Seaman, Beacon Code Consultants
564 South Norway Spruce Drive
Layton, Utah 84041
beaconcodeconsultants@gmail.com

IN WITNESS WHEREOF, the parties hereto execute the foregoing instrument as of the day and year first above written.

PLEASANT VIEW CITY

Steve Gibson, Mayor

ATTEST:

Laurie Hellstrom, City Recorder

CONTRACTOR:

Tyler Seaman, Beacon Code Consultants

ORDINANCE NO. ____

AN ORDINANCE OF PLEASANT VIEW CITY ADOPTING CHAPTER 10.33 OF THE PLEASANT VIEW MUNICIPAL CODE REGULATING ELECTRIC-ASSISTED BICYCLES

AN ORDINANCE REGULATING THE OPERATION OF ELECTRIC-ASSISTED BICYCLES ON CITY PROPERTY; ADOPTING STATE DEFINITIONS; ESTABLISHING OPERATING REQUIREMENTS; ESTABLISHING A FIFTEEN (15) MILE PER HOUR SPEED LIMIT ON CITY PATHS, TRAILS, AND WALKWAYS; REQUIRING COMPLIANCE WITH UTAH HELMET LAWS; REQUIRING CERTAIN MINORS TO BE ACCOMPANIED BY A PARENT OR RESPONSIBLE ADULT; PROVIDING FOR ENFORCEMENT; PROVIDING FOR IMPOUNDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS

WHEREAS, The City Council finds that electric-assisted bicycles have become increasingly common within the City;

WHEREAS, The City Council further finds that City parks, trails, sidewalks, and shared-use pathways are intended for the safe use and enjoyment of pedestrians, bicyclists, and other lawful users;

WHEREAS, The City Council finds that establishing reasonable operational regulations for electric-assisted bicycles will improve public safety while remaining consistent with Utah law;

WHEREAS, The City Council finds that reasonable regulations governing the operation of electric-assisted bicycles on City-owned and controlled property are necessary to protect the public health, safety, and welfare of residents and visitors.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH, AS FOLLOWS:

Section 1. Adoption of Chapter 10.33 – Electric-Assisted Bicycles

10.33.010 Purpose.

The purpose of this chapter is to promote the safe operation of electric-assisted bicycles on City property, protect pedestrians and other users of shared-use facilities, reduce conflicts on recreational trails and pathways, and adopt regulations consistent with Utah law.

10.33.020 Definitions.

Unless otherwise defined herein, definitions contained in the Utah Code governing electric-assisted bicycles are incorporated by reference.

10.33.110 Violations—Penalties—Impoundment.

Unless otherwise provided by state law, a violation of this chapter shall constitute an infraction. An electric-assisted bicycle operated in violation of this chapter may be impounded when reasonably necessary to protect public safety or prevent continued violations. A first violation of Section 10.33.075 may be addressed through a warning at the discretion of the enforcing officer. Subsequent violations may be enforced as provided by applicable state law and this chapter.

10.33.120 Severability.

If any provision of this chapter is held invalid, the remaining provisions shall remain in full force and effect.

Section 2. Codification

The provisions of this ordinance shall be codified as Chapter 10.33 of the Pleasant View Municipal Code.

Section 3. Effective Date

This ordinance shall take effect upon passage, approval, and publication as required by law.

PASSED AND ADOPTED this ____ day of _____, 20____.

PLEASANT VIEW CITY

By: _____
Steve Gibson, Mayor

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

ORDINANCE NO. 2026-18

**AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL AMENDING
PLEASANT VIEW CITY CODE § 2.33 – PURCHASING POLICY.**

WHEREAS, Utah Code Ann. § 10-6-122 provides for the establishment of purchasing procedures by ordinance or resolution; and

WHEREAS, Pleasant View City finds that an update to the City Code is needed to amend the text to be consistent with the Table Summary which was previously approved; and

WHEREAS, Pleasant View City finds that in dealing with change orders due to inflationary costs in projects and to speed up the pace of projects, the percentage for changes is increasing; and

WHEREAS, Pleasant View City finds that such a code change is in keeping with the desires and intents of the City.

NOW THEREFORE, Be it hereby ordained that the Pleasant View City Council adopts amendments to Section 2.33.020, Section 2.33.040, Section 2.33.060 and Section 2.33.070 of the Pleasant View City Code § 2.33 – Purchasing Policy as outlined in Exhibit A. This ordinance shall take effect immediately upon approval.

DATED this 14th day of July 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

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

_____ Councilmember Arrington
_____ Councilmember Ferry
_____ Councilmember Marriott
_____ Councilmember Urry
_____ Councilmember Wilkinson

'EXHIBIT A'

2.33.020 Purchasing Agent Duties and Powers.

A. All purchasing agents shall administer the purchasing system provided by this chapter. By the provisions in this chapter and by other applicable laws, the purchasing agents shall perform the duties and have powers concerning purchasing matters as follows:

1. Administer and maintain the purchasing system and other rules and regulations established by this chapter and its authority;

2. Encourage competition: discourage uniform bidding and endeavor to obtain as full and open competition as possible on all purchases and sales;

3. Negotiate and recommend execution of contracts for the purchase of supplies, equipment and contractual services;

4. Supervise the inspection of all supplies and equipment to assure conformance with specifications;

5. Transfer surplus or unused supplies and equipment between departments as needed;

6. Maintaining a bidders' list, vendor's catalog file and other records needed for the efficient operation of the purchasing system;

7. Authorize purchases and payments of all goods, supplies and contractual services needed by the city and any agency or department which derives its support wholly or in part from the city.

8. Exploit the possibilities of buying "in bulk" so as to take full advantage of discounts;

9. Maintain adequate appropriation balance, a sufficient fund balance existing in the line item appropriation of the account number against which the purchase order is to be charged;

10. Authorized to approve change orders through a signed written order. Change orders with an increase in the contract or bid amount is subject to city council approval for anything greater than 15% 5% or the City Administrator, and Mayor or Mayor Pro Tem for anything 15% 5% or less.

2.33.030 Summary of the purchasing procedure and levels of authority for purchases at various prices.

APPROVING BODY	AMOUNTS	LEVEL OF AUTHORITY
Requires No Formal Approval	\$0 - \$2,500	Does not require a Price Quotation. Any purchasing agent of the city can purchase
	\$2,501 - \$10,000	Requires an Informal Price Quotation.
City Administrator and Mayor or Mayor Pro Tem	\$10,001 - \$20,000	Requires an Informal Price Quotation.

City Council	\$20,001 - \$30,000	Require Formal Price Quotation.
	\$30,001 and above	Requires Sealed Bids or Proposals.

2.33.040 Purchases Requiring City Council Approval. The city council shall approve one-time machinery and equipment purchases ~~\$15,001~~ **\$20,001** and above.

2.33.060 Purchases Requiring Informal Price Quotation. Informal Price Quotations are required for purchases between \$2,501 and ~~\$15,000~~ **\$20,000**. Informal price quotations shall be obtained by telephone or via the Internet from at least three vendors. Quotations shall be recorded on an "Informal Price Quotation Record." One copy of the quotation record shall be attached to the invoice for payment. When it is determined the vendor is a sole source supplier, the "Informal Price Quotation Record" shall contain information on how the determination of sole source was made. If the pricing of three vendors was reviewed and only one had the product, the record shall contain the names of the vendors contacted or considered. Reasons for including less than three quotations shall be stated on the record. The "Informal Price Quotation Records" may be reused as long as the price charged by the vendor remains the same as the price quoted. The quotation shall be redone when the vendor's price changes or annually, whichever comes first. State of Utah contract prices may be used in lieu of obtaining price quotations.

2.33.070 Purchases Requiring Formal Price Quotation. Formal Price Quotations are required for purchases between ~~\$15,001~~ **\$20,001** and \$30,000. Prior to seeking a "Request for Quotation", funding for the purchase must be allocated in a budget that has been approved by action of the city council and action of the city council shall be required to approve the purchase. Copies of the quotations and award shall be attached to the invoice for payment. State of Utah contract prices may be used in lieu of obtaining price quotations

ORDINANCE NO. 2026-19

AN ORDINANCE AMENDING SECTION 18.70 OF THE MUNICIPAL CODE, KNOWN AS THE ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO).

WHEREAS, Pleasant View City finds that purposes and intents of Section 18.70 is necessary to ensure adequate public facilities needed to support new development meet or exceed minimum service capacity standards; and

WHEREAS, Pleasant View City finds that a uniform procedure for the review of development applications that ensures that adequate public facilities to support new development is available concurrent with the impacts of such development needs to be established; and

WHEREAS, Pleasant View City finds that the amendments of Section 18.70 Adequate Public Facilities Ordinance (APFO) is consistent with the City's existing General Plan and further implements the purposes of Chapter 17 of the Municipal Code; and

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

WHEREAS, The Pleasant View City Planning Commission has made a positive recommendation of the proposed amendments;

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: Section 18.70 the Adequate Public Facilities Ordinance (APFO) of the Pleasant View City Municipal Code is hereby adopted as stated in EXHIBIT "A" (attached).

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

DATED this 14th day of July, 2026

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

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

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

Chapter 18.70 - ADEQUATE PUBLIC FACILITIES

A. 18.70.010 A. PURPOSE AND INTENT. The purpose and intent of this Chapter is as follows:

- A. ~~1.~~ To ensure that Public Facilities needed to support new development meet or exceed the Minimum Service Capacity ~~s~~Standards established by this Chapter;
- B. ~~2.~~ To ensure that no subdivisions, site plans, ~~conditional use permits, and/or~~ building permits are approved which would cause the service capacity ~~a reduction in the Minimum Service Capacity Standards~~ for any Public Facilities to fall below the adopted Minimum Service Capacity standards established in this Chapter;
- C. ~~3.~~ To ensure that Adequate Public Facilities needed to support new development are available concurrent with the impacts of such development; and
- D. ~~4.~~ To establish uniform procedures for the review of development applications subject to the adequate public facilities standards and requirements.
 - ~~— 5. To facilitate implementation of goals and policies set forth in the Pleasant View General Plan relating to adequacy of Public Facilities and Minimum Service Capacity sStandards; and~~
 - ~~— 6. To ensure that all applicable legal standards and criteria are properly incorporated in these procedures and requirements.~~

18.70.020 B. DEFINITIONS. In addition to the definitions set forth in other sections of this code, the following words and phrases used in this Chapter shall have the meanings herein prescribed:

- A. ~~1.~~ Adequacy Determination. The analysis, findings, and decision of the DRC ~~formally adopted by City Council of the analysis, also called an "Adequacy Recommendation",~~ for a proposed development application in relation to the Available Public Facilities and the anticipated impact of the proposed development on the Minimum Service Capacity of the City's Public Facilities.
 - ~~2. Adequacy Recommendation. A specific analysis of a proposed development application in relation to the anticipated impact on the Minimum Service Capacity of the City's public facilities prepared by Staff and presented to Council for formal adoption as an Adequacy Determination.~~
- B. ~~3.~~ Adequate Public Facilities. Facilities which have the capacity to serve development without causing the Available Public Facilities capacity to fall below ~~decreasing~~ the acceptable minimum service levels adopted in this Chapter.
- C. ~~4.~~ Available Public Facilities. Facilities or services that are in place, or that a financial commitment is in place to provide the facilities or services within a specified time.
- ~~5.~~ Administrator. The chairperson of the Development Review Committee ~~the Zoning Administrator, or designee of the Zoning City Administrator.~~
- D. ~~6.~~ Committed Development. Any development having received a minimum of Preliminary Approval, not to exceed one (1) year from the date of said approval; or any development having received Final Approval with a recorded Final Plat.
- E. Development. As used in this chapter, Development means any activity that results in new or additional demand on public facilities. See also Development Application.

- F. ~~7.~~ Development Application. Any request for approval, permission, or other action made pursuant to the provisions of the ~~Buildings and Construction (Title 15), Subdivision (Title Chapter 17), or Zoning Ordinances (Titles Chapter 18 and 20)~~ Ordinances of the Municipal Code. Such requests include, but are not limited to, ~~applications for building permits, minor subdivisions, preliminary subdivisions, final subdivisions, and site plans or re-zonings.~~ A request for a General Plan Amendment or Zone Change is not considered a ~~dDevelopment Application~~ Request under this definition.
- G. ~~8.~~ Development Order. Any action approving, denying, or approving with conditions, ~~an permit for a Development Application for a development permit, including but not strictly limited to building permits, minor subdivisions, preliminary subdivisions, final subdivisions, site plans, or re-zonings, preliminary plats, final plats, re-zonings, or conditional use permits.~~
- H. Development Review Committee (DRC). As defined in Chapter 17.22.
- I. ~~9.~~ Equivalent Residential Unit (ERU). A measure of the impact to facilities in terms of an average single family residential dwelling unit. (i.e. 1 ERU = 1 single-family dwelling unit) ~~#. Formal Submittal. A development request, where an application has been accepted submitted, and fees are paid in full, all required items for that particular request have been submitted to the City, and at least one technical review has been completed identifying deficiencies. Subdivision Pre-Concept Plan Application Plans/Reviews and cursory concept development reviews are not considered a fFormal sSubmittals.~~
- ~~10.~~ Informal Submittal. An pre-application made with the City where an applicant is provided general comments and information regarding a conceptual development project or potential development request. These applications may or may not have applicable fees that must be paid in conjunction with its processing. Subdivision Pre-Concept Plan Application Plans/Reviews and cursory concept development review are considered an informal sSubmittals.
- J. ~~11.~~ Minimum Service Capacity. An ~~existing~~ service level that is identified in this Chapter and is determined to be the minimum acceptable service or capacity in order to allow for additional demand from development to be placed on the system.
- K. ~~12.~~ Public Facility. A specific utility service provided by a ~~mMunicipality, or sService or conservancy dDistrict, established company, or state agency~~ to the public; herein specifically identified as ~~Cculinary Wwater, Ssecondary Wwater, sStorm Ddrain, Ssewer, and Sstreets.~~

18.70.030 C. APPLICABILITY.

- A. ~~4.~~ This Chapter shall not apply to any use, development, project, structure, fence, sign, or activity which does not result in a new ~~equivalent residential unit (ERU or an increase in ERUs, as determined by the DRC.). Refer to Diagram 18.70.02 for the Adequacy Determination Process.~~
- B. ~~2.~~ An Adequacy Ddetermination shall be ~~made issued adopted~~ by the applicable members of the DRC-City Council concurrently with the review of a prior to approval of a formal submittal of a Ddevelopment rApplication.equest. Refer to Diagram 18.70.02 for the Adequacy Determination Process.

~~3. Subdivision of properties that require the expansion of the City's culinary water system (source, storage, and/or distribution network) in order to service additional ERUs, shall obtain a positive adequacy determination prior to the formal submittal of a development request.~~

- C. ~~4. The a~~Adequacy ~~d~~Determination shall not affect in any manner the permissible use of property, density of development, design and improvement standards, or other applicable standards or requirements of the Pleasant View Municipal Code-Zoning Ordinance or Pleasant View Subdivision Ordinance, all of which shall be operative and remain in full force and effect without limitation.
- D. ~~5.~~All development shall adhere to minimum standards for public facilities, regardless of specific inclusion of this Chapter.

~~D. MONITORING. The City shall develop, maintain, and update documents and information which shall provide support to the City officials and departments responsible for providing an Adequacy Determination.adequacy of public facilities review, monitoring and planning for Public Facilities.~~

~~1. At a minimum, the following documents and information shall be available:~~

- ~~(a) Existing dwelling units and nonresidential development;~~
- ~~(b) Committed Development;~~
- ~~(c) The capacity of existing Public Facilities provided by Pleasant View City as identified in the Capital Facility Plans for Culinary Water, Storm Drain, and Sewer.~~
- ~~(d) The current Capital Improvements Program; and~~
- ~~(e) The capacity created by the completion of proposed projects identified in the Capital Improvements Program for the current year.~~

~~E. ANNUAL REVIEW. The Administrator shall annually prepare and submit to the City Council an Adequacy of Public Facilities Management Report.~~

~~1. The Adequacy of Public Facilities Management Report shall include the following:~~

- ~~(a) Present availability of each resource, with a focus on water sources and capacities;~~
- ~~(b) Projected demand for the coming year, for five years and for ten years into the future as described in the City's most recently adopted Capital Facilities Plan; and~~
- ~~(c) Recommended limitations, restrictions or allocations, if any, upon the use or reuse of each resource for purposes of short term and long term planning for the growth of the city in an orderly, efficient and environmentally sound use of resources;~~
- ~~(d) Growth trends and projections;~~
- ~~(e) Other data, analysis or recommendations as the Administrator may deem appropriate, or as may be requested by the Council.~~

~~2. Effect of Review. The annual Review may, in whole or in part, form the basis for City recommendations to the City Council and City Council actions to repeal, amend or modify this Chapter; other data, reports, analyses and documents relevant to such decisions as may be available may be used.~~

~~3. Amendments. Nothing herein precludes the City Council or limits its direction to amend this Chapter at such other times as may be deemed necessary or desirable.~~

18.70.040 F. APPLICATION AND SUBMITTAL REQUIREMENTS. ~~Prior to making application for any development approvals, an adequacy determination shall be adopted by the City Council.~~

- A. The application for an ~~A~~adequacy ~~d~~Determination shall be considered a part of a Development Application.
- B. ~~made on a form prepared by the City, and includes sufficient information to allow the City to determine the impact of the proposed development on Public Facilities pursuant to the adequacy determination procedures. The following information shall be submitted with the Development Application: required shall include, but shall not be limited to:~~
 - ~~1. The location of the proposed development;~~
 - 1. ~~2-~~For residential development and uses: The total number of ERUs~~lots (or dwelling units), type of dwelling units (including square footage), size of lots, total acreage of development and gross density of the proposed development;~~
 - 2. ~~3-~~For non-residential development and uses: A brief description ~~on~~ of the type of use, the anticipated average water demand and sewer discharge (per day) with any other unique demand depending on the time of day or time of year; and average traffic trip generation (per day);
 - 3. Will-serve letters from service providers other than Pleasant View City, including secondary water service providers, sewer service and/or treatment providers, other culinary water service providers, and/or other storm water conveyance providers.
 - 4. UDOT Conditional Access Permit, when accessing a UDOT-controlled road;
 - ~~4. Identification of the Public Facilities impacted by the proposed development;~~
 - ~~5. Any other appropriate information as may be required by the City consistent with these provisions, and such items shall be stamped and signed by a licensed professional engineer.~~
- C. ~~(a) Such a DRC may request additional information items that may be required to be submitted, such as: , prior to submitting for any development application approval (e.g. subdivision, site plans, building permits and/ or conditional use permits) may This includes, but is not limited to the following:~~
 - 1. ~~(i) Analysis of water demand for the proposed development,~~
 - ~~(ii) Will serve letters from either secondary water service providers, sewer service providers or other culinary water service providers~~
 - 2. ~~(iii) Detailed analysis of traffic circulation and/or generation, including types of traffic and pavement structure impacts, and~~
 - 4. ~~Other information that may be relevant for the evaluation.-~~
- 6. All applicable application fees shall be paid in full.

18.70.050 G. PROCEDURES FOR "ADEQUACY DETERMINATION RECOMMENDATION"

~~1. Submission Check Technical Review.~~

~~The Administrator and City Engineer shall determine whether the application is complete and complies with the submission requirements set forth in this Chapter. If the application is incomplete or the submission requirements have not been met, complied with, the Administrator shall so notify the Applicant, specifying the deficiencies.~~

~~If the application is complete and the submission requirements have been met/complied with, the Administrator and City Engineer shall evaluate the proposed development for compliance with the Adopted Minimum Service Capacity Standards and shall submit an "Adequacy Recommendation" to the City Council.~~

- A. ~~2. Evaluation Recommendation Content.~~ The evaluation of the proposed development for compliance with the adopted Minimum Service Capacity standards ~~"Adequacy Determination Recommendation"~~ shall, at a minimum, include the following, ~~based upon Staff recommendations:~~

1. ~~(a) The number of ERU/~~equivalent residential dwelling units proposed by the Applicant, by type, for each Public Facility;
2. ~~(b) The timing and phasing of the proposed development, if applicable;~~
3. ~~(c) The specific Public Facilities impacted by the proposed development;~~
- ~~(d) The extent of the impact of the proposed development on the Available Public Facilities in the applicable impact Areas;~~
4. ~~(e) The capacity of Available existing p~~Public fFacilities in the impact Areas which will be impacted by the proposed development;
5. ~~(f) The resultant Public Facilities capacity assuming the projected demands as defined in this Chapter~~The demand on existing Public Facilities in the impact Areas from existing and approved development;
- ~~(g) The availability of existing capacity to accommodate the proposed development; and~~
6. The conditions of will-serve letters from other service providers.-

- B. ~~3. Subdivisions. A proposed subdivision which could result in a range of potential impacts shall be reviewed as if the greatest impact would result. The evaluation adequacy of public facilities review for a subdivision the application for a subdivision shall compare the Ccapacity of the Available Public Facilities capacity to the resultant Public Facilities capacity assuming the following projected demands: maximum projected demand which may result from the proposed rezoning based upon the potential density of the affected area pursuant to the re-zoning.~~

1. Single-Family Residential:
 - a. Culinary Water: the number of ERUs equal to the number of lots being proposed for the subdivision;
 - b. Secondary Water: per the secondary water provider or approved development agreement in accordance with Ch. 18.16;
 - c. Storm Drain: per the Storm Water Report (see Development, Design and Construction Standards);
 - d. Sewer: the number of ERUs equal to the number of lots being proposed for the subdivision; and the will-serve letter from the treatment provider;
 - e. Streets: if required by DRC, the number of trips per lot per the Institute of Transportation Engineers (ITE) Trip Generation Manual (current edition at the time of application).
2. Other than Single-Family Residential:

- a. Culinary Water: the number of ERUs shall be analyzed and submitted with the Development Application and subject to DRC concurrence. The number of ERUs shall be equal to or greater than the number of lots or units being proposed for the subdivision;
 - b. Secondary Water: per the secondary water provider or approved development agreement in accordance with Ch. 18.16;
 - c. Storm Drain: 85% impervious area of the gross subdivision area unless open space is dedicated;
 - d. Sewer: the number of ERUs shall be analyzed and submitted with the Development Application and subject to DRC concurrence. The number of ERUs shall be equal to or greater than the number of lots or units being proposed for the subdivision; and the will-serve letter from the treatment provider;
 - e. Streets: as per a Traffic Impact Study, or the number of trips per lot or building pad per the ITE Trip Generation Manual (current edition at the time of application) for the highest and best use of the property.
- C. ~~4. Site Plans and Conditional Use Permits. Those permitted uses and conditional uses which require site plan approval review shall be reviewed based upon the proposed use, as if the greatest impact would result. Conditional use permits shall also be reviewed as if the greatest impact would result. The evaluation shall compare the Available Public Facilities capacity to the resultant Public Facilities capacity assuming the following projected demands:~~
1. For site plan applications involving a lot or lots created via the City's subdivision process with a recordation date of July 1, 2026 or later, no further evaluation is required.
 2. For site plan applications involving a lot or lots other than those described in paragraph C.1 above, the evaluation shall compare the Available Public Facilities capacity to the resultant Public Facilities capacity assuming the following projected demands (per lot):
 - a. Culinary Water: ERUs based on intended use of the property;
 - b. Secondary Water: the will-serve letter from secondary water provider or approved development agreement in accordance with Ch. 18.16;
 - c. Storm Drain: 85% impervious area of the gross lot area;
 - d. Sewer: ERUs based on intended use of the property; and the will-serve letter from the treatment provider;
 - e. Streets: as per a Traffic Impact Study, or the number of trips per lot or unit per the ITE Trip Generation (current edition at the time of application) for the intended use of the property.

~~The adequacy of public facilities review for the site plan review and/or conditional use permit shall compare the Capacity of Public facilities to the proposed maximum projected demand which would may result from the proposed development of the property. A will-serve letter shall be required for any and all site plans and conditional use permits unless the proposed use site plan or conditional use permit will not result in an increased impact on the existing public facilities.~~

- D. ~~5.~~ Building Permits. The evaluation shall compare the Available Public Facilities capacity to the resultant Public Facilities capacity assuming the following projected demands:
1. For residential building permit applications, no further evaluation is required.
 2. For non-residential building permit applications involving a new use or change in use, the evaluation shall compare the Available Public Facilities capacity to the resultant Public Facilities capacity assuming the following projected demands (per lot):
 - a. Culinary Water: ERUs based on intended use of the property;
 - b. Secondary Water: the will-serve letter from secondary water provider;
 - c. Storm Drain: 85% impervious area of the gross lot area;
 - d. Sewer: ERUs based on intended use of the property; and the will-serve letter from the treatment provider;
 - e. Streets: as per a Traffic Impact Study, or the number of trips per lot or unit per the ITE Trip Generation Manual (current edition at the time of application) for the intended use of the property.

~~No building permit shall be issued unless a Adequate pPublic fFacilities can be demonstrated, whether for residential, commercial, or other uses that result in additional ERUs over what is described in section # above. An Adequacy Determination will serve letter shall be required for any and all building permits, except those single-family dwellings and internal ADUs located on a lot or lots created via the City's subdivision process with a recordation date of January 1, 2025 or later in recorded approved residential subdivisions.~~

18.70.060 DETERMINATION

- A. ~~6.~~ Positive Adequacy DeterminationRecommendation. If the DRCAdministrator and City Engineer concludes that each Public Facility will be available concurrent with the impacts of the proposed development at the aAdopted Minimum Service Capacity sStandards, the Administrator shall issue make-a positive adequacy determinationrecommendation.
- B. ~~27.~~ Negative Adequacy DeterminationRecommendation. If the DRCAdministrator and City Engineer determines that any Public Facility will not be available concurrent with the impacts of the proposed development at the aAdopted Minimum Service Capacity sStandards based upon existing Public Facilities, the Administrator shall issue make-a negative adequacy determinationrecommendation.
- C. ~~8.~~ Conditional Adequacy DeterminationRecommendation.
1. In rare circumstances, the DRCAdministrator and City Engineer may determine that stipulations may be included with the adequacy determination recommendation regarding the density of the proposed development, the timing and phasing of the proposed development, the provision of Public Facilities by the Applicant, or any other reasonable conditions to ensure that all Public Facilities will be adequate and available concurrent with the impacts of the proposed development.
 2. Conditional adequacy recommendations will not be considered for development approvals where the water (culinary and/or secondary) Public Facilities has been deemed inadequate.

3. Conditional adequacy recommendations ~~may~~^{would} be subject to one or more of the following:

a. ~~(a)~~ Deferrals of further Development Orders until all Public Facilities are available and adequate. ~~If Public Facilities in the Impact Area are not adequate to meet the~~ ^aAdopted Minimum Service Capacity ~~Standard~~ ^Sstandard for the entire development proposal, consistent with the requirements of this Chapter and Table 18.70.01; or

b. ~~(b)~~ Reduction of the density or intensity of the proposed development to a level consistent with the Available Capacity of Public Facilities; or

c. ~~(c)~~ Commitment and construction by the ^aApplicant of the Public Facility(ies) that will meet the Adopted Minimum Service Capacity Standard at the time that the impact of the development will occur. This commitment is subject to an enforceable ~~Improvement Completion Assurance~~ ^{or} Development Agreement, adopted and executed by the City Council no later than the ~~approval~~^{issuance} of the Development Order.

~~(i) The proposed Public Facility must be a planned capital improvement and identified on the applicable Capital Facility Plan.~~

~~(ii) At the option of the City, and as identified in the Capital Facilities Plan, and only if the Planned Capital Improvement will provide capacity exceeding the demand generated by the proposed development, reimbursement to the Applicant for the pro rata cost of the excess Capacity.~~

~~(d) Additional items required to be submitted and approved, in conjunction with the development agreement, will include, but not limited to the following:~~

~~(i) An engineer's cost estimate for total project cost, which should include an estimate of the total financial resources needed to construct the Planned Capital Improvement and a description of the cost participation associated therewith;~~

~~(ii) A schedule for commencement and completion of construction of the Planned Capital Improvement with specific target dates for multi-phase or large-scale Capital Improvement projects;~~

~~9. Withdrawal of Application. The Applicant may withdraw the Application for Development Approval at any time by submitting a written request to the Administrator. Withdrawal may result in the forfeiture of all fees paid by the Applicant for the processing of the application.~~

D. If a Negative Adequacy Determination or Conditional Adequacy Determination is made, the Administrator shall report such determinations to the approval authority relative to the Development Application.

~~H. PROCEDURES FOR "ADEQUACY DETERMINATION"~~

~~1. Upon receipt of an "Adequacy Recommendation" for a specific development application, the City Council shall:~~

~~(a) Make and adopt a positive adequacy determination; or~~

~~(b) Make and adopt a negative adequacy determination; or~~

~~(c) Make and adopt a positive adequacy determination with conditions, subject to one or more of the stipulations stated in Subsection 18.70(G)(7).~~

18.70.070 I. EFFECT OF ADEQUACY DETERMINATION.

- A. ~~1.~~ Adequacy Determination Results. An **Positive or Conditional** Adequacy Determination for a Development Order shall be deemed to indicate that:
1. ~~(a)~~ Public Facilities are available at the time of issuance of the Adequacy Determination, or **Public Facilities will be available in accordance with paragraph 18.70.060.C.3.**
 2. ~~(b)~~ Public Facilities will be considered to be available through all subsequent stages of the development approval process up to the date of expiration of the final Development Order approval.
- B. ~~2.~~ Adequacy Determination Not Evidence. A positive adequacy determination shall not be deemed as evidence supporting a request for a General Plan **Land Use Map** amendment, nor shall it affect the need for the Applicant **to meet all requirements set forth in a re-zone approval and for a rezoning to meet all other requirements as set forth in the City's Municipal Code Ordinances.**

J. EXPIRATION OF ADEQUACY DETERMINATION.

~~1. Should a formal submittal for a development request not be initiated within one (1) year, the Adequacy Determination shall expire. No extensions are permitted with an Adequacy Determination. A new application and fees will be required to be paid in full, and proceed through the process established in this Chapter. A new Adequacy Determination must be issued/adopted by the City Council.~~

18.70.080 2. Otherwise, a

An Adequacy Determination shall be deemed to expire when the Development Order to which it is attached expires, lapses, is revoked, **is withdrawn**, or if the Applicant has not complied with the conditions attached to its issuance.

- A.
- B. ~~3.~~ **Time extension requests for Development Orders are subject to applying and obtaining an adopted Adequacy Determination prior to receiving an extension approval.**
- ~~4.~~ If no expiration date is provided in the Pleasant View City Municipal Code, in the conditions of the Adequacy Determination, or the Development Order approval, the Adequacy Determination shall expire **within one (1) year after the date adoption** of the Adequacy Determination.

18.70.090 K. METHODOLOGY AND CRITERIA FOR AVAILABILITY AND ADEQUACY.

- A. ~~1.~~ Availability of Public Facilities. Public Facilities shall be deemed to be available **if they meet the following standards:**
- ~~(a)~~ **Public Facilities shall be deemed to be available within the applicable Impact Area if:**
1. ~~(i)~~ The Public Facilities are currently in place or will be in place when the Development Order is **granted/issued**; or

2. ~~(ii)~~ Provisions of the Public Facilities are a condition of the Development Order and are guaranteed to be provided at or before the issuance of a final plat or building permit for proposed development on the subject property; or
 3. ~~(iii)~~ The Public Facilities are under construction and will be available at the time that the impacts of the proposed development will occur; or
 4. ~~(iv)~~ The Public Facilities are guaranteed by an enforceable development agreement which ensures that the Public Facilities will be in place at the time that the impacts of the proposed development will occur.
- B. ~~2.~~ Adequacy of Public Facilities. Public Facilities shall be deemed to be adequate if it is demonstrated that they have Available Capacity to accommodate the demand generated by the proposed development. ~~calculated in accordance with the following calculation methodology, unless otherwise indicated herein:~~
- ~~(a) Calculate Available Capacity by subtracting from the total Capacity the sum of:~~
 - ~~(a)(i) The demand for each Public Facility created by existing development; and~~
 - ~~(b)(ii) The demand for each Public Facility created by the anticipated completion of Committed Development; and~~
 - ~~(c)(iii) The demand for each Public Facility created by the anticipated completion of the proposed development under consideration for an adequacy determination.~~
- C. ~~3.~~ Minimum Service Capacity Standards. Compliance with Minimum Service Capacity ~~s~~Standards shall be measured for each Public Facilities set forth in Table 18.70.01.

18.70.100 L. ADMINISTRATION.

- A. ~~4.~~ Rules and Regulations. The City Council may adopt, by resolution, rules, regulations, administrative guidelines, forms, worksheets and processes as are necessary to efficiently and fairly administer and implement ~~this~~ Adequate Public Facilities Ordinance.
- ~~2. Administrative Fees. The City Council may establish by resolution, a fee schedule for each of the administrative procedures, determinations, approvals and certifications required by this Resolution.~~
- B. ~~3.~~ Conflict. To the extent of any conflict between other City resolutions or regulations and this Section, the more restrictive is deemed to be controlling. This Chapter is not intended to amend or repeal any existing City, resolution or regulation.
- C. ~~4.~~ Appeal. Adequacy Determinations may be appealed to the City Council ~~District Court~~ within 30 calendar days ~~of written notification of the decision from the DRCCity, or approval of the minutes of the meeting in which the action was taken, whichever occurs first.~~ (Ord 2017-2, dated 2/15/17 and Ord.2014-6, dated 7/22/14)

Table 18.70.01: Minimum Service Capacity Standards

Public Facility	Minimum Capacity Service Standard	Affected Area
Culinary Water	▪ Source: 512864 gallons per day per connection (ERU) must be available from water sources (peak day demand) ▪ Source: 0.3109 acre-feet per ERU must be available in water rights or contract water (annual demand) ▪ Storage: 277400 gallons per ERU must be available in reservoir storage (equalization storage) ▪ Distribution System Pressure Capacity: 50 psi must be maintained at (peak instantaneous demand) ▪ Fire Flow: 20 psi must be maintained during peak day demand at required fire flow for the proposed development (not less than 1,000 gpm) ▪ Culinary water infrastructure must be available with the available capacity to service accommodate and ability to connect for the proposed development	Pleasant View City Water: Properties that lie within city limits generally east of Highway 89 properties that are located within the service or service annexation limits of the City, generally within the city limits east of Highway 89
	Minimum capacity service standard as determined by the culinary water service provider (i.e. will-serve letter from Bona Vista Water Improvement District)	Bona Vista Water Improvement District: Properties that are located within the service area or annexation limits of the District, generally lie within the city limits west of Highway 89
Secondary Water	▪ Sufficient water shares (as determined by the secondary water service provider) to cover the ground proposed for development ▪ Secondary water infrastructure must be available and with the available capacity ability to service connect for the proposed development ▪ Minimum capacity service standard as determined by the secondary water provider (i.e. will-serve letter) ▪ Approved development agreement in accordance with Ch. 13.16	Citywide

Public Facility	Minimum Capacity Service Standard	Affected Area
	Detention: 0.1 CFS per acre release rate	
Storm Drain	- Local Detention Basin Volume: 25400-yr storm - Local Piping System Capacity: 2540-yr storm - Impacts on the receiving storm drain entire system evaluated in the storm in-storm water model when deemed necessary by City Engineer. Consideration will be given for new, expansion or use of existing regional detention basins. - See also Development, Design, and Construction Standards	Citywide
Sewer	- Piping System Capacity: 277 gallons per day per ERU - Impacts on receiving system receiving entire system evaluated in the sewer model when deemed necessary by City Engineer - Minimum service capacity standard as determined by the sewer district at district connections (i.e. will-serve letter from Central Weber Sewer Improvement District)	Citywide
Streets	Two means of ingress/egress for a maximum of 50 single-family dwelling units or 100 multi-family units (this is determined to be an aggregate of both existing and proposed dwelling units from the last public intersection that has two means of ingress/egress) per Ch. 17.18.020 - If projected site traffic (is greater than) $\rightarrow$ 1,000 ADT, OR P projected peak hour traffic is (greater than) $\rightarrow$ 200 ADT; a Traffic Impact Study will be required. The level of traffic study required will be determined using the UDOT's Traffic Impact Study Levels (I, II, III or IV) - Impact of additional truck traffic - Unless otherwise approved by DRC	Pleasant View City Streets
	UDOT Approval of new or improved modified access and/or roads	State Roads (UDOT): SR-134 (2700 North) and US-89

