

Pleasant View City Council

Meeting Agenda

Tuesday, August 25, 2026

6:00 p.m.

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

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought: (*Mayor Steve Gibson*)
- b. Declaration of Conflicts of Interest
- c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

6:05 P.M. **2. Neighbors in Action.** Presentation of 'Caught Being Good' award. (*Presenters: Neighbors in Action Committee - Mayor Gibson & Dana Gibson*)

6:15 P.M. **3. Training Work Session.** Training work session with the City Council and City Attorney.

7:00 P.M. **4. General Plan Amendment.** Discussion and consideration to amend the General Plan for approximately 5 acres of land from 'Very' Rural Agricultural / Residential to Rural Agricultural / Residential), located at 540 W 4300 N, Ordinance 2026-21. (*Presenter: Andrea Steiniger*)

7:15 P.M. **5. Rezone – Public Hearing.** Discussion and consideration to rezone approximately 5 acres of land from A-5 (agriculture) to A-2 (agricultural), located at 540 W 4300 N, Ordinance 2026-22. (*Presenter: Andrea Steiniger*)

7:30 P.M. **6. Rezone – Public Hearing.** Discussion and consideration to rezone approximately 1.03 acres of land located at 3250 N 1000 W from A-2 (agriculture) & RE-20 (residential) to RE-20 (residential) & RE-15 (residential), Ordinance 2026-23. (*Presenter: Andrea Steiniger*)

7:45 P.M. **7. Final Acceptance.** Discussion and possible action to grant final subdivision acceptance for the Weber View Phase 2 Subdivision and end the guarantee period. (*Presenter: Andrea Steiniger*)

7:50 P.M. **8. Final Acceptance.** Discussion and possible action to grant final acceptance for the Pleasant View Park Parking Lot Expansion and Pickleball Courts. (*Presenter: Andrea Steiniger*)

7:55 P.M. **9. Road Dedication.** Discussion and possible action to approve a road dedication of Fox Meadow Drive to clarify that it is a private road of the Fox Meadows HOA Inc, Resolution 2026-Y. (*Presenter: Andrea Steiniger*)

8:05 P.M. **10. Planner Job Description.** Review the Planner Job Description for publication. (*Presenter: Andrea Steiniger*)

8:15 P.M. **11. Communication Program.** Discussion and possible action to renew the Constant Contact subscription. (*Presenter: Ann Arrington*)

- 8:20 P.M. **12. Communication Program.** Discussion and possible action to increase Constant Contact participation through a Scooter Giveaway and set giveaway rules. (*Presenters: Sara Urry and Andrea Steiniger*)
- 8:30 P.M. **13. Other Business.**
- 8:45 P.M. **14. Closed Meeting.** Consideration for the discussion of the character, professional competence, or physical or mental health of an individual pursuant to the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).
- 9:00 P.M. **15. 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, August 25, 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.



Planning Commission Staff Report

General Plan Amendment and Rezone from A-5 (Residential/Agricultural) to A-2 (Residential/Agricultural)

August 6, 2026

BASIC INFORMATION

Applicant(s):	Brad Jones
Owner:	Brad K and Jennifer Smith Jones Revocable Trust
Location:	540 W 4300 N Weber County Parcel(s): 16-252-0004 & 16-012-0078
Acres:	Approximately 5 Acres
Current Zone:	A-5 (Residential/Agricultural)
Proposed Zone:	A-2 (Residential/Agricultural)

PLANNING COMMISSION REVIEW

This is a two-part petition before the Planning Commission for consideration of the following:

- General Plan Amendment – consideration for recommendation to the City Council to amend the General Plan and future land use designation of approximately 5 acres from Very Rural Residential/Agricultural (A-5, 0-1 units per 5 acres) to Rural Residential/Agricultural (A-2, 0-1 units per 2 acres).
- Rezone – consideration for recommendation to the City Council for a Rezone of 5 acres from A-5 to A-2.

ANALYSIS

This petitioner has submitted individual applications for a General Plan Amendment and Rezone with the intent of future subdivision of the existing 5 acre parcel into two legal lots.

The future land use of the property is designated as Rural Residential 5, which requires the General Plan Amendment and Rezone take place prior to a request for subdivision. If the General Plan Amendment is approved, the Rezone would align with the new designation.

The property associated with this petition is adjacent to other land that is currently or has recently been rezoned to A-2, and is currently being developed.

CONSIDERATION

The Planning Commission will hold individual public hearings in accordance with Pleasant View City Code and Utah State Code for each proposed item, and will consider a recommendation to City Council for the:

- General Plan Amendment

- Rezone from A-5 to A-2

There have been no public comments to date.

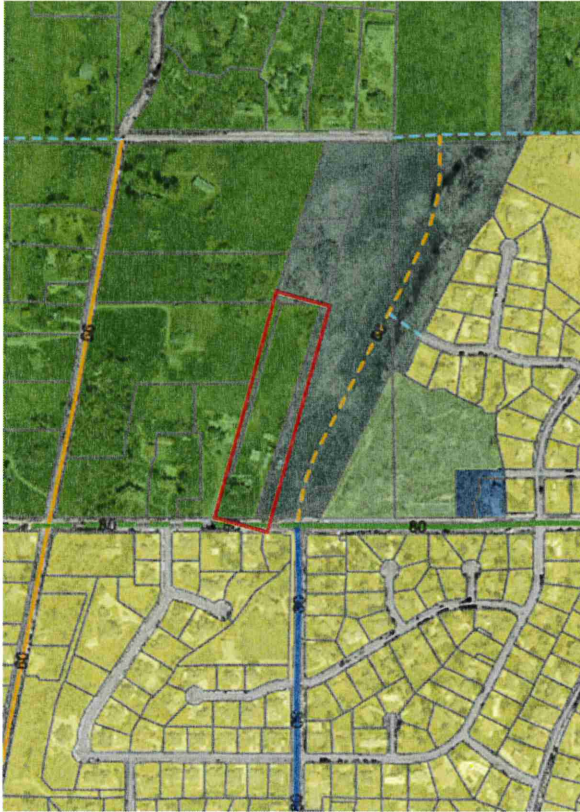
STAFF CONTACT

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

ATTACHMENTS

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



ATTACHMENT 2) Future Land Use Map

Designated on Future Land Use map as
Rural Residential - 5

ATTACHMENT 3) Boundary Exhibit

ATTACHMENT 4) Zoning Ordinances – Proposed Zone

- A-2

ORDINANCE 2026-21

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE GENERAL PLAN LAND USE MAP.

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

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

WHEREAS, Section 10-20-405 & 10-20-204 of the Utah State Municipal Code provides for the amendment of General Plan amendments after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval.

NOW THEREFORE, Be it hereby ordained:

SECTION ONE: The General Plan Land Use Map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified as 'Very' Rural Agriculture to Rural Agriculture for Weber County Parcel #16-012-0078 (approx. 5 acres of land located at 540 W 4300 N as shown on the vicinity map in 'Exhibit A').

PROPERTY DESCRIPTION

Parcel #16-012-0078:

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATED SOUTH 89D50'00" WEST 702.24 FEET ALONG THE SECTIONLINE AND NORTH 18D45'00" EAST 34.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, RUNNING THENCE SOUTH 89D50'00" WEST 216.26 FEET TO AN EXISTING FENCE LINE, THENCE ALONG EXISTING FENCE LINES THE FOLLOWING THREE COURSES: (1) NORTH 19D38'04" EAST 113.72 FEET, (2) NORTH 10D50'24" EAST 103.79 FEET, (3) NORTH 89D50'00" EAST 27.90 FEET, THENCE NORTH 18D45'00" EAST 471.87 FEET, THENCE SOUTH 89D50'00" WEST 5.40 FEET, THENCE NORTH 18D45'00" EAST 416.48 FEET, THENCE NORTH 87D04'48" EAST 210.71 FEET, THENCE SOUTH 18D45'00" WEST 1119.86 FEET TO THE POINT OF BEGINNING. LESS & EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, FOR THE PURPOSE OF FACILITATING THE WIDENING AND CONSTRUCTION OF SKYLINE DRIVE, KNOWN AS PROJECT NO. LG_PV_SKYLINE DR. (ROW_WFRC-1. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT LIES NORTH 89D44'15" WEST 699.68 FEET ALONG THE SECTIONLINE AND NORTH 00D15'45" EAST 32.92 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18, SAID POINT BEING 29.72 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 408+49.56, AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID ENTIRE TRACT NORTH 89D44'06" WEST 202.26 FEET TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THE WESTERLY LINE OF SAID ENTIRE TRACT NORTH 19D38'04" EAST 18.22 FEET TO A POINT OF CURVE OF A 5040.00 FOOT NON TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 128.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01D27'53" (CHORD BEARS SOUTH 88D20'37" EAST 128.85 FEET); THENCE SOUTH 87D36'41" EAST 44.57 FEET TO A POINT OF CURVE OF A 4960.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 26.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00D18'34" (CHORD BEARS SOUTH 87D45'58" EAST 26.78 FEET) TO THE EASTERLY LINE OF SAID ENTIRE TRACT; THENCE ALONG SAID EASTERLY LINE SOUTH 19D00'45" WEST 12.14 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,987 SQUARE FEET IN AREA OR 0.069 ACRE, MORE OR LESS. (NOTE ABOVE BEARINGS EQUAL NAD 83 HIGHWAY BEARINGS). (E#3419538)

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

DATED this 24th day of February, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2026

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

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

This is an aerial map of a residential neighborhood. A specific parcel is highlighted with a thick orange border. The map shows several streets: Skyline Dr, Alder Creek Ct, and 500 W St. Various addresses are labeled in red text. The highlighted parcel is located between Skyline Dr and 500 W St, and between Alder Creek Ct and another street. The map also shows other residential lots and houses in the area.

ORDINANCE 2026-22

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-5 (Agriculture) to A-2 (Agriculture) for Weber County Parcel #16-012-0078 (approx. 5 acres of land located at 540 W 4300 N as shown on the vicinity map in 'Exhibit A').

PROPERTY DESCRIPTION

Rezone Boundary Description.

Weber County Parcel # 16-012-0078:

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATED SOUTH 89D50'00" WEST 702.24 FEET ALONG THE SECTIONLINE AND NORTH 18D45'00" EAST 34.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, RUNNING THENCE SOUTH 89D50'00" WEST 216.26 FEET TO AN EXISTING FENCE LINE, THENCE ALONG EXISTING FENCE LINES THE FOLLOWING THREE COURSES: (1) NORTH 19D38'04" EAST 113.72 FEET, (2) NORTH 10D50'24" EAST 103.79 FEET, (3) NORTH 89D50'00" EAST 27.90 FEET, THENCE NORTH 18D45'00" EAST 471.87 FEET, THENCE SOUTH 89D50'00" WEST 5.40 FEET, THENCE NORTH 18D45'00" EAST 416.48 FEET, THENCE NORTH 87D04'48" EAST 210.71 FEET, THENCE SOUTH 18D45'00" WEST 1119.86 FEET TO THE POINT OF BEGINNING. LESS & EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, FOR THE PURPOSE OF FACILITATING THE WIDENING AND CONSTRUCTION OF SKYLINE DRIVE, KNOWN AS PROJECT NO. LG_PV_SKYLINE DR. (ROW_WFRC-1). THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT LIES NORTH 89D44'15" WEST 699.68 FEET ALONG THE SECTIONLINE AND NORTH 00D15'45" EAST 32.92 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18, SAID POINT BEING 29.72 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE ENGINEERS STATION 408+49.56, AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID ENTIRE TRACT NORTH 89D44'06" WEST 202.26 FEET TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THE WESTERLY LINE OF SAID ENTIRE TRACT NORTH 19D38'04" EAST 18.22 FEET TO A POINT OF CURVE OF A 5040.00 FOOT NON TANGENT CURVE TO THE RIGHT; THENCE EASTERLY

Ordinance 2026-22

1 | Page

128.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01D27'53" (CHORD BEARS SOUTH 88D20'37" EAST 128.85 FEET); THENCE SOUTH 87D36'41" EAST 44.57 FEET TO A POINT OF CURVE OF A 4960.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 26.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00D18'34" (CHORD BEARS SOUTH 87D45'58" EAST 26.78 FEET) TO THE EASTERLY LINE OF SAID ENTIRE TRACT; THENCE ALONG SAID EASTERLY LINE SOUTH 19D00'45" WEST 12.14 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,987 SQUARE FEET IN AREA OR 0.069 ACRE, MORE OR LESS. (NOTE ABOVE BEARINGS EQUAL NAD 83 HIGHWAY BEARINGS). (E#3419538)

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

DATED this 25th day of August, 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’





Planning Commission Staff Report

Rezone from A-2 (Agricultural) & RE-20 (Residential) to RE-20 & RE15 (Residential)

August 6, 2026

BASIC INFORMATION

Applicant(s):	Roger Jensen
Owner:	Machinery Leasing, LLC – Roger Jensen
Location:	3250 N 1000 W Weber County Parcel(s): 17-062-0002
Acres:	Approximately 1.03 Acres
Current Zone:	A-2 (Agricultural) and RE-20 (Residential)
Proposed Zone:	RE-20 (Residential) and RE-15 (Residential)

PLANNING COMMISSION REVIEW

A petition is before the Planning Commission for consideration to modify the current zoning designation of approximately 1.03 acres of land at 3250 N 1000 W from A-2 (Agricultural) and RE-20 (Residential) to RE-20 and RE-15 (Residential) .

ANALYSIS

This application is running concurrently with an application for Minor Subdivision to divide the current parcel into two buildable lots meeting all requirements of the current City Subdivision Development Standards (17.18). The subdivision application is under review by the Development Review Committee.

As the parcel exists now, it is split zoned as RE-20 on the western portion that fronts 1000 W and a small portion zoned A-2 on the eastern side that fronts 975 West. The petitioner is proposing splitting the parcel into two lots with the eastern lot consisting of approximately 17,175 square feet and the remaining area being approximately 37,189 square feet. The home that is currently on the property will remain and meets the setback requirements for the RE-15 zone. It is the intent of the petitioner to build a new home on the east side fronting 975 W.

The neighboring properties are similarly zoned as RE-20 and RE-15 which makes the request consistent with the area.

The proposed changes align with the future land use designations of Low Density Residential with 2-3 units per acre.

CONSIDERATION

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

- Rezone from A-2 and RE-20

STAFF RECOMMENDATION

Staff recommend approval of the rezone as it is in accordance with the City's General Plan and will resolve the issue of a split zoned parcel.

There have been no public comments to date.

STAFF CONTACT

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

ATTACHMENTS

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

ATTACHMENT 1 Vicinity Map / Zoning Map



ATTACHMENT 2) Future Land Use Map



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

ATTACHMENT 3) Boundary Exhibit

ATTACHMENT 4) Zoning Ordinances – Proposed Zones

- RE-20 & RE-15

ORDINANCE 2026-23

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

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

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

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

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

WHEREAS, The Pleasant View City Planning Commission recommended approval.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The Zoning Map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified A-2 (Agriculture) & RE-20 (Residential) for Weber County Parcel #17-062-0002 (approx. 1.03 acres of land located at 3250 N 1000 W to:

- RE-20 (Residential) - western portion of the lot with approx. 37,189 square feet and
- RE-15 (Residential) - eastern portion of the lot with approx. 17,175 square feet. as shown on the vicinity map in 'Exhibit A'.

PROPERTY DESCRIPTION

Rezone Boundary Description.

Weber County Parcel # 17-062-0002:

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF 1000 WEST STREET; SAID POINT BEING SOUTH 88D32' EAST 819.7 FEET AND NORTH 1D06' EAST 897.22 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 1D06' EAST 128.70 FEET ALONG THE EAST LINE OF SAID STREET; THENCE SOUTH 88D32' EAST 347.69 FEET; THENCE SOUTH 1D30' WEST 128.70 FEET; THENCE NORTH 88D32' WEST 346.56 FEET TO THE POINT OF BEGINNING.

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

DATED this 25th day of August, 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’



Approx. 37,189 square feet
(RE-20)



Approx. 17,175 square feet
(RE-15)

MEMORANDUM

TO: Andrea Steiniger
Pleasant View City Corporation

FROM: Benjamin A. Slater, P.L.S.
Jones & Associates Consulting Engineers

RE: **WEBER VIEW PHASE 2 SUBDIVISION – FINAL ACCEPTANCE**

Date: August 13, 2026

Dear Andrea:

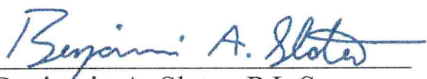
I have completed an inspection of the improvements in the above-mentioned subdivision and found them to be completed satisfactorily and to meet minimum requirements of Pleasant View City standards in accordance with engineering and/or subdivision plans submitted and previously approved. I have presented this request to the DRC (Development Review Committee) where it was accepted. We now recommend granting Final Acceptance of this subdivision.

All remaining escrow funds can be released at this time (See attached escrow release).

If you have any questions, or if I can be of any help, please let me know.

Sincerely,

JONES AND ASSOCIATES
Consulting Engineers
Pleasant View City Engineers


Benjamin A. Slater, P.L.S.
City Inspector

Date of Final Acceptance to be determined by the City Council

Accepted by 
Dana Q. Shuler, P.E.
Engineer

Funds are not releasable based on this summary, as release of funds requires written authorization by Pleasant View City Staff.

WEBER VIEW PHASE II SUBDIVISION

Developer: Ivory Homes



Improvements Total: \$ 461,777.00
Total Escrow Amount: \$ 689,669.67

Construction Initiation: April 26, 2022
Completion Deadline: April 25, 2024

ESCROW RELEASE SUMMARY

Release Request #: 2

Date: 8/13/2026

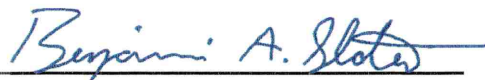
	PREVIOUS	THIS RELEASE	TO DATE
Total Completed	\$ 484,865.85	\$ 204,803.82	\$ 689,669.67
Less Previous Releases	\$ 484,865.85	-	\$ 484,865.85
Net Release (this estimate)			\$ 204,803.82

Total Percentage Remaining: 100%

Total Amount Remaining: \$ -

Approx. Completion Time Remaining (months): OVER

City Engineer Review & Recommendation


Inspector - Jones & Associates

8/13/2026

Date



WEBER VIEW PHASE II SUBDIVISION

Ivory Homes

Estimate #: 2

Date: 8/13/2026



ITEM NO.	LINE ITEM DESCRIPTION	Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
CULINARY WATER SYSTEM								
1	Furnish and install 8" C-900 DR-18 waterline	-	l.f.	\$ 35.45	l.f.	l.f.		
2	Furnish and install 8" gate valve	-	ea.	1,773.00	ea.	ea.		
3	Furnish and install fire hydrant assembly	-	ea.	5,732.00	ea.	ea.		
4	Connect new waterline to existing waterline	-	ea.	1,616.00	ea.	ea.		
5	Hot tap	-	ea.	4,492.00	ea.	ea.		
6	Temporary blow off	-	ea.	659.00	ea.	ea.		
7	Blow off hydrant	-	ea.	3,203.00	ea.	ea.		
8	Fittings and appurtenances	-	l.s.	5,619.00	l.s.	l.s.		
9	1" service connection	-	ea.	1,517.00	ea.	ea.		
10	Testing	-	l.s.	1,768.00	l.s.	l.s.		
11	Bedding	-	ton	11.30	ton	ton		
SECONDARY WATER SYSTEM								
12	Connect new waterline to existing waterline	-	ea.	\$ 1,981.00	ea.	ea.		
13	Furnish and install 6" C-900 DR-18 waterline	-	l.f.	23.15	l.f.	l.f.		
14	Furnish and install 6" gate valve	-	ea.	1,226.00	ea.	ea.		
15	Temporary blow off	-	ea.	591.00	ea.	ea.		
16	Blow off hydrant	-	ea.	3,050.00	ea.	ea.		
17	Fittings and appurtenances	-	ea.	5,982.00	ea.	ea.		
18	Single service connection	-	ea.	2,163.00	ea.	ea.		
19	Double service connection	-	ea.	3,399.00	ea.	ea.		
20	Meter and meter pit	25	ea.	1,200.00	ea.	25 ea.		\$30,000.00
21	4" pump drain	-	ea.	5,120.00	ea.	ea.		
22	Testing	-	l.s.	1,768.00	l.s.	l.s.		
23	Bedding	-	ea.	11.30	ea.	ea.		
SANITARY SEWER SYSTEM								

ITEM NO.	LINE ITEM DESCRIPTION	Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
24	Connect to existing manhole	-	ea.	\$ 3,093.00	ea.	ea.		
25	Furnish and install 8" ASTM D-3034 SDR 35 sewer line	-	l.f.	29.20	l.f.	l.f.		
26	Furnish and install 4' diameter manhole	-	ea.	3,301.00	ea.	ea.		
27	Furnish and install 5' diameter manhole	-	ea.	4,021.00	ea.	ea.		
28	Furnish and install 4" service	-	ea.	960.00	ea.	ea.		
29	Furnish and install 4" lateral	-	l.f.	23.95	l.f.	l.f.		
30	4" cleanout	-	ea.	365.00	ea.	ea.		
31	Furnish and install 4" lateral (for back lots)	1,120	l.f.	23.95	l.f.	1,120 l.f.		\$26,824.00
32	4" cleanout (for backlots)	12	ea.	365.00	ea.	12 ea.		\$4,380.00
33	Testing	-	l.s.	3,630.00	l.s.	l.s.		
34	Bedding	-	ton	19.00	ton	ton		
35	Imported backfill	-	ton	11.80	ton	ton		
STORM DRAIN SYSTEM								
36	Furnish and install 15" RCP	-	l.f.	\$ 36.80	l.f.	l.f.		
37	Furnish and install 18" RCP	-	l.f.	40.40	l.f.	l.f.		
38	Furnish and install cleanout box	-	ea.	4,103.00	ea.	ea.		
39	Furnish and install inlet box	-	ea.	3,114.00	ea.	ea.		
40	Furnish and install control structure	-	ea.	12,163.00	ea.	ea.		
41	Furnish and install R-tanks detention system	-	l.s.	134,784.00	l.s.	l.s.		
42	Hydrodynamic separator	-	ea.	71,342.00	ea.	ea.		
43	Bedding	-	ton	19.00	ton	ton		
44	Imported backfill (5' wide x 6' cover avg)	-	ton	11.80	ton	ton		
45	4" ADS cut off drain	-	l.f.	37.35	l.f.	l.f.		
46	Gravel bedding	-	ton	19.00	ton	ton		
SITE & STREET IMPROVEMENTS								
47	Lot grading	-	l.s.	\$ 12,743.00	l.s.	l.s.		
48	Site fill	-	ton	14.10	ton	ton		
49	Clear and grub	-	l.s.	10,045.00	l.s.	l.s.		
50	Asphalt, 3" thick	89,200	s.f.	1.45	s.f.	89,200 s.f.		\$129,340.00
51	Asphalt patch, 4" thick (3275 North)	2,850	s.f.	4.60	s.f.	2,850 s.f.		\$13,110.00
52	Sawcut and remove asphalt	-	s.f.	1.60	ton	ton		

ITEM NO.	LINE ITEM DESCRIPTION	Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
53	Sawcut stub road	-	l.s.	603.00	l.f.	l.f.		
54	Remove asphalt on 3100 N	-	s.f.	1.20	ea.	ea.		
55	Install UTBC, 6" thick	-	s.f.	0.60	s.f.	s.f.		
56	Install granular borrow, 10" thick	-	s.f.	0.90	s.f.	s.f.		
57	Install curb and gutter	-	l.f.	21.25	l.f.	l.f.		
58	Remove and replace curb and gutter	-	l.f.	43.10	l.f.	l.f.		
59	Construction sidewalk, 5' wide	4,320	l.f.	37.00	l.f.	4,320 l.f.		\$159,840.00
60	Remove and replace waterway	260	s.f.	22.40	s.f.	260 s.f.		\$5,824.00
61	Construct ADA ramps	6	ea.	945.00	ea.	6 ea.		\$5,670.00
62	Collar manhole	15	ea.	425.00	ea.	15 ea.		\$6,375.00
63	Collar valve	30	ea.	375.00	ea.	30 ea.		\$11,250.00
64	Construct survey monument	4	ea.	572.00	ea.	4 ea.		\$2,288.00
65	Construct snake pit collar	5	ea.	368.00	ea.	5 ea.		\$1,840.00
66	Furnish and install street light electrical conduit	600	l.f.	20.00	l.f.	600 l.f.		\$12,000.00
67	Furnish and install street light junction/disconnect boxes	8	ea.	450.00	ea.	8 ea.		\$3,600.00
MISCELLANEOUS (not included in guarantee)								
68	Mobilization	-	l.s.	\$ 7,877.00	l.s.	l.s.		
69	Prepare and implement SWPPP and temporary controls	-	l.s.	21,037.00	l.s.	l.s.		
70	Traffic control	-	l.s.	1,891.00	l.s.	l.s.		
71	Materials and compaction testing	-	l.s.	5,252.00	l.s.	l.s.		
72	Street light - residential (paid for by developer, installed by City)	1	ea.	5,200.00	ea.	1 ea.		\$5,200.00
73	Street light - intersection (paid for by developer, installed by City)	3	ea.	4,000.00	ea.	3 ea.		\$12,000.00
74	Street signs (paid for by developer, installed by City)	5	ea.	500.00	ea.	5 ea.		\$2,500.00
74	Seal coat (paid for by developer, installed by City)	9,912	s.y.	3.00	s.y.	9,912 s.y.		\$29,736.00
GUARANTEE OF IMPROVEMENTS								
75	5% CONTINGENCY	1	l.s.	\$ 23,088.85	l.s.	1.00 l.s.		\$23,088.85
76	10% GUARANTEE	1	l.s.	204,803.82	1 l.s.	1 l.s.	\$204,803.82	\$204,803.82
TOTALS=							\$204,803.82	\$689,669.67
AMOUNT OF REQUEST=							\$204,803.82	\$689,669.67

DOCUMENT 00 65 19.23
NOTICE OF ACCEPTABILITY OF WORK

PROJECT:	Pleasant View Park Parking Lot Expansion and Pickleball Preparation
OWNER:	Pleasant View City
CONTRACTOR:	E.K. Bailey Construction, Inc.
EFFECTIVE DATE OF THE CONSTRUCTION CONTRACT:	October 9, 2024
ENGINEER:	Jones & Associates
NOTICE DATE:	August 6, 2026

To: Pleasant View City

And To: E.K. Bailey Construction, Inc.

From: Jones & Associates

The Engineer hereby gives notice to the above Owner and Contractor that Engineer has recommended final payment of Contractor, and that the Work furnished and performed by Contractor under the above Construction Contract is acceptable, expressly subject to the provisions of the related Contract Documents, and the following terms and conditions of this Notice:

CONDITIONS OF NOTICE OF ACCEPTABILITY OF WORK

The Notice of Acceptability of Work ("Notice") is expressly made subject to the following terms and conditions to which all those who receive said Notice and rely thereon agree:

1. This Notice is given with the skill and care ordinarily used by members of the engineering profession practicing under similar conditions at the same time and in the same locality.
2. This Notice reflects and is an expression of the Engineer's professional opinion.
3. This Notice is given as to the best of Engineer's knowledge, information, and belief as of the Notice Date.
4. This Notice is based entirely on and expressly limited by the scope of services Engineer has been employed by Owner to perform or furnish during construction of the Project (including observation of the Contractor's work) under Engineer's Agreement with Owner, and applies only to facts that are within Engineer's knowledge or could reasonably have been ascertained by Engineer as a result of carrying out the responsibilities specifically assigned to Engineer under such Agreement.

5. This Notice is not a guarantee or warranty of Contractor's performance under the Construction Contract, an acceptance of Work that is not in accordance with the related Contract Documents, including but not limited to defective Work discovered after final inspection, nor an assumption of responsibility for any failure of Contractor to furnish and perform the Work thereunder in accordance with the Construction Contract Documents, or to otherwise comply with the Construction Contract Documents or the terms of any special guarantees specified therein.
6. This Notice does not relieve Contractor of any surviving obligations under the Construction Contract, and is subject to Owner's reservations of rights with respect to completion and final payment.

By: Dana Q. Shuler, P.E. Dana Q. Shuler
Digitally signed by Dana Q. Shuler
DN: cn=D. Shuler, email=D.Shuler@cmjones.com, c=Jones &
Associates, cn=Dana Q. Shuler
Reason: I am approving this document
Date: 2025.08.06 09:58:16-05'00'

Title: Project Engineer

Dated: 08/06/2026

PLEASANT VIEW CITY, UTAH

RESOLUTION NO. 2026-Y

A RESOLUTION APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY PLEASANT VIEW CITY, APPROVING THE FORM OF DEED, AND AUTHORIZING EXECUTION OF THE DEED AND RELATED DOCUMENTS

WHEREAS, Pleasant View City (the “City”) is a municipal corporation and political subdivision of the State of Utah; and

WHEREAS, the City is the owner of certain real property comprising portions of Fox Meadow Drive, a 38-foot right-of-way between 600 West Street and 825 West Street, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, the City Council has determined that conveyance of the Property by deed is appropriate and in the best interests of Pleasant View City and its residents; and

WHEREAS, the City Council desires to approve the conveyance and authorize the Mayor and other appropriate City officials to execute and deliver the deed and any documents reasonably necessary to complete the conveyance.

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

Section 1. Approval of Conveyance. The City Council hereby approves the conveyance by deed of the Property described in Exhibit A.

Section 2. Approval and Execution of Deed. The deed conveying the Property is hereby approved in substantially final form, subject to completion of transaction-specific information and non-material revisions. The Mayor is authorized to execute the deed on behalf of Pleasant View City after approval as to form and legal sufficiency by the City Attorney.

Section 3. Authority of City Officials. The Mayor, City Recorder, City Attorney, and other appropriate City officers and employees are authorized to execute, attest, acknowledge, deliver, record, and take such other actions as are reasonably necessary to complete and effectuate the conveyance authorized by this Resolution.

Section 4. Conditions. The conveyance shall be subject to compliance with applicable Utah law and Pleasant View City ordinances, satisfaction of any conditions applicable to the transaction, and receipt of any consideration required by the approved transaction.

Section 5. Ratification. All prior actions of City officers, employees, and representatives consistent with this Resolution and undertaken in connection with the preparation or proposed conveyance of the Property are hereby ratified and confirmed.

Section 6. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of Pleasant View City, Utah, this ____ day of _____, 2026.

PLEASANT VIEW CITY

By: _____
Mayor

ATTEST:

City Recorder

This resolution 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

LEGAL DESCRIPTION

FOX MEADOW DRIVE

Prepared by Thomas R. Freed III, Professional Land Surveyor ND, UT

Wasatch Civil Consulting Engineering

1150 Depot Dr, Ste 225, Ogden, Utah 84404

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE FOX MEADOW DRIVE, A 38-FOOT RIGHT-OF-WAY, BETWEEN 600 WEST STREET AND 825 WEST STREET, THOSE PORTIONS DEPICTED ON FOX MEADOW PHASE 5A - A P.R.U.D. SUBDIVISION (JUNE 2019) RECORDED AS ENTRY NUMBER 2990896 IN THE OFFICE OF THE COUNTY RECORDER, AND FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021) RECORDED AS ENTRY NUMBER 3161994 IN THE OFFICE OF THE COUNTY RECORDER.

A PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, MONUMENTED WITH A 3 INCH BRASS CAP, THENCE SOUTH $89^{\circ} 28' 37''$ EAST ALONG THE SOUTH LINE OF SAID SECTION, TO A POINT ON THE WEST RIGHT OF WAY OF 600 WEST STREET A DISTANCE OF 1104.42 FEET BEING THE BASIS OF BEARING; THENCE NORTH $01^{\circ} 20' 01''$ EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 205.53 FEET TO A POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE FOLLOWING 25 COURSES AND DISTANCES; NORTH $43^{\circ} 28' 03.91''$ WEST, A DISTANCE OF 21.13 FEET;

THENCE NORTH $88^{\circ} 16' 08''$ WEST, A DISTANCE OF 14.58 FEET;

THENCE ALONG A CURVE SOUTHWESTERLY A LENGTH OF 107.97 FEET, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF $47^{\circ} 13' 25''$, AND A CHORD BEARING AND DISTANCE OF SOUTH $68^{\circ} 07' 09''$ WEST 104.94 FEET;

THENCE ALONG A REVERSE CURVE SOUTHWESTERLY A LENGTH OF 139.29, HAVING A RADIUS OF 169.00 FEET, A CENTRAL ANGLE OF $47^{\circ} 13' 25''$, AND A CHORD BEARING AND DISTANCE OF SOUTH $68^{\circ} 07' 09''$ WEST 135.38 FEET;

THENCE NORTH $88^{\circ} 16' 08.42''$ WEST ALONG THE FRONTAGE OF LOTS 11 THRU 20 AND A PORTION OF LOT 22 FOX MEADOW PHASE 5A - A P.R.U.D. SUBDIVISION (JUNE 2019), TO A POINT WHICH IS THE NORTHWEST CORNER OF LOT 20 AND THE WEST LINE OF SAID SUBDIVISION, WHICH IS ALSO ON THE EAST LINE FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021) A DISTANCE OF 601.02 FEET;

THENCE CONTINUING NORTH $88^{\circ} 16' 08''$ WEST ALONG THE FRONTAGE OF LOTS 23 THRU 25 AND PARCEL B IN FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021), A DISTANCE OF 359.94 FEET;

THENCE ALONG A CURVE NORTHWESTERLY A LENGTH OF 70.83 FEET, HAVING A RADIUS OF 338.00 FEET, A CENTRAL ANGLE OF $12^{\circ} 00' 25''$, AND A CHORD BEARING AND DISTANCE OF NORTH $82^{\circ} 15' 56''$ WEST 70.70 FEET;

THENCE ALONG A REVERSE CURVE NORTHWESTERLY A LENGTH OF 26.74 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF $05^{\circ} 06' 27''$, AND A CHORD BEARING AND DISTANCE OF NORTH $78^{\circ} 48' 56''$ WEST 26.73 FEET;

THENCE CONTINUING ALONG SAID CURVE NORTHWESTERLY A LENGTH OF 36.13 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 06° 53' 59", AND A CHORD BEARING AND DISTANCE OF NORTH 84° 49' 09" WEST 36.10 FEET;

THENCE NORTH 88° 16' 08" WEST ALONG THE FRONTAGE OF LOTS 26 AND 27 OF FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021), A DISTANCE OF 83.82 FEET;

THENCE SOUTH 46° 24' 35" WEST ALONG SAID LOT 27, TO THE EAST RIGHT OF WAY OF 825 WEST STREET A DISTANCE OF 21.33 FEET;

THENCE NORTH 01° 05' 18" EAST ALONG SAID RIGHT OF WAY, TO A POINT ON THE NORTH SIDE OF FOX MEADOW DRIVE ALSO BEING THE SOUTHWEST CORNER OF LOT 32 FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021), A DISTANCE OF 67.72 FEET;

THENCE SOUTH 45° 16' 36" EAST ALONG SAID LOT, A DISTANCE OF 21.33 FEET;

THENCE SOUTH 88° 16' 08" EAST ALONG THE FRONTAGE OF LOT 32 AND 33 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 83.99 FEET;

THENCE ALONG A CURVE SOUTHEASTERLY A LENGTH OF 35.68 FEET, HAVING A RADIUS OF 338.00 FEET, A CENTRAL ANGLE OF 06° 02' 51", AND A CHORD BEARING AND DISTANCE OF SOUTH 85° 14' 43" EAST 35.66 FEET;

THENCE CONTINUING ALONG SAID CURVE SOUTHEASTERLY A LENGTH OF 35.16 FEET, HAVING A RADIUS OF 338.00 FEET, A CENTRAL ANGLE OF 05° 57' 34", AND A CHORD BEARING AND DISTANCE OF SOUTH 79° 14' 30" EAST 35.14 FEET;

THENCE ALONG A REVERSE CURVE SOUTHEASTERLY A LENGTH OF 52.81 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 10° 05' 07", AND A CHORD BEARING AND DISTANCE OF SOUTH 81° 18' 17" EAST 52.74 FEET;

THENCE CONTINUING ALONG SAID CURVE SOUTHEASTERLY A LENGTH OF 10.06 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 01° 55' 18", AND A CHORD BEARING AND DISTANCE OF SOUTH 87° 18' 29" EAST 10.06 FEET;

THENCE SOUTH 88° 16' 08" EAST ALONG THE FRONTAGE OF LOTS 35 THRU 40 OF THE AFORESAID SUBDIVISION, TO A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 40 AND THE EAST LINE OF THE AFORESAID SUBDIVISION, WHICH IS ALSO ON THE WEST LINE FOX MEADOW PHASE 5A - A P.R.U.D. SUBDIVISION (JUNE 2019) A DISTANCE OF 359.94 FEET;

THENCE CONTINUING SOUTH 88° 16' 08.42" EAST ALONG THE FRONTAGE OF LOTS 1 THRU 10 AND A PORTION OF LOT 21 OF FOX MEADOW PHASE 5A - A P.R.U.D. SUBDIVISION (JUNE 2019), A DISTANCE 601.98 FEET;

THENCE ALONG A CURVE NORTHEASTERLY A LENGTH OF 107.97 FEET, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 47° 13' 25", AND A CHORD BEARING AND DISTANCE OF NORTH 68° 07' 09" EAST 104.94 FEET;

THENCE ALONG A REVERSE CURVE NORTHEASTERLY A LENGTH OF 139.29 FEET, HAVING A RADIUS OF 169.00 FEET, A CENTRAL ANGLE OF 47° 13' 25", AND A CHORD BEARING AND DISTANCE OF NORTH 68° 07' 09" EAST 1135.38 FEET;

THENCE SOUTH 88° 16' 08" EAST, A DISTANCE OF 20.62 FEET;

THENCE NORTH 46° 21' 01.36" EAST, TO THE WEST RIGHT OF WAY OF 600 WEST STREET A DISTANCE OF 12.29 FEET;

THENCE SOUTH 01° 20' 01" WEST ALONG THE WEST RIGHT OF WAY OF 600 WEST STREET, A DISTANCE OF 61.63 FEET TO A POINT BEING THE POINT OF BEGINNING.

CONTAINING 51713 SQ. FT. OR 1.187 ACRES MORE OR LESS

EXHIBIT B

DEED

WHEN RECORDED, MAIL TO:

Pleasant View City

520 W Elberta Dr.

Pleasant View, UT 84414

Quit Claim Deed

Correction Deed

Weber County

FOX MEADOWS HOA INC ET AL, of Weber County, State of Utah, and PLEASANT VIEW CITY, a municipal corporation of the State of Utah, Grantors, hereby QUIT CLAIM to FOX MEADOWS HOA INC ET AL, of Weber County, State of Utah, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the following described parcel of land in Weber County, State of Utah, to-wit:

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE FOX MEADOW DRIVE, A 38-FOOT RIGHT-OF-WAY, BETWEEN 600 WEST STREET AND 825 WEST STREET, THOSE PORTIONS DEPICTED ON FOX MEADOW PHASE 5A - A P.R.U.D. SUBDIVISION (JUNE 2019) RECORDED AS ENTRY NUMBER 2990896 IN THE OFFICE OF THE COUNTY RECORDER, AND FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021) RECORDED AS ENTRY NUMBER 3161994 IN THE OFFICE OF THE COUNTY RECORDER.

A PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, MONUMENTED WITH A 3 INCH BRASS CAP, THENCE SOUTH 89° 28' 37" EAST ALONG THE SOUTH LINE OF SAID SECTION, TO A POINT ON THE WEST RIGHT OF WAY OF 600 WEST STREET A DISTANCE OF 1104.42 FEET BEING THE BASIS OF BEARING; THENCE NORTH 01° 20' 01" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 205.53 FEET TO A POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE FOLLOWING 25 COURSES AND DISTANCES; NORTH 43° 28' 03.91" WEST, A DISTANCE OF 21.13 FEET; THENCE NORTH 88° 16' 08" WEST, A DISTANCE OF 14.58 FEET; THENCE ALONG A CURVE SOUTHWESTERLY A LENGTH OF 107.97 FEET, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 47° 13' 25", AND A CHORD BEARING AND DISTANCE OF SOUTH 68° 07' 09" WEST 104.94 FEET; THENCE ALONG A REVERSE CURVE SOUTHWESTERLY A LENGTH OF 139.29, HAVING A RADIUS OF 169.00 FEET, A CENTRAL ANGLE OF 47° 13' 25", AND A CHORD BEARING AND DISTANCE OF SOUTH 68° 07' 09" WEST 135.38 FEET; THENCE NORTH 88° 16' 08.42" WEST ALONG THE FRONTAGE OF LOTS 11 THRU 20 AND A PORTION OF LOT 22 FOX MEADOW PHASE 5A - A P.R.U.D. SUBDIVISION (JUNE 2019), TO A POINT WHICH IS THE NORTHWEST CORNER OF LOT 20 AND THE WEST LINE OF SAID SUBDIVISION, WHICH IS ALSO ON THE EAST LINE FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021) A DISTANCE OF 601.02 FEET;

THENCE CONTINUING NORTH 88° 16' 08" WEST ALONG THE FRONTAGE OF LOTS 23 THRU 25 AND PARCEL B IN FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021), A DISTANCE OF 359.94 FEET; THENCE ALONG A CURVE NORTHWESTERLY A LENGTH OF 70.83 FEET, HAVING A RADIUS OF 338.00 FEET, A CENTRAL ANGLE OF 12° 00' 25", AND A CHORD BEARING AND DISTANCE OF NORTH 82° 15' 56" WEST 70.70 FEET;

THENCE ALONG A REVERSE CURVE NORTHWESTERLY A LENGTH OF 26.74 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 05° 06' 27", AND A CHORD BEARING AND DISTANCE OF NORTH 78° 48' 56" WEST 26.73 FEET;

THENCE CONTINUING ALONG SAID CURVE NORTHWESTERLY A LENGTH OF 36.13 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 06° 53' 59", AND A CHORD BEARING AND DISTANCE OF NORTH 84° 49' 09" WEST 36.10 FEET; THENCE NORTH 88° 16' 08" WEST ALONG THE FRONTAGE OF LOTS 26 AND 27 OF FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021), A DISTANCE OF 83.82 FEET; THENCE SOUTH 46° 24' 35" WEST ALONG SAID LOT 27, TO THE EAST RIGHT OF WAY OF 825 WEST STREET A DISTANCE OF 21.33 FEET; THENCE NORTH 01° 05' 18" EAST ALONG SAID RIGHT OF WAY, TO A POINT ON THE NORTH SIDE OF FOX MEADOW DRIVE ALSO BEING THE SOUTHWEST CORNER OF LOT 32 FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021), A DISTANCE OF 67.72 FEET;

THENCE SOUTH 45° 16' 36" EAST ALONG SAID LOT, A DISTANCE OF 21.33 FEET; THENCE SOUTH 88° 16' 08" EAST ALONG THE FRONTAGE OF LOT 32 AND 33 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 83.99 FEET; THENCE ALONG A CURVE SOUTHEASTERLY A LENGTH OF 35.68 FEET, HAVING A RADIUS OF 338.00 FEET, A CENTRAL ANGLE OF 06° 02' 51", AND A CHORD BEARING AND DISTANCE OF SOUTH 85° 14' 43" EAST 35.66 FEET;

THENCE CONTINUING ALONG SAID CURVE SOUTHEASTERLY A LENGTH OF 35.16 FEET, HAVING A RADIUS OF 338.00 FEET, A CENTRAL ANGLE OF 05° 57' 34", AND A CHORD BEARING AND DISTANCE OF SOUTH 79° 14' 30" EAST 35.14 FEET; THENCE ALONG A REVERSE CURVE SOUTHEASTERLY A LENGTH OF 52.81 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 10° 05' 07", AND A CHORD BEARING AND DISTANCE OF SOUTH 81° 18' 17" EAST 52.74 FEET;

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THENCE SOUTH 88° 16' 08" EAST, A DISTANCE OF 20.62 FEET; THENCE NORTH 46° 21' 01.36" EAST, TO THE WEST RIGHT OF WAY OF 600 WEST STREET A DISTANCE OF 12.29 FEET; THENCE SOUTH 01° 20' 01" WEST ALONG THE WEST RIGHT OF WAY OF 600 WEST STREET, A DISTANCE OF 61.63 FEET TO A POINT BEING THE POINT OF BEGINNING.

CONTAINING 51713 SQ. FT. OR 1.187 ACRES MORE OR LESS.

WITNESS, the hand of said Grantors this _____ day of _____, A.D. 20_____.

GRANTOR: FOX MEADOWS HOA INC ET AL

By: _____

STATE OF _____)
) ss.
COUNTY OF _____)

On the date first above written personally appeared before me, _____,
(name of document signer)
who, being by me duly sworn, says that (s)he is the _____ of FOX MEADOWS HOA
(title of office)
INC ET AL, and that said document was signed by him/her in behalf of said Corporation by Authority of
its Bylaws, and said _____ acknowledged to me that said
(name of document signer)
Corporation executed the same.

WITNESS my hand and official seal:

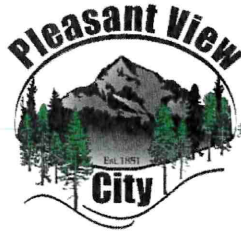
Notary Public

GRANTOR: PLEASANT VIEW CITY

By: _____
Steve Gibson, Mayor

ATTEST:

City Recorder



PLANNER II

DISCLAIMER: INTENT AND FUNCTION OF JOB DESCRIPTIONS

Job descriptions are not intended as and do not create employment contracts. The organization maintains its status as an at-will employer. Employees can be terminated for any reason not prohibited by law.

Job descriptions assist organizations in ensuring that the hiring process is fairly administered and that qualified employees are selected. They are also essential to an effective appraisal system and related promotion, transfer, layoff and termination decisions. Well-constructed job descriptions are an integral part of any effective compensation system.

All descriptions have been reviewed in an attempt to illustrate essential functions and basic duties, in addition to 'peripheral tasks' or that could generally be considered "other duties as assigned." In no instance, however, should the duties, responsibilities, and requirements be interpreted as all-inclusive. Additional functions and requirements may be assigned by supervisors as deemed appropriate. Requirements, skills and abilities included have been determined to illustrate the minimal standards required to successfully perform the positions.

In accordance with Americans with Disabilities Act, reasonable accommodations may be made to enable individuals with disabilities to perform the functions & duties as described.

ADVERTISEMENT LANGUAGE:

Planner II- The City of Pleasant View, Utah is looking for a Planner I or Planner II. The position provides an exciting opportunity for involvement in city land use and planning processes. The primary responsibility for this position is coordinating the operations, programs, and activities of the planning department. This position is also responsible for supporting other general office administrative functions. This is a full-time position with a competitive benefits package. The starting wage ranges from \$28.84 to \$41.87 per hour, depending on education and experience. This position requires a bachelor's degree and three to six (3-6) years of planning related experience or equivalent education and experience combined. Candidates with Planning, AICP and other relative certifications are desired. This position also includes the completion of a criminal background check.

Please submit an application and resume. Applications and complete job description may be picked up at City Hall, 520 W. Elberta Drive, Pleasant View, Utah, 84414 or by emailing lhellstrom@pleasantviewcity.com or by calling 801-782-8529. **Application deadline: Open until filled. First review of applications: XX/XX/2026.** The City of Pleasant View is an Equal Opportunity Employer.

CITY OF PLEASANT VIEW - PLANNER II

DEPARTMENTS:	Planning	CLASSIFICATION:	Full-time
FLSA Designation:	Non-exempt		
SALARY RANGE:	\$28.84 - \$41.87 (hourly)		

REPORTING RELATIONSHIPS

Position Reports to: City Administrator
Positions Supervised: None

DISTINGUISHING FEATURES OF THE POSITION

The Planner II reports to the City Administrator and has close working relationships with other office staff. This position coordinates the City's Planning operations, programs, and activities, and also processes land use applications, responds to questions about zoning and planning in the City, and provides general assistance at the front desk.

FUNCTIONS & DUTIES

Primary responsibilities include, but not limited to:

- Receives and processes land use applications and renewals; receives payment of fees.
 - Conducts research on issues, policies, and concepts pertaining to planning, zoning, and community development; presents reports, analysis and findings to the planning commission and/or city council; prepares written reports in response to public requests for zoning applications and various ordinance and development code changes.
 - Prepares proposals in draft form for amendments to development code, zoning ordinance or policy governing local planning, zoning, and development.
 - Prepares planning commission meeting agendas and staff reports and assures compliance with state and city posting requirements. Prepares planning and zoning items to be forwarded to City Council when required.
 - Acts as the Records Officer for the Planning Department, handling posting of notices, tracking and managing escrow/bond accounts, and planning and zoning related GRAMA requests.
 - Manages development Accounts Receivable.
 - Coordinates with building inspector for proper reviews of commercial and residential plans and specifications to assure compliance with city zoning ordinances; coordinates with builders and developers and assists by identifying actions needed to secure compliance.
 - Conducts field inspections to ensure zoning compliance and to assist with project reviews.
 - Participates in Development Review Committee (DRC) project review meetings with various city department and developer representatives and identifies areas of improvement related to zoning; participates in Planning Commission meetings, appeals hearings, and related administrative processes related to project management, code development, etc.; prepares and presents staff reports to Planning Commission and City Council.
 - Attends City Council or other meetings as needed or requested.
 - Occasional office coverage for other City departments.
 - Other duties as assigned by the City Administrator.
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PERFORMANCE MEASURES

- Accuracy and attention to detail
- Customer service

CITY OF PLEASANT VIEW - PLANNER II

- Resource management
- Planning management
- Timeliness
- Professionalism

QUALIFICATIONS & COMPETENCIES

EDUCATION / CERTIFICATION:

- Bachelor Degree in urban planning, public administration, geography, political science or a closely related field or an equivalent combination of education and experience;
- Experience and/or certified in planning & zoning, public administration or a closely related field;
- Experience in a municipal/office setting; and
- Valid driver's license.

EXPERIENCE REQUIRED:

- **Planner II** - Three to six (3-6) years experience in a comparable position at another city or county, or similar office setting, or additional education or certifications relative to job posting.

REQUIRED KNOWLEDGE:

- Understanding of planning processes, procedures, terminology, project management, etc.
- Understanding of record retention requirements and procedures.
- Understanding of Utah's Land Use Management Act (LUDMA)
- Understanding of city services and departments.
- Intermediate knowledge of law, mathematics, finance, budgeting, and public administration and the use and implementation of reference material, statutes, ordinances, codes, tables, handbooks, and formulas.

SKILLS / ABILITIES:

- Ability to pass a criminal background check.
- Ability to operate a computer and associated software with accuracy.
- Skilled in standard computer applications, such as email, word processing, and spreadsheets.
- Ability to accurately receive, review, and process land use applications.
- Ability to manage time effectively.
- Ability to establish and maintain effective working relationships with the general public, the Mayor, City Council, and Planning Commission, and other City employees (e.g. Police Department, office staff, utilities staff).
- Skilled in dealing with various customers, via telephone, email or in person.
- Ability to analyze problems, identify alternative solutions, project consequences of proposed actions, and recommend solutions.
- Ability to communicate clearly and concisely, both orally and in writing.
- Ability to maintain strict confidentiality.

WORKING CONDITIONS

This position works in a climate-controlled office environment and occasional offsite inspections. There is an infrequent need to lift heavy objects, which typically does not require assistance. General office work involves minimal recurring movement including filing documents, lifting, sitting, standing, bending, stooping, and walking. The position involves on-going operation of office equipment—computer, printer, phone, copier, fax, etc.



Constant Contact Giveaway Rules:

1. Entry is free, and no purchase, payment, or donation is required; just sign up for the communication.
2. The entrant must be a current Pleasant View City resident and meet a stated minimum age requirement (I would use 18).
3. Signing up for the City's Constant Contact communications constitutes an entry.
4. Each eligible person receives only one entry.
5. The winner is selected randomly after the stated entry deadline.
6. City elected officials, employees, and their immediate household members are not eligible.
7. The _____ was donated by Bakcou and no City funds were used to purchase the prize.
8. The winner is responsible for any applicable taxes, registration, licensing, insurance, or other requirements associated with ownership or operation.
9. The City reserves the right to verify residency and eligibility before awarding the prize.

Memo

To: Mayor and City Council
From: Laurie
Date: August 21, 2026
Re: New Business Licenses Issued



RECOMMENDED ACTION No action needed. Informational only.

DESCRIPTION / BACKGROUND According to the Business License Ordinance, the council only needs to receive a list of approved and denied business license applications. The following are approved new businesses:

Ivory & Sage Cleaning Co	3008 CENTENNIAL WAY, APT C	Residential and commercial cleaning services including recurring, deep, move in/move out, and short term rentals.	Sarina Kelsch
Transform Wellness	2721 N HWY 89 STE 200	Private practice therapy	Richard Geisler
Coconut Cult	3205 N HWY 89	We make a very clean dairy free yogurt fully made of coconut. No chemicals, no gums, not stabilizers. It's 100% organic and kosher.	Justin Oleesky
Bawhawg Motorsports and Service	362 W 4050 N	Small engine repair/ATV service & repair	Robert Tracy