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

August 11, 2026

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

MAYOR:
Steve Gibson

COUNCILMEMBERS:
Ann Arrington
Johnny Ferry
David Marriott
Sara Urry
Sean Wilkinson

STAFF:
Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Stetson Talbot
Mike Littlefield
Brody Flint-attorney

VISITORS:

Dana Gibson	Leigh Marriott
Bernice Kelley	Nolan Kelley
Maria Moore	Anita Moore
Mark Moore	Jeanne Taylor
Cooky Cottle	Sam Marriott
Jeff Bolingbroke	Corey Jeppsen
Rob Sant	

1. **Introduction.**
   a. **Pledge of Allegiance and Opening Prayer, Reading, or Expression of Thought: (*Councilmember Ann Arrington).***
   b. **Declaration of Conflicts of Interest.** Steve Gibson read the conflict of interest of Johnny Ferry with Rise Bakery. Sean Wilkinson stated a conflict of interest with item #7 (the disposal agreement item). No other conflicts declared.
   c. **Public Comments/Questions for the Mayor & Council (limited to 3 minutes).**

Corey Jeppsen with Admiral Beverage criticized the city's planning / engineering process for an eight-month delay in approving a small fuel island. He cited repeated reviews, changing requirements, poor communication, and lack of coordination, and asked the city to improve the process. Council members acknowledged the frustration and requested his contact information for further discussion.

Jeanne Taylor and Cooky Cottle: there is speeding on 4050 N and requested a speed sign or have the police come up there. There is also a dog across the street that barks continually at 438 W. Can someone talk to them?

Jeff Bolingbroke: I am in favor of reducing the Planning Commission members from seven to five members. It could be more efficient and cost-effective, but fewer members may reduce perspectives. I am in support of the change.

2. Consent Items. Minutes of July 14, 2026 and the bills of Pleasant View City.

Motion was made by CM Marriott to approve the minutes of July 14, 2026 and the bills of Pleasant View City. 2nd by CM Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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

Leigh Marriott presented the nomination of Caught Being Good to Anita Moore for her kindness.

4. Rezone – Public Hearing. Discussion and consideration to rezone approximately 1.46 acres of land located at approximately 1377 W Pleasant View Dr. from A-2 (Agricultural) to RE-20 (Residential), Ordinance 2026-20. Petitioner: Tyson Craven. *(Presenter: Andrea Steiniger)*

Andrea Steiniger: the rezone is from A-2 to Re-20 at 1377 W Pleasant View Drive. The parcel is less than 2 acres. RE-20 complies with the land use map. There have been no public comments received.

Motion was made by CM Marriott to go into a public hearing to consider a rezone of approximately 1.46 acres of land located at approximately 1377 W Pleasant View Dr. from A-2 (Agricultural) to RE-20 (Residential). 2nd by CM Ferry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

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

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

Motion was made by CM Marriott to approve the rezone of approximately 1.46 acres of land located at approximately 1377 W Pleasant View Dr. from A-2 (Agricultural) to RE-20 (Residential), Ordinance 2026-20. 2nd by CM Arrington. Roll call vote. Voting Aye: CM Urry, CM Wilkinson, CM Marriott, CM Ferry and CM Arrington. 5-0.

5. 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, Resolution 2026-U. *(Presenter: Andrea Steiniger)*

Andrea Steiniger: this item was before you at the last meeting. We needed a resolution to approve. They charge their survey services fees to the applicants.

Motion was made by CM Arrington to approve an Interlocal Agreement with Weber County for Weber County Recorder/Surveyor's Office for Subdivision Reviews and Additional Survey Services, Resolution 2026-U. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0.

6. 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)***

Andrea Steiniger: these amendments to the fees align with the resolution just passed.

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

7. Disposal Agreement. Discussion and possible action to approve updates to the Disposal Agreement with Waste Management for the Disposal of acceptable waste collected and received by Pleasant View City, adopted July 14, 2026. ***(Presenter: Andrea Steiniger)***

CM Wilkinson recused himself from the discussion and action for a conflict of interest. Andrea Steiniger: the agreement was approved at the last meeting but Waste Management didn't provide the new agreement so those changes need to come back.

Motion was made by CM Marriott to approve updates to the Disposal Agreement with Waste Management for the Disposal of acceptable waste collected and received by Pleasant View City, adopted July 14, 2026 as presented. 2nd by CM Urry. Roll call vote. Voting aye: CM Ferry, CM Arrington, CM Marriott, CM Urry. Abstained vote: CM Wilkinson. 4-1.

8. Interlocal Agreement with Board of Education of the Weber School District. Discussion and possible action to approve an Interlocal Cooperation Agreements with the Board of Education of the Weber School District for Law Enforcement Service (School Resource Officer Program), Resolution 2026-V. ***(Presenter: Stetson Talbot)***

The Council discussed the proposed five-year agreement with the County School District for School Resource Officer (SRO) services. The agreement establishes the SRO assignment at 75% FTE and phases in the District's share of wages and benefits, beginning at 80% of the 75% allocation in Year 1 and increasing 5% annually to 100% by Year 5. The agreement also addresses equipment costs and an absence grace period for consecutive days. Council discussed school safety needs, the District's financial constraints, and the continued importance of SRO services. The Council expressed general support for the agreement and continued SRO presence in schools.

Motion was made by CM Marriott to approve the Interlocal Cooperation Agreements with the Board of Education of the Weber School District for Law Enforcement Service (School Resource Officer Program), Resolution 2026-V. 2nd by CM Arrington. Roll call vote. Voting aye: CM Ferry, CM Arrington, CM Marriott, CM Urry, and CM Wilkinson. 5-0.

9. On Call Operator. Discussion and consideration to add a Water Operator On-Call Employee along with the current Public Works On-Call Employee. *(Presenter: Tyson Jackson)*

Michael Littlefield presented a proposal to establish a dedicated water operator on-call rotation in addition to the existing Public Works on-call system. The water on-call position would be limited to employees certified at Grade 3 or higher in the City's water system, with additional utility staff being trained for certification. The Public Works on-call employee would remain the initial point of contact for after-hours calls and would contact the water operator when water-related issues arise. The water operator would also monitor SCADA alarms and respond when site visits or repairs are required. Routine alarm acknowledgments would be covered under the standard on-call compensation, while required field responses would be compensated as work time. The proposed rotation would mirror the existing on-call pay structure and rotate weekly. The additional coverage would support the City's two-person worker safety policy, distribute SCADA and emergency response responsibilities, and provide more reliable coverage for the City's extensive water distribution system and pressure-reducing facilities. The estimated annual cost for overtime and benefits was reported at $33,520. Council discussed compensation, compliance with the personnel policy, response expectations, and staffing comparisons with similarly sized cities. Staff noted that the City's mountainous terrain and unusually large number of pressure-reducing facilities create operational demands that may not be directly comparable to other communities.

Motion was made by CM Arrington to **add a Water Operator On-Call Employee along with the current Public Works On-Call Employee**. 2nd by CM Marriott. Voting aye: CM Ferry, CM Arrington, CM Marriott, CM Urry, and CM Wilkinson. 5-0.

10. Constant Contact. Discussion on how to increase participation in Constant Contact. (*Presenter: Ann Arrington*)

The council discussed increasing resident participation in the city's email/text communications. They favored door-hanger outreach, clearly explaining that residents are signing up for direct city updates—not social media. They proposed testing the approach on about 200 homes (~$60), measuring QR-code signups, and reviewing the results before expanding citywide.

11. Interview Committee. Set the interview committee to fill the city planner position. (*Presenter: Steve Gibson*)

and

12. Planner Position Duties. Discuss the city planner position's duties. (*Presenter: Steve Gibson*)

Mayor Gibson: expressed concerns regarding the current planning process and requested greater Council involvement in selecting a new planner. He proposed establishing a four-member interview committee to review candidates and conduct an initial round of interviews. Andrea Steiniger: clarified that under the current City Code, the City Administrator retains authority to make hiring decisions. Council participation in the interview process would therefore provide input and feedback but would not transfer hiring authority unless the Code were amended. The Council discussed revising the planner job description and potentially reposting the position to reflect the desired qualifications and responsibilities. Andrea Steiniger: explained that the proposed organizational structure would separate planning and land-use responsibilities from longer-range planning, code updates, and building-related administrative functions. The Planner would focus primarily on development and land-use applications, application processing, Development Review Committee meetings, staff reports, and advising the Planning Commission and City Council. A separate position would focus on long-range planning, including the General Plan update, comprehensive code updates, ordinance review and development, and coordination of planning-related policy changes and oversee building permit administration currently handled by the Treasurer. Both positions would report directly to the City Administrator. The two positions would continue to coordinate on projects and assist one another as workload demands, particularly during transitions and periods of high application volume. The City also recently implemented software provides improved tracking of applications, required documents, processing times, and whether an application is awaiting action by the City or the applicant. Council and staff discussed using the system to improve efficiency and ensure applications are complete before entering technical review.

13. Planning Commission Meetings. Discuss adding a second planning commission meeting each month. (*Presenter: Steve Gibson*)

and

15. Planning Commission Board. Discussion and consideration to reduce the Planning Commission Membership from 7 members to 5 members with 1 alternate member. *(Presenter: Andera Steiniger)*

The Mayor and council discussed restructuring the Planning Commission which included: considering reducing the commission from seven members, while keeping alternates who can participate and vote when substituting for an absent member, wanting to establish a more consistent meeting schedule, potentially twice monthly, while recognizing some months may not require meetings, emphasizing the value of diverse backgrounds, experience, training, and seniority among commissioners, the need for legal counsel/advice and keeping certain functions appropriately separate from other city entities, any change in commission size or structure would require an ordinance and council action, rather than an immediate decision, staff will review the existing Planning Commission and Board of Adjustments ordinances and propose possible changes and discussed that the city code does not clearly define procedures for appointing members and filling vacancies, despite state law requiring such a process.

14. Amend Budget – Public Hearing. Discussion and consideration to amend the 2026-2027 fiscal year budget, Resolution 2026-W. *(Presenter: Laurie Hellstrom)*

Laurie Hellstrom reviewed the budget amendments from the resolution.

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

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

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

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

16. 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, Resolution 2026-X. ***(Presenters: Rob Sant and Andrea Steiniger)***

Rob Sant: discussed the city's participation in the RISE project area and the proposed tax-increment financing arrangement. The city previously committed to pursuing participation from the major taxing entities. The school district, county, and fire district have now agreed to participate. The proposed project area would last 15 years, with 50% of new tax revenue being allocated to the project. Existing tax revenue is not affected. The city and other entities continue receiving 100% of taxes already generated by the existing facility. The city would give up roughly $8,000 per year in tax revenue but would receive about $14,000 per year through administrative and affordable-housing allocations, making the arrangement financially favorable to the city overall. Administrative funds can help cover RDA/project-area overhead, including staff costs and the required annual reporting. Affordable-housing funds have broader uses and can support existing affordable housing, related infrastructure, or programs such as down-payment assistance. The funds could also be accumulated for a larger project. The project area was created primarily to support a storage/warehouse facility expansion and job creation. The participation agreement will require the company to document that it has actually created the promised jobs before receiving the associated benefits. The company is expected to receive roughly 38%, while the participating taxing entities retain 50% of the new tax revenue under the proposed structure. The school district's participation depends on state requirements, while the county and fire district do not face the same issue.

Motion was made by CM Wilkinson 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, Resolution 2026-X. 2nd by CM Urry. Roll call vote. Voting Aye: CM Wilkinson and CM Urry. Voting nay: CM Arrington and CM Marriott. Abstained vote: CM Ferry. Mayor Gibson voted aye to break the tie. 3-2 with one abstained vote.

17. Other Business.

CM Marriott: requested a follow-up on prior agenda items

CM Stetson: school began on the 24th. The roster of crossing guards is full. There will be crossing guard training on the 13th. Sergeant's meeting was held to prepare for the school year and increase police presence at schools. We discussed maintaining a zero-tolerance approach at the school zones while considering appropriate officer discretion. The goal is to have officers present at schools as much as possible during the start of the school year.

CM Tyson: we are submitting to Rocky Mountain Power for the decant facility.

CM Littlefield: the number of garbage cans being replaced has historically been about 23 cans per month and approximately 50 were replaced last month. We had expected replacement numbers to have been higher. The 500 W project is underway we are waiting for anchors needed for piping to be installed beneath the casing. Once that work is complete, construction will progress to installing a PRV pit/concrete vault in the travel lane. 500 W be shut down and residents will be notified.

Andrea Steiniger: we are working with Timeclock Plus on a time clock system. We have had two meetings with the vendor. We are expecting another five to six weeks/meetings before a pilot group test. Goal is to go live in October. We have paid the deposit for the codification service. Implementation is expected to begin in three to four weeks after the July 28 start point. The project is expected to take approximately 18 months. The ADU is on schedule, and the city will be ready to proceed around October.

CM Arrington: request to have a PV Minute on road projects. Tyson Jackson: we are developing a five-year road plan and reviewing the existing information for accuracy. The next PV Minute is regarding garbage.

CM Marriott: the Founder's Day meeting is Thursday the 20th at 11:00a.m. and a lunch afterwards. Thank you to staff and committee members.

CM Urry: food trucks started last night with a kids market. Youth City Council starts next month. What RAMP grants do we want to apply for?

CM Wilkinson: in working on the ADU, it has brought up other issues such as how to handle rentals.

Mayor Gibson: I would like to hold another workshop.

18. Adjournment 8:44 PM.

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