

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

August 25, 2026

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 5:36 P.M.

MAYOR:

Steve Gibson

COUNCILMEMBERS:

Ann Arrington
Johnny Ferry (*via Zoom*)
David Marriott
Sara Urry
Sean Wilkinson

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Stetson Talbot
Brody Flint-attorney

VISITORS:

Heather Bingham	Dana Gibson
Jen Ferry	Mark Green
Janet Green	Heidi Fannesbeck
Jen Earl	Jon Earl
Sheila Howe	Sharlie Robertson
Scott Zellmer	Robyn Zellmer
Mike Humphreys	Brad Jones
Jennifer Jones	Roger Jensen (<i>via Zoom</i>)

1. Introduction.

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

Heather Bingham asked that the block at Pleasant View Park by the pickleball courts be removed. We don't want to walk in traffic. The block was for the bikes. It is a safety concern. Mrs. Blackington's when walking could fall off. It is not safe.

Mark Green: I am concerned why the retention pond (650 W at the end of the cul-de-sac) in Serenity Subdivision has not been maintained in a timely manner. I thought it would be maintained and it has only been mowed twice this year. I have left requests on voice mail.

Corey Jeppson with Admiral Beverage gave an update on their fuel island project and stated what they need to do will cost \$35K. Others buy portable systems and if they get caught it is taken away. Why do it legally? We have 13 acres and we can hide whatever I want.

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

Jen Ferry presented a 'Caught Being Good' award to Jon and Jennifer Earl. They care for abandoned and stray cats and also getting them vet care. They also help with the transferring of dogs.

3. Training Work Session. Training work session with the City Council and City Attorney.

Brody Flint, city attorney, held a training session with the council. The Open Public Meeting Act was reviewed. 1st amendment rights and being consistent with rules especially during the 'open comments section' of the agenda. The rules apply to everyone. There should be a timer for the 3 minutes given and have a statement that can be read on what the public comment section is. It was noted that Social Media can be a public record and if your personal media is used for public uses all of it becomes a record. Governmental immunity does not apply if you violate someone's right and this is putting you on notice for that. The city council has no authority outside of the quorum. You are not special. The Mayor's authority is a leader, not king of the city but an executive officer and not a micro manager. Be careful when talking to employees and trying to direct them. You are all still bound by the ethics acts. No disposing of information. You can't use your position to secure position and no soliciting or taking gifts. Directing staff is a grey area. The suggestion is to give direction to Andrea that is her role. Don't ask for addresses in a meeting. Take the 'times' off the agenda. Code updates are coming to the city council. CM Marriott: should we get personal insurance? Brody Flint: I don't think anyone has ever gotten that.

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)

Andrea Steiniger: items #4 & #5 go together. There are 5 acres next to Christopherson Ranch Subdivision. They want to do a land trade agreement where the north end will be traded into Parcel A so he can have access to a road. We have received no public comments and the planning commission recommended approval.

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

5. Rezone – Public Hearing. Discussion and consideration to rezone of 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)

Andrea Steiniger: same as above except this is a rezone.

Motion was made by CM Marriott to go into a public hearing to consideration a rezone of approximately 5 acres of land from A-5 (agriculture) to A-2 (agricultural), located at 540 W 4300 N, Ordinance 2026-22. 2nd by CM Arrington. Voting aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0

Mayor Gibson: are there any public comments? Brad Jones: the land swap is to access the east side to the road. It is ½ acre swap to get the 150 foot frontage. CM Urry: what about the open space? Andrea Steiniger: the open space can't be reduced in size.

Motion was made by CM Urry 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 Arrington to approve the rezone of approximately 5 acres of land from A-5 (agriculture) to A-2 (agricultural), located at 540 W 4300 N, Ordinance 2026-22. 2nd by CM Marriott. Roll call vote. Voting aye: CM Marriott, CM Urry, CM Wilkinson, CM Ferry and CM Arrington.

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)

Andrea Steiniger: there are approximately 1.25 acres and they are asking that the east side be rezoned to RE-20 on 975 W and the west side to RE-15 on 1000 W. No public comments have been received.

Motion was made by CM Marriott to go into a public hearing to consideration a rezone of 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). 2nd by CM Urry. Voting aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0

Scott Zellmer: I live across the street from the rezone on 975 W. I hope that the CC&R's will apply to this property and be held to those standards in the neighborhood. Mayor Gibson: we can't hold them to those standards. Are there any other 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

Roger Jensen: our intent is to build a nice home. There has been a big cleanup effort. It will be a basic subdivision. I wrote the CC&R's for the Jensen subdivision. The neighbors don't have to worry about what is built. CM Marriott: what is happening to the home on 1000 W? Roger Jensen: it will be cleaned up and remodeled. Mike Humphreys I have helped Roger Jensen clean up and the house is being gutted.

Motion was made by CM Marriott to approve the rezone of 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 and correct the zoning with the RE-15 to the west and the RE-20 to the east. 2nd by CM Arrington. Roll call vote. Voting aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0

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)

Motion was made by CM Urry to grant final subdivision acceptance for the Weber View Phase 2 Subdivision and end the guarantee period subject to paying any outstanding fees to the city. 2nd by CM Wilkinson. Voting aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0

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)

Andrea Steiniger: this item needs no action by the city council. Jones and Associates and Public Works has approved it. It is still under a warranty period but the project is complete.

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)

Andrea Steiniger: Fox Meadows Drive is a private road. The language on the plat is confusing. This is to clean it up with a deed to the HOA and make it clear to all. Mayor Gibson: are the water lines private? Brody Flint: this item is just for the road.

Motion was made by CM Urry to approve the road dedication of Fox Meadow Drive to clarify that it is a private road of the Fox Meadows HOA Inc, Resolution 2026-Y as presented. 2nd by CM Arrington. Roll call vote. Voting aye: CM Wilkinson, CM Marriott, CM Ferry, CM Arrington and CM Urry. 5-0

10. Planner Job Description. Review the Planner Job Description for publication. (Presenter: Andrea Steiniger)

Andrea Steiniger: CM Wilkinson looked at the job description. Some items were added to the job description from jobs that were shifted to others during planners being absent and shifting those items back to the planner. There was a change from Planner I & II to just Planner II and adjusted education requirements. CM Wilkinson: we can get someone within that range. The direction was to get it posted.

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

CM Arrington: 100 flyers (door hangers) went out and 58 signed up for Constant Contact within three days. Do we want to pursue the flyers? It is \$.26 a flyer. If we order 2,000 it is \$.09 per door hanger. Maybe we could have a youth group do a service project. The auto renew subscription for 6 months is \$264.00. If we sign up for an annual subscription it is 10% off.

Motion was made by CM Marriott to approve an annual subscription with Constant Contact and send out 2,000 flyers (door hangers). 2nd by CM Wilkinson. Voting aye: CM Arrington, CM Ferry, CM Marriott, CM Urry and CM Wilkinson. 5-0

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)

CM Urry: a resident and store owner is willing to offer something to help the city. Andrea Steiniger: reviewed the proposed rules. CM Arrington: I appreciate CM Urry but my concern is that it seems yucky. Mayor Gibson: I don't feel right about that. CM Urry: these are rules and the incentive could be used for other things. CM Marriott: I feel the same as Ann. CM Wilkinson: it would make me sign up. Anyone that has already signed up should be entitled to the incentive. CM Ferry: I am for it to promote Constant Contact and it is legal. CM Arrington: will the incentive turn people away? CM Ferry: the rules need to be clear. CM Marriott: it is a bribe for no value.

Motion was made by CM Arrington to deny the giveaway. 2nd by CM Marriott. Voting aye: CM Arrington CM Marriott, CM Ferry and CM Wilkinson. Voting nay: CM Urry. Passed 4-1

13. Other Business.

Stetson Talbot: school started Monday. One crossing cone was run over. We have impounded a few e-bikes and the parents that picked up the impounded e-bikes are mad and then they read the code. We try not to impound. There was a critical incident and the officer is doing well. We are updating Lexipol, our policies. CC Arrington: where are we at with Flock cameras? Stetson Talbot: I won't discuss it tonight, but we are in the permitting phase and then the 30-day trial.

Andrea Steiniger: we are working with General Code and they are currently indexing our code and it should be on-line by November and then a legal review before codification. We are sorting out rules with TimeClock Plus. We meet every other Friday on the general plan update and we will set up planning commission, city council and open house meetings. The planning commission software is good. I dismissed Tyson Jackson from tonight's meeting. They are still working on the decant with grading and sewer laterals. There were water leaks over night. There will be a road closure on 500 W for the PRV tank. Mayor Gibson: I applaud the crew for staying up and working on the water leaks.

CM Arrington: there is a meeting Thursday with Sean Wilkinson on the ADU ordinance.

Andrea Steiniger: there will be a public hearing on it at the Planning Commission on September 3rd.

CM Marriott: I still would like to see follow up items on the agenda. We could have the decant in the in the 'PV Minute'. I would like to discuss the property around the decant addressed in the general plan.

CM Urry: Youth City Council starts up on the second week of September on Thursdays. There are food truck events in September and October. Major RAMP grants are due in January.

CM Ferry: after 911, I will be able to focus better and come before the council with my research.

CM Urry: do we want to attend the Brent Taylor Gala? Do we want the veteran's field of flags from October 13 to November 13?

Mayor Gibson: I have no power as mayor. I still want to give staff direction. I would like to take down the CERT building but the animal holding facility is connected to it. I have reached out the North Ogden. We need to set a date for a work session.

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).

Motion was made by CM Arrington to go into a closed meeting to discuss the competency and character of an individual. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Ferry, CM Arrington, CM Marriott, CM Urry and CM Wilkinson. Motion passed 5-0.

Mayor Gibson signed an affidavit for the reason of the closed meeting.

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

15. Adjournment: 9:05 P.M.