

Pleasant View City Council

Meeting Agenda

Tuesday, September 22, 2026

6:00 p.m.

1. Introduction.

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

2. Consent Items.

- a. Minutes of March 24, 2026 (open & closed), April 14, 2026 (open & closed), May 12, 2026, September 8, 2026.

3. Neighbors in Action.

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

4. Emergency Action Plans (EAP)-Pleasant View Recreation.

Discussion and consideration to adopt the Pleasant View Recreation's Emergency Action Plans (EAP), Policy 2026-3. *(Presenter: Cindy Harrison)*

5. Training.

Annual Storm Water Training for the city council. *(Presenter: Dana Shuler)*

6. Updated Storm Water Management Plan- Public Hearing.

Discussion and possible action to approve the updated Storm Water Management Plan (SWMP), Resolution 2026-Z. *(Presenters: Dana Shuler and Tyson Jackson)*

7. Accessory Dwelling Units (ADU).

Discussion and consideration of new zoning regulations regarding standards for Accessory Dwelling Units in residential zones, Ordinance 2026-24. *The Public Hearing was held September 8, 2026. (Presenter: Andrea Steiniger)*

8. Public Hearing - Amend Agreement.

Discussion and consideration to approve a Second Amendment to the Deer Crest Development Agreement. *(Presenter: Andrea Steiniger)*

9. Public Hearing - Rezone.

Discussion and consideration of a rezone for approximately 2.24 acres of land located at approximately 3880 N HWY 89 from A-2 (Agricultural) to RE-15 (Residential), Weber County Parcel: 19-015-0072, Ordinance 2026-25. *(Presenter: Andrea Steiniger)*

10. Public Hearing - Repeal Zone Ordinance.

Discussion and consideration to repeal Chapter 18.11-RE-5 Zone Ordinance, Ordinance 2026-26. *(Presenter: Andrea Steiniger)*

11. Public Hearing - Re-enact Zone Ordinance.

Discussion and consideration to re-enact Chapter 18.39-Transportation Oriented Development (TOD) Zone and limit it to an existing TOD development, Ordinance 2026-27. *(Presenter: Andrea Steiniger)*

12. Surplus Pickup Trucks.

Discussion and consideration to revisit the action and method to surplus pickup trucks. *(Presenter: Tyson Jackson)*

- 13. Sidewalk Management Program.** Discussion and consideration to adopt a Sidewalk Management Program, Policy 2026-4. (Presenter: Tyson Jackson)
- 14. IT Services.** Discussion and consideration of soliciting a Request for Proposals (RFP) for IT Services.
- 15. Account Write-off's.** Discussion and consideration to write-off uncollectable outstanding development receivables and a Maintenance Deposit. (Presenter: Laurie Hellstrom)
- 16. Other Business.**
- 17. 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).
- 18. 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, September 22, 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**

March 24, 2026

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

MAYOR:

Steve Gibson

COUNCILMEMBERS:

Ann Arrington
Johnny Ferry
David Marriott
Sara Urry
Sean Wilkinson

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Justin Mattson
Brody Flint-attorney
Dana Shuler-engineer

VISITORS:

Jerry Burns	Karen Burns
Dana Gibson	Lindsey Carrigan

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).**

Lindsey Carrigan: I support the increase in the road TUF fee. With the extreme drought this year, does pleasant View qualify for the turf replacement program with Weber Basin? Mayor Gibson: we don't have the funds.

2. Consent Items.

- a. **Minutes of March 10, 2026.**
- b. **Bills of Pleasant View City.**

Motion was made by CM Arrington to approve the consent items (minutes of March 10, 2026 and the bill of Pleasant View City). 2nd by CM Marriott. Voting aye: CM Arrington, CM Marriott, CM Ferry, 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)

Dana Gibson presented a 'Caught Bing Good' award to Jerry & Karen Burns for their quiet efforts and pride of where they live.

4. Amend Budget – Public Hearing. Discussion and possible action to amend the 2025-2026 fiscal year budget, Resolution 2026-C. (Presenter: Laurie Hellstrom)

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

Laurie Hellstrom reviewed the resolution with the council.

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

Motion was made by CM Wilkinson to end the public hearing. 2nd by CM Arrington. Voting aye: CM Arrington, CM Ferry, CM Urry and CM Wilkinson. 4-0

Motion was made by CM Arrington to approve the budget amendments, Resolution 2026-C as stated. 2nd by CM Ferry. Roll call vote. Voting aye: CM Wilkinson CM Urry, CM Ferry and CM Arrington. 4-0

5. Other Business.

Andrea Steiniger: the city has evaluated four planning-software vendors and we have a preferred option and we have enough budget to move forward before the fiscal year.

Tyson Jackson: Updated the council on spring weed-control timing, drought/water regulations, Pine View billing and cross-connection concerns, and the rollout of new automated water meters. Mayor Gibson: can you monitor unusual culinary-water usage, identifying leaks, and using meter data to detect spikes. Tyson Jackson: meter installation is underway, with more than 50% completed and staff shifting toward installations as meter-reading work is completed. Tyson reviewed the sidewalk trip-hazard program, which prioritizes the most hazardous locations within the roughly \$30,000 annual budget; a more formal inspection process is being developed.

Brody Flint: Introduced himself as one of the new city attorneys and explained that he and Matt Wilson will alternate attending monthly meetings.

CM Urry: we had a successful youth service project. May 2nd there will be the Youth City Council closing dinner. We applied for three grant applications, an RC crawler park, pickleball equipment, and city banners. April 4th is the Easter Candy Grab.

CM Arrington: Updated the council on the new Constant Contact texting/email system, QR-code outreach, and plans for short "PV Minute" informational videos and an online archive.

Mayor Gibson: Presented design samples and pricing for commemorative America 250 coins/stickers, recommending the preferred design and discussing potential \$5 sales. Proposed partnering with North Ogden for access to its green-waste facility and developing a fee-based regional decant facility arrangement. Proposed adding American Revolution history exhibits, a Revolutionary War-themed honor guard, drums, and a musket demonstration to Founders Day as part of the America 250 celebration.

6. Closed Meeting. Consideration for a closed meeting regarding pending or imminent litigation 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 for the purpose of pending litigation. 2nd by CM Wilkinson. Roll call vote. Voting aye: CM Ferry, CM Arrington, CM Wilkinson and CM Urry. 4-0

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

Motion was made by CM Arrington to end the closed meeting. 2nd by CM Wilkinson. Voting aye: CM Ferry, CM Arrington, CM Wilkinson and CM Urry. 4-0

7. Adjournment: 7:05 P.M.

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

April 14, 2026

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:01 P.M.

MAYOR:

Steve Gibson

COUNCILMEMBERS:

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

STAFF:

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

VISITORS:

Becky Stokes	Dena Stokes
Dana Gibson	Cecil Satterthwaite
Ryan Westergard	Sunni Wilkinson
Kayla Eilertson	Stacey Dixon
Brandan Blanchard	Katelyn Shaver
Charles Aulston	

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).**

Stacey Dixon: Requested that rental-property regulations be revised to allow case-by-case consideration based on property size, parking, appearance, and neighborhood compatibility. Suggested permitting separate-floor rentals without requiring the owner to reside on-site, with appropriate inspections, owner contact information, and standards to address potential neighborhood impacts. Offered to assist in developing updated rental policies.

2. Consent Items. Bills of Pleasant View City.

Motion was made by CM Arrington to approve the minutes of August 11, 2026, August 20, 2026 and August 25, 2026 (open & closed) and the bills of Pleasant View City. 2nd by CM Urry.
Voting Aye: CM Arrington, CM Urry and CM Wilkinson. 3-0.

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

Dana Gibson presented a 'Caught Being Good' award to Dean & Becky Stokes for their years of volunteering with Founders Day Salmon Bake and water slides.

4. Home Occupation Exception Request. Discussion and possible action to grant an exemption to the Home Occupation Conditions to allow persons who are not residents of the home to be employed on the premises for a preschool at 3108 N 1075 W. Requester: Jackie Charlesworth. (Presenter: Laurie Hellstrom)

Council discussed a request from Jackie Charlesworth for a home occupation exemption at 3108 North 1075 West to allow non-resident employees to work on the premises of a home-based micro school. Jackie Charlesworth: the proposed micro school would serve kindergarten and first-grade students, with two classes of up to eight students each. Classes would operate four hours per day, with staggered start times to minimize traffic and congestion. One additional teacher, and potentially a second employee, would be needed to assist with instruction. The Council discussed the distinction between the proposed micro school and a preschool, including applicable state requirements. Jackie Charlesworth: the micro school would be registered with the Utah Board of Education and that employees would undergo background checks and maintain appropriate certifications, including CPR certification. Council discussed neighborhood impacts, including student drop-off and pickup. Parking would occur on the property and in the driveway, with no anticipated street parking. Council members noted that the proposed use was generally consistent with the applicant's longstanding operation of a preschool at the property.

Motion was made by CM Marriott to grant the home occupation exemption to Jackie Charlesworth at 3108 North 1075 West to allow additional non-resident employees. 2nd by CM Arrington. Voting aye: CM Arrington, CM Marriott, CM Urry and CM Wilkinson. 4-0

5. Appointment to the Planning Commission. Consideration to appoint David L. Grose as an alternate member of the Pleasant View City Planning Commission for a 4-year term. (Presenter: Mayor Gibson)

Motion was made by CM Marriott to appoint David L. Grose as an alternate member of the Pleasant View City Planning Commission for a 4-year term. 2nd by CM Wilkinson.

CM Arrington recused herself because David L. Grose is related to her husband.

Voting aye: CM Marriott, CM Urry and CM Wilkinson. Abstained vote: CM Arrington. 3-1.

6. Waive Fee Request. Request to waive the 'Doubled Building Permit Fee' for working without a building permit in the amount of \$4,732.49. (Requester: Kayla Eilertson)

Kayla Eilertson: requested a one-time waiver of the \$4,732.49 doubled building permit fee for work performed prior to permit issuance. She stated that moving dirt on the property was intended as preparation for foundation excavation and that she was unaware a permit was required at that stage. She acknowledged responsibility for the oversight, stated there was no intent to circumvent the permitting process, and noted that she had worked with City staff to address the issues once they became known. She explained that the building permit application had already been submitted and was under review, but the permit had not yet been paid for or issued. She also stated that the stormwater/SWP issue had been addressed. Council: questioned the extent and nature of the work performed, the property location, the status of the building permit, the contractor's role, and when the applicant became aware of the doubled fee. Members noted that the work consisted of dirt movement and site preparation, with no foundation or structural work completed. Questions were also raised regarding responsibility for the fee and the process for appealing or waiving it. Tyson Jackson: explained that the SWP violation was discovered after tracking and debris from the site were observed on the roadway. The site was being excavated to create a building pad on a steep lot, and appropriate

stormwater best management practices had not been installed. Staff stated that the SWP violation was addressed and that the building permit was already under review, although additional information was still needed. Staff clarified that the SWP violation and doubled building permit fee were separate matters and that no fee was assessed for the first SWP violation. Andrea Steiniger: explained that the doubled building permit fee is provided for in City code and indicated that the building official had historically been involved in assessing such fees. CM Marriott: expressed the view that the situation appeared to be an oversight rather than an intentional violation. He noted that the applicant had submitted a permit application but acknowledged that the contractor should have known work could not begin before the permit was issued. He felt the \$4,732.49 fee was overly punitive and suggested substantially reducing it, potentially to \$1,500 or less. CM Ferry: stated that, if the matter were limited to the first stormwater violation, he would support waiving the fee because no fee was imposed for that violation. He questioned the need to double the building permit fee when no foundation or building work had begun and indicated that the fee should be enforced if actual foundation construction had started. Andrea Steiniger: explained that after a building permit completes plan review and is ready for issuance, the permit must be paid for and secured before work begins. Staff noted that the first required inspection is the stormwater inspection and should be in place before any work occurs. Compliance with these requirements would have prevented the violation. CM Urry: stated that the applicant's lack of experience as an owner-builder was considered but emphasized the importance of due diligence when undertaking a significant construction project. She expressed a willingness to consider reducing the financial burden but initially did not support completely waiving the fee because the City must apply its requirements consistently to other property owners. CM Arrington: acknowledged that the City's codes exist for important reasons, particularly stormwater compliance, but agreed that the circumstances appeared to involve an honest oversight.

Motion was made by CM Arrington to waive the double building permit fees for Kayla Eilertson. 2nd by CM Wilkinson:

Discussion. CM Marriott: expressed concern about the City's costs associated with staff time and enforcement and noted that, although there was no separate fine for the first SWIP violation, City staff still incurred costs in addressing the matter.

Voting aye: CM Wilkinson and CM Arrington. Voting nay: CM Urry and CM Marriott. Mayor Gibson voted aye to break the tie vote. Passed 3-2.

Andrea Steiniger: advised that the building permit had not yet been paid because of the doubled fee and that the permit fee must be paid before any additional work is performed. The applicant was encouraged to coordinate with City staff to ensure all outstanding requirements are satisfied. Council members emphasized that the waiver was a one-time exception and advised the applicant to ensure all permitting and construction requirements are completed before proceeding. One member expressed greater concern with the contractor's failure to recognize the permitting requirements and stated that the contractor should have known the applicable process. The applicant thanked the Council, acknowledged the issue would not occur again, and the Council welcomed her to Pleasant View.

7. West Village Development. Discuss the West Village Development. (Presenters: Cecil Satterthwaite and Brett Satterthwaite)

Summary: Representatives of the proposed West Village Development provided the City Council with an update on the conceptual master plan and potential construction of Skyline Drive. The developers reported that a concept plan and preliminary grading and stormwater plans have been developed, with engineering work continuing. The proposed Skyline Drive alignment would consist of approximately 80-foot right-of-way and would require substantial excavation and removal of material. The developers explained that several contractors involved in other roadway projects may have a need for large quantities of compactable fill material. If an

arrangement can be reached, the developers stated that the contractors could potentially remove material from the West Village site while following the City's grading requirements. This could allow Skyline Drive and portions of the development to be rough graded significantly sooner than under the original development timeline, potentially within 12–18 months rather than several years. The parties emphasized that this is only a potential opportunity and has not been approved. City staff discussed the anticipated permitting and approval process. A complete grading plan would be required before consideration of a conditional use permit for excavation. Staff would also need to address stormwater management, temporary construction access, traffic impacts, and other conditions. A development agreement and zoning-related actions would be addressed as the project progresses. The Council discussed the potential benefit of advancing construction of Skyline Drive while minimizing impacts to surrounding residents. Temporary construction routes and access to Highway 89 were discussed, as well as the potential need for temporary construction facilities. The developers indicated that material processing would be limited and that efforts would be made to minimize impacts from excavation activities. The developers stated that preliminary engineering is underway to determine the amount of material that could be removed and the grading necessary for Skyline Drive and other roads. Some material would be retained onsite for future roadway subgrade and other construction needs. The Council also discussed the proposed 80-foot roadway width, noting that the development may otherwise be required to construct a 60-foot right-of-way. The developers indicated that coordination with Wasatch Front Regional Council/WACOG had occurred regarding roadway logistics and potential right-of-way improvements. Staff and Council members discussed the need for zoning provisions that would accommodate the proposed clustered development pattern. The City's General Plan has previously been amended, but additional zoning and development standards may be necessary. The discussion noted that the proposed development would involve clustered lots and an overall density of approximately 2.07 units per acre. Council members expressed support for continuing discussions and encouraged staff and the developers to identify appropriate processes that could allow the potential grading opportunity to move forward while protecting residents and ensuring proper permitting. No formal action was taken. The item was presented for informational purposes and to provide direction for continued coordination among the developers, City staff, engineers, and other agencies.

8. Municipal Wastewater Planning Program. Consideration to adopt the Municipal Wastewater Planning Program Survey, Resolution 2026-D. (Presenter: Michael Littlefield)

Michael Littlefield: this is the maintenance program. We have the city in 4-zones and it takes four years to clean the whole city. J-Solutions is jetting and using a CCTV camera of the system. This year we are finishing up the CFP. They year there has been zero sewer backups. There are approximately 3,730 sewer connections. We have inspected 1,006 manholes of the 1,200.

Motion was made by CM Wilkinson to adopt Resolution 2026-D, the Municipal Wastewater Planning Program Survey. 2nd by CM Marriott. Voting aye: CM Arrington, CM Marriott, CM Urry and CM Wilkinson. 4-0

9. 'Flock Safety' Presentation & Demo Trial. Presentation on 'Flock Safety' and discussion and consideration to approve a 30-day trial. (Presenter: Flock Safety representative and Stetson Talbot)

Stetson Talbot: this was put into the budget for Flock cameras. They are 4 to 6 months out for installation. This is a 30-day trial period with an opt-out. They will waive the installation fees. There has been success from Flock and we want to contribute to the success and participate. It is \$15,000 for 5 cameras for 5 years. Mayor Gibson: why 5 cameras? CM Arrington: this is working smarter, not harder. We can back out after the 30-day trial and can we reduce the

number of cameras also? Mayor Gibson: there are privacy concerns. Is the state okay with this? Stetson Talbot: yes.

Motion was made by CM Marriott to approve the Flock Safety trial. 2nd by CM Arrington.
Voting aye: CM Arrington, CM Marriott, CM Urry and CM Wilkinson. 4-0

10. Franchise Agreement. Discussion and consideration to adopt the Franchise Agreement for Rocky Mountain Power. (Presenter: Andrea Steiniger)

Andrea Steiniger: the Rocky Mountain Power franchise agreement expired April 27, 2026. This is a 25-year agreement for them to use the public utility easements. This has been reviewed by legal.

Motion was made by CM Arrington to adopt Resolution 2026-F, a franchise agreement for Rocky Mountain Power. 2nd by CM Marriott. Voting aye: CM Arrington, CM Marriott, CM Urry and CM Wilkinson. 4-0

11. Medical, Dental and Vision Insurance. Consideration to approve the benefits selection form for 2025-26 for PEHP as the provider for employees medical, dental and vision benefits. (Presenter: Laurie Hellstrom)

Motion was made by CM Marriott to approve the selection form for the 2025-26 for PEHP as the provider for employees medical, dental and vision benefits. 2nd by CM Arrington. Voting aye: CM Arrington, CM Marriott, CM Urry and CM Wilkinson. 4-0

12. E-Bikes. Discuss e-bikes on walking paths.

Stetson Talbot: e-bikes are turning into motorcycles. The state code puts it up to the city to restrict on pathways. The parents get mad and if the police enforce, we need the support of administration and the city council. Mayor Gibson: it is a nuisance. The kids buzz by people and the don't care. It's their transportation. CM Arrington: they need to get off the path and sidewalks. Stetson Talbot: I will draft an ordinance. Tyson Jackson: we keep putting out signs but until they are cited, they don't work. Mayor Gibson: draft something with paths.

13. Interlocal Agreement. Discussion and consideration to enter into an Interlocal Agreement with Farr West City regarding the Farr West Landing PID. (Presenter: Andrea Steiniger)

Motion was made by CM Marriott to table item #13 to May 14, 2026, because it needs a resolution. 2nd by CM Urry. Voting aye: CM Arrington, CM Marriott, CM Urry and CM Wilkinson. 4-0

14. Other Business.

Tyson Jackson: it has been a rough 1-long-year with the storm sewer audit and we are at the end of it. We did get tools to use from it. Thanks to Mike Littlefield and the group. There are big tasks coming up. The City measures our secondary water usage just like everyone else. We are vetting whether there will be culinary water usage this year.

Stetson Talbot: we are down one officer.

Andrea Steiniger: there is 8 to 10 weeks to get our planning software up and running. WFRC offered tech support to update our General Plan. What does the city want the city to look like in 30 years? It will take them 9 to 12 months to work through.

CM Arrington: what do you want to see for 'In a PV Minute'? - budget items, e-bikes, questions and comments, bathrooms being vandalized, water usage, etc. We have over 100 names in Constant Contact. Brody Flint: there needs to be consent to use existing city emails. CM Arrington: we need a housing committee for the SB284-ADU's. Can we get a speeding box on 1000 W?

CM Marriott: Founder's Day meeting is April 29th at 3:30pm and June 11th at 3:30pm. Is there an incentive for the landscape law exchange? Mayor Gibson: who pays? Tyson Jackson: you have to adopt regulations. It is a state program. CM Marriott: what is the difference between the city emergency plan and CERT?

CM Urry: the Youth City Council dinner, please sign up by May 2nd. We will have the scholarships at the 1st meeting in May.

Mayor Gibson: I want systems to be upgraded this year.

15. Closed Meeting. Consideration for a closed meeting regarding property acquisition pursuant to the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

Motion was made by CM Marriott to go into a closed meeting to discuss property acquisition held in the Pleasant View City Office. 2nd by CM Arrington. Roll call vote. Voting aye: CM Arrington, CM Marriott, CM Urry and CM Wilkinson. 4-0

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

Motion was made by CM Wilkinson to end the closed meeting. 2nd by CM Arrington. Voting aye: CM Arrington, CM Marriott, CM Urry and CM Wilkinson. 4-0

16. Adjournment: 9:03 P.M.

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

May 12, 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
David Marriott
Sara Urry
Sean Wilkinson

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Stetson Talbot
Matt Wilson-attorney
Dana Shuler-engineer
Sarah Wichern-engineer

VISITORS:

Maren Higbee	Isaac Hibgee
John Hendrickson	Linda Greenwood

1. Introduction.

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

Linda Greenwood, in the middle of the meeting, requested a 4-way stop by the Pleasant View Emergency Center on 600 W and 2550 N.

2. TUF Work Session. Transportation Utility Fee (TUF) work session. (Presenter: Sarah Wichern with Jones & Associated)

Sarah Wichern: there are three options based on chipseal. The fees don't have to be tied to a specific project like other impact fees. Presentation was given and she referred to page 11 for the fees. There needed to be a study to enact fees. The council's decision is the fee that will be set and justified. A report will be submitted to the state annually. May 26th will be the public hearing. There will also be an appeal process on the agenda. The council discussed an increase to \$8 or \$10 for residential. Presentation attached.

3. Appointment to the Planning Commission. Consideration to appoint Nic Bennion as an alternate member of the Pleasant View City Planning Commission for a 4-year term. (Presenter: Mayor Gibson)

Nic Bennion: I have lived in Pleasant View for 9 years. I am a professional in public health and finance analysis and managing of federal funds.

Motion was made by CM Marriott to appoint Nic Bennion as an alternate member of the Pleasant View City Planning Commission for a 4-year term. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry, and CM Wilkinson. 5-0

4. Award recognition. Recognition of Cienna Henderson, Aaron Robertson, Isaac Higbee and Mayan Gongora as the Youth City Council 2025-26 Scholarship Recipients. (Presenters: Council Member Urry and Cindy Harrison)

Recognition and awards were given to Cienna Henderson, Aaron Robertson, Isaac Higbee and Mayan Gongora as the Youth City Council 2025-26 Scholarship Recipients.

5. Public Works Standards. Discussion and possible action to adopt the 2026 Development, Design, and Construction Standards. (Presenters: Dana Shuler and Tyson Jackson)

Dana Shuler: the last time the Public Work Standards were updated was in 2019. This is a general overhaul. Presentation was given.

Motion was made by CM Arrington to adopt the 2026 Development, Design, and Construction Standards as presented with the recommendation from the planning commission. 2nd Urry. Voting Aye: CM Arrington, CM Ferry, CM Marriott, CM Urry, and CM Wilkinson. 5-0

6. Subdivision Ordinance Amendments. Discussion and possible action to amendment Chapters 17.18 (Subdivision Development Standards) and 17.20 (Required Improvements and Guarantees) of the Subdivision Ordinance, Ordinance 2026-10. (Presenters: Dana Shuler and Tyson Jackson)

Dana Shuler: reviewed the ordinance.

Motion was made by CM Marriott to adopt the amended Chapters 17.18 (Subdivision Development Standards) and 17.20 (Required Improvements and Guarantees) of the Subdivision Ordinance, Ordinance 2026-10. 2nd CM Urry. Roll call vote. Voting Aye: CM Marriott, CM Arrington, CM Wilkinson, CM Urry, CM Ferry. 5-0

7. Storm Water Management Plan- Public Hearing. Discussion and possible action to approve the Storm Water Management Plan, Resolution 2026-E. (Presenters: Dana Shuler and Tyson Jackson)

Motion was made by CM Marriott to open a public hearing to consider the Storm Water Management Plan, Resolution 2026-E. 2nd CM Urry. Voting Aye: CM Marriott, CM Arrington, CM Wilkinson, CM Urry, CM Ferry. 5-0

Tyson Jackson and Dan Shuler presented the updated Storm Water Management Plan, noting that the plan is updated approximately every five years and was substantially revised following a recent state storm water audit. The plan contains six primary sections addressing public involvement, public education, illicit discharge, construction, good housekeeping, and

long-term storm water management. The plan establishes the City's procedures, requirements, inspections, reporting, public education, and public involvement activities necessary to comply with the state's Municipal Separate Storm Sewer System (MS4) permit requirements. The plan is approximately 200–300 pages and includes numerous weekly, monthly, and annual tasks, primarily implemented by the Public Works Department. The State had reviewed the revised plan and approved it in June. Adoption of the plan was identified as one of the remaining actions associated with completing the state audit. Discussion emphasized that the requirements contained in the plan are enforceable obligations under the City's state permit, including required inspections, documentation, public notices, and enforcement actions for violations. There will be challenges in fully implementing the requirements, particularly staffing limitations and the need to balance storm water responsibilities with street, subdivision, right-of-way, and other Public Works duties. Internal responsibilities have been reorganized, additional equipment and reporting tools have been obtained, and some inspection responsibilities are being shifted to outside assistance to improve compliance. Staff also indicated that storm water compliance will receive priority within existing Public Works operations.

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

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

Motion was made by CM Urry to approve the Storm Water Management Plan, Resolution 2026-E. 2nd CM Marriott. Roll call vote. Voting Aye: CM Ferry, CM Wilkinson, CM Arrington, CM Urry, CM Marriott. 5-0

8. Storm Water Ordinances Revisions – Public Hearing. Discussion and possible action to approve revisions to Chapters 13.08 – Storm Water Utility, 13.09 – Storm Drainage, and 13.10 – Storm Water Permits, Ordinance 2026-11. (Presenters: Dana Shuler and Tyson Jackson)

Motion was made by CM Marriott to open a public hearing to consider revisions to Chapters 13.08 – Storm Water Utility, 13.09 – Storm Drainage, and 13.10 – Storm Water Permits, Ordinance 2026-11. 2nd CM Wilkinson. Voting Aye: CM Marriott, CM Arrington, CM Wilkinson, CM Urry, CM Ferry. 5-0

Dana Shuler: this is in conjunction with the Storm Water Management Plan and audit. These are updates per state code. The penalties to violations are dictated by the state.

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

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

Motion was made by CM Arrington to adopt the revisions to Chapters 13.08 – Storm Water Utility, 13.09 – Storm Drainage, and 13.10 – Storm Water Permits, Ordinance 2026-11. 2nd CM Wilkinson. Roll call vote. Voting Aye: CM Arrington, CM Urry, CM Marriott, CM Wilkinson, CM Ferry. 5-0

9. Consolidated Fee Schedule. Discussion and possible action to amend the Consolidated Fee Schedule to add Storm Water Fines as prescribed in Chapters 13.09 and 13.10, Resolution 2026-F. (Presenter Dana Shuler and Tyson Jackson)

Dana Shuler: these fines are dictated by the State.

Motion was made by CM Urry to amend the Consolidated Fee Schedule to add Storm Water Fines as prescribed in Chapters 13.09 and 13.10, Resolution 2026-F. 2nd CM Marriott. Roll call vote. Voting Aye: CM Marriott, CM Urry, CM Wilkinson, CM Ferry and CM Arrington. 5-0

10. Interlocal Agreement. Discuss entering into an Interlocal Agreement with North Ogden City for use of their Green Waste Facility. (Presenter: Andrea Steiniger)

Mayor Gibson: there is not an interlocal agreement now. They are allowing us to use their greenwaste. CM Arrington sent out a PV Minute regarding it. We will work a deal with our decant facility in return for the use of their greenwaste. Per Jon Call (North Ogden Administrator) we are using it in good faith. CM Urry: we need an agreement. Mayor Gibson: they didn't want one. CM Urry: why not? CM Marriott: worst case they could stop us. CM Urry: we could end up with a 'he said she said' situation. Mayor Gibson: North Ogden and Pleasant View residents pay the same.

11. Canal Crossing License Agreement. Discussion and consideration to enter into a Canal Crossing License Agreement with USA through the Bureau of Reclamation to utilize a portion of land to accommodate vehicular, pedestrian, and residential utility infrastructure to serve a new subdivision (Grand Legacy Phase 6). (Presenter: Andrea Steiniger)

Andrea Steiniger: this agreement would allow Grand Legacy Phase 6 to build a bridge over the canal. Tyson Jackson: Pleasant View City is the licensee but Grand Legacy pays the cost.

Motion was made by CM Marriott to approve the Canal Crossing License Agreement with USA through the Bureau of Reclamation to utilize a portion of land to accommodate vehicular, pedestrian, and residential utility infrastructure to serve a new subdivision (Grand Legacy Phase 6) as stated. 2nd by CM Arrington. Roll call vote. Voting aye: CM Wilkinson, CM Urry, CM Marriott, CM Arrington and CM Ferry. 5-0

12. Street Lights – Award bid. Discussion and possible action to approve the purchase of Street Lights in the amount of \$175,066.00. (Presenter: Tyson Jackson)

Tyson Jackson: this is for 32 street lights.

Motion was made by CM Marriott to approve the purchase of Street Lights in the amount of \$175,066 (Royal Wholesale Electric). 2nd by CM Ferry. Voting aye: CM Wilkinson, CM Urry, CM Marriott, CM Arrington and CM Ferry. 5-0

13. Budget Workshop.

A budget workshop was held with the city council to review the proposed budget.

14. Proposed Tax Rate Increase-City Council Discussion. Discuss a proposed tax rate increase for the 2026-2027 fiscal year. (Council discussion)

The council discussed the proposed tax rate increase for the 2026-2027 fiscal year.

15. Property Tax Impact Schedule. Presentation of a Property Tax Impact Schedule. (Presenter: Laurie Hellstrom)

16. Proposed Tax Rate Increase-Budget Officer Statement. Possible action, Budget Officer intends to state that the Tentative Budget for the 2026-2027 fiscal year includes a proposed tax rate increase, Resolution 2026-G. (Presenter: Laurie Hellstrom)

Motion was made by CM Arrington to adopt Resolution 2026-G (Budget Officer statement that the Tentative Budget for the 2026-2027 fiscal year includes a proposed tax rate increase). 2nd by CM Marriott. Roll call vote. Voting Aye: CM Wilkinson, CM Marriott, CM Urry, CM Ferry and CM Arrington. Motion passed 5-0.

17. Proposed Tax Rate Increase. Possible action, Budget Officer intends to state the following:

- a. The entity is considering levying a tax rate that exceeds the fiscal year taxing entity's certified tax rate; and
- b. The approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase; and
- c. The approximate percentage increase in ad valorem tax revenue for the fiscal year taxing entity based on the proposed tax rate increase; and
- d. The entity, if they proceed with the proposed tax rate increase, the taxing entity will provide notice of and conduct a public hearing at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.

Resolution 2026-H. (Presenter: Laurie Hellstrom)

Motion was made by CM Ferry to adopt Resolution 2026-H (budget officer's statements on proposed tax rate increase). 2nd by CM Arrington. Roll call vote. Voting Aye: CM Ferry, CM Arrington, CM Marriott, CM Urry, and CM Wilkinson. Motion passed 5-0.

18. Tentative Budget. Adopt the Tentative Budget for the 2026-2027 fiscal year, Resolution 2026-I.

Motion was made by CM Arrington to adopt the Tentative Budget for the 2026-2027 fiscal year, Resolution 2026-I. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Urry, CM Marriott, CM Ferry and CM Wilkinson. Motion passed 5-0.

19. Set Public Hearings. Set public hearings to consider amending the 2025-2026 fiscal year budget and adopting the 2026-2027 fiscal year budget.

Motion was made by CM Arrington to set a public hearings to consider amending the 2025-2026 fiscal year budget and adopting the 2026-2027 fiscal year budget. 2nd by CM Marriott. Voting Aye: CM Ferry, CM Arrington, CM Wilkinson, CM Urry, and CM Marriott. Motion passed 5-0.

21. Adjournment: 9:07 P.M.

Motion to adjourn CM Wilkinson. 2nd by CM Urry. Voting Aye: CM Ferry, CM Arrington, 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**

September 8, 2026

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:02 P.M.

MAYOR:

Steve Gibson

COUNCILMEMBERS:

Ann Arrington

Johnny Ferry (*absent during items 1-2, then Zoom attendance, then in attendance*)

David Marriott (*absent*)

Sara Urry

Sean Wilkinson

STAFF:

Andrea Z Steiniger

Laurie Hellstrom

Tyson Jackson

Stetson Talbot

Braxton Lucas

Brody Flint-attorney

VISITORS:

Brandon Jones

Paulo Agrilera

Roger Jensen

Mason Ellis

Sonny Thompson

Holly Homan

Tim Watkins

Brian Gray

Sarah Ellis

Stacey Dixon

Monica Kirkham

1. Introduction.

- a. **Pledge of Allegiance and Opening Prayer, Reading, or Expression of Thought: (*Councilmember Ann Arrington*).**
- 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. Minutes of August 11, 2026, August 20, 2026 and August 25, 2026 (open & closed) and Bills of Pleasant View City.

Motion was made by CM Arrington to approve the minutes of August 11, 2026, August 20, 2026 and August 25, 2026 (open & closed) and the bills of Pleasant View City. 2nd by CM Urry.
Voting Aye: CM Arrington, CM Urry and CM Wilkinson. 3-0.

3. General Plan. Presentation from Wasatch Regional Front Council (WRFC) regarding the city's General Plan update.

Tim Watkins and Paul Agrilera with Wasatch Front Regional Council gave a slide presentation on the city's General Plan update (slide presentation attached).

4. Accessory Dwelling Units (ADU) – Public Hearing. Consideration of new zoning regulations regarding standards for Accessory Dwelling Units in residential zones, Ordinance 2026-24. (Presenter: Andrea Steiniger)

Andrea Steiniger: presented the proposed amendments to the City's AAA-Chapter 18.66 for Accessory Dwelling Unit (ADU) regulations in response to Senate Bill 284, which requires municipalities to permit detached ADUs on lots or parcels of 11,000 square feet or larger containing a permitted single-family dwelling. The City must have regulations in place by the state-mandated deadline. The proposed ordinance would consolidate regulations for internal, attached, and detached ADUs. One ADU would be permitted per lot, whether internal, attached, or detached. The property owner would be required to occupy either the primary dwelling or one of the permitted ADUs. ADUs could not be used as short-term rentals; rentals would require a minimum term of 90 consecutive days. One additional off-street parking space would be required for each ADU. ADUs would be subject to applicable building, fire, permitting, and inspection requirements. Attached or detached ADUs visible from the primary dwelling would be required to be compatible in design and structure with the existing home. A detached ADU could not exceed the size of the primary dwelling. Staff noted that the ordinance may need to clarify whether "size" refers to square footage, building footprint, or another measurement. Applications would be reviewed to ensure adequate infrastructure capacity exists to serve the additional dwelling unit. Existing accessory structures could be converted to ADUs if they comply with applicable setbacks and building codes. Impact fees would need to be supported by appropriate studies. Internal ADUs would not be subject to impact fees where prohibited by state law. The Planning Commission held a public hearing and recommended approval by a 5-2 vote. Commissioners raised concerns and suggestions regarding the 90-day minimum rental period and the complexity of the permitting process. One member of the public spoke in support of the proposal. The ordinance could be revised based on Council direction and brought back for consideration at a subsequent meeting, if necessary.

Motion was made by CM Wilkinson to go into a public hearing to consider a new zoning regulations regarding standards for Accessory Dwelling Units in residential zones. 2nd by CM Urry. Voting aye: CM Arrington, CM Ferry, CM Urry and CM Wilkinson. 4-0

Brian Gray: it seems to shut-out short-term rentals. In my experience short-term rentals generally resulted in fewer property-management problems than long-term rentals. Short-term rentals serve visitors for family events, reunions, college returns, funerals, and home purchases. I guess there are approximately 15 short-term rentals currently operating in Pleasant View. Do short-term rental fall under this proposed regulation?

Roger Jensen: I like short-term rentals. I find I get better clientele. I am in support of the proposal.

Stacey Dixon: I haven't been able to review a copy of the draft. I feel unprepared to provide detailed comments. Can each request for an ADUs be considered on a case-by-case basis and ask for a variance? The number of ADUs allowed should be based on lot size/square footage, rather than a fixed number per property, so larger parcels could be considered for additional units.

Motion was made by CM Urry to end the public hearing. 2nd by CM Arrington. Voting aye: CM Arrington, CM Ferry, CM Urry and CM Wilkinson. 4-0

Council discussion: Short-term rentals: Council expressed that the ADU ordinance is intended to promote housing affordability rather than profitability. Members generally supported addressing short-term rentals through a separate ordinance or broader general-plan discussion. Rental duration: Council discussed maintaining a 90-day minimum rental period, noting

concerns regarding neighborhood impacts from shorter-term occupancy. The 90-day period was identified as the maximum allowed under the applicable legislation. Fire access: Council discussed the required 16-foot access route for fire apparatus to detached ADUs and requested clarification of the ordinance language to address properties with long driveways or detached structures located toward the rear of a lot. ADU size: Council requested clarification regarding whether the requirement that an ADU not exceed the size of the primary dwelling would be measured by square footage or building footprint, and asked staff to confirm applicable minimum-size requirements. Occupancy and infrastructure: Council discussed limiting properties to an owner-occupied dwelling plus one ADU and raised concerns about impacts on existing utility and infrastructure capacity. Utilities: Staff was directed to clarify that ADUs must be evaluated for adequate infrastructure and to address whether ADU utilities must connect through the primary dwelling's existing service rather than through separate meters. Permitting: Council discussed a three-year renewal process and approximately \$25 renewal fee. Staff noted that permitting ADUs helps the City meet state moderate-income housing requirements and that the process should remain straightforward. Enforcement and appeals: Council requested further legal review of penalties for noncompliance and clarification of the appropriate appeal authority to ensure consistency with state law.

Motion was made by CM Arrington to table and address the 150' and 16' width for fire access, minimum size, utilities, legal enforcement and footprint. 2nd by CM Wilkinson. Voting aye: CM Arrington, CM Ferry, CM Urry and CM Wilkinson. 4-0

5. Vehicle replacement proposal. Discussion and consideration to purchase two new police vehicles. (Presenter: Stetson Talbot)

Stetson Talbot reviewed his staff report on the purchase of two police vehicles.

Motion was made by CM Arrington to purchase two new police vehicles as presented. 2nd by CM Wilkinson. Voting aye: CM Arrington, CM Ferry, CM Urry and CM Wilkinson. 4-0

6. Flock Camera. Discussion on Flock camera. (Presenter: Stetson Talbot)

Stetson Talbot: the plan is to install five FLOCK cameras in Pleasant View and I wanted the council to confirm that everyone remains comfortable moving forward. The city has signed up for a 30-day trial. Permitting is underway, and the cameras are already budgeted. The city gets 30 days after the final camera is installed to decide whether to proceed with a three-year contract. I support the FLOCK cameras and believe they are valuable law-enforcement tools, but we are hesitant to proceed immediately because cameras in other places are reportedly being vandalized or torn down and the city would be responsible for repairs. FLOCK is revising an insurance/coverage option that would cost about \$500 per camera per year (\$2,500 annually for five cameras). There are several proposed Utah laws being considered on the camera and I want to see what legislation passes before committing to a three-year contract. There are law-enforcement benefits and successful uses of the cameras and solving major crimes and lives. I don't personally believe that the cameras inherently violate people's rights, but the department needs strict policies to prevent misuse. Currently those who can access the data are Utah law-enforcement agencies who can request access, but outside-state and federal agencies cannot directly request it. Braxten Lucas: outside agencies could potentially receive information through a case-by-case basis. We would vet the request rather than giving unrestricted access. There needs to be clear rules. The retainage of footage/data is 7 days. I favor 30 days because crimes are sometimes reported weeks after they occur, while others liked seven days as a stronger privacy protection. Stetson Talbot: the five cameras are license-plate capture cameras, not general live-video cameras. I want our contract with FLOCK to protect the city if Utah law changes, particularly if new laws require cameras to be moved or restrict how they can be used.

This is an informational discussion. Unless the council takes action later, the project can continue moving forward.

7. Land Use Code Updates. Discussion and direction for land use and code updates (minor subdivision requirements, compliance with State Code, timelines in State Code and give direction to the planning commission).

Mayor Gibson: I raised concerns about the city's land-use codes, particularly minor subdivisions. There are requirements that may no longer be necessary or may be unnecessarily slowing applications. I want to explore different categories or approaches that could make the process faster, simpler, and more practical. Brody Flint: the land use code needs to be updated. This is the most difficult of law. In talking with the Mayor, the discussion was to review the subdivision ordinances and all the codes. There are new state codes that we are not compliant with. How does the city want to address this. I can work on it, but it will be a coordinated effort and will take time and a big effort. It would be a large task for staff. I suggest starting with the council discussion and establishing priorities and guidance. CM Wilkinson: we need to make a more efficient checklist. A checklist is a basic thing. Mayor Gibson: it will make it easier for the end user to go through the process. CM Wilkinson: a checklist is how to follow the process and some may not like it. Brody Flint: compliance is the first issue and a daunting task. CM Wilkinson: compliance should be the first step and then we address other codes. CM Arrington: I agree. Mayor Gibson: thanks Andrea for holding all together.

8. Planning Commission Members. Discussion and direction for the Planning Commission on the reduction of planning commission members.

Mayor Gibson: we need comments from the city council on reducing planning commission members. Andrea Steiniger: if you want to address it, it needs to be in the ordinance. The city council would have to be the ones to decide who was removed from the from the planning commission. Mayor Gibson: currently we have a 7-member with 2-alternative member board. I am proposing a 5 member with 1 alternative member board. CM Arrington: I am in support of the 5 members and 1 alternative. There could be two meeting a month, but I would stick with one a month and a second meeting if needed. Andrea Steiniger: with a 7 & 2 member board there are lengthy discussions with less productivity.

9. Engineering Services. Discussion and direction for an RFP for city engineering services.

Mayor Gibson: I would like the city to put out an RFP (Request for Proposal) for engineering services to find out what other engineering companies charge and what services they could provide. An RFP is essentially an opportunity for firms to sell their services to the city by submitting proposals. Jones & Associates should also be invited to submit a proposal. There may be a 90-day notice period associated with the current contract. The main objective is exploratory to see what other firms are available and what they can offer, regardless of whether the city ultimately stays with Jones. CM Arrington: it is worthwhile to look at alternatives. It is always useful to look around at other options, even if the city ultimately continues with Jones. CM Wilkinson: I support the discussion. Apologies to Andrea for not having given her enough time to research the issue. Apparently, Jones & Associates does more than traditional engineering, including surveying and other services. I work for the county and oversee an engineering division. Even though the county has five people on staff, it still contracts out certain specialized work. Would it be financially advantageous for Pleasant View to hire a full-time city engineer? Under this idea, a city employee might handle roughly 75% of the work, while the city could continue contracting out the remaining 25% or other specialized portions. A contracted engineering rates are substantially higher than the cost of an employee, so there may be an opportunity for savings. Could the city calculate whether bringing some engineering work in-

house could reduce the city's overall costs. Obtaining proposals from several companies would be useful because it would give the city a benchmark—and would also give Jones an opportunity to demonstrate why the city should continue using them. The goal is not necessarily to replace Jones, but to compare the alternatives objectively. I acknowledge that Jones has a significant advantage because of its long history with the city and familiarity with its projects and infrastructure. Any competing firm would have to learn that institutional history. The loss of institutional knowledge should be considered as part of evaluating proposals. Andrea Steiniger: would the in-house engineer be a 1099 engineer or a benefited employee? CM Urry: the city has been short on experienced planners, which has caused the city to rely heavily on Jones for work that might otherwise be performed internally. The engineer's hourly rate is much higher than the cost of some other city staff positions. Simply comparing the amount currently paid to Jones with the salary of a city employee could be misleading. The city is currently asking Jones to perform tasks that, under a fully staffed organization, might otherwise be handled by planners or other employees. The point is that some of Jones's costs are effectively compensating for staffing shortages elsewhere in the city's organization. Mayor Gibson: this may be an especially good time to evaluate the arrangement because the city is revamping its department structure. I don't expect significant organizational changes until that restructuring is completed. The city should understand its future internal staffing structure before deciding how much engineering work should remain outsourced. Andrea Steiniger: in referring back the new planner job description. There are several responsibilities that properly belong under a planner that are currently being handled by public works, engineering, and the treasurer. The city is trying to move those responsibilities back to the planner position. The goal is partly to reduce costs and improve organizational efficiency. This reinforces the argument that the city should first understand what its internal staff will be responsible for before deciding exactly what engineering services need to be contracted. Mayor Gibson: thanks Andrea for taking on the difficult task of reorganizing responsibilities and bringing work back in-house. I that process will happen. The city is not necessarily making an immediate decision to terminate Jones rather the proposal would begin a process in which engineering companies submit their best proposals so the city can evaluate its options. I want to know what firms can offer during that 90-day period and use that information to make a more informed decision. Andrea Steiniger: the RFP must be structured carefully. The city cannot simply tell companies to "send us a proposal" without first specifying what services the city wants them to provide. The city needs to identify the engineering services it is requesting so firms can respond meaningfully. The RFP should identify the scope of services the city needs. Mayor Gibson: I want the RFP to encompass the full range of Jones's current services. I want multiple firms to respond with an objective comparison. I believe other options exist. CM Wilkinson: staff members who work directly with these services, specifically Andrea and Tyson, should help write the scope. Staff members understand the city's needs better than outside firms do. Their input would help ensure that the RFP reflects the actual services the city requires rather than an overly generic engineering request. Tyson Jackson: as an overwhelmed staff the major concern is the city's approximately 20 major projects currently underway and the fact that Jones is already deeply involved in many of these projects. The city cannot simply switch firms without considering what happens to ongoing projects. The proposals should therefore address how a new firm would handle or complete existing projects and transition responsibilities. The transition period would need to be considered. CM Wilkinson: I am concerned about moving too quickly. The given complexity raised by Tyson and others, I would prefer to have more time to discuss and structure the process before directing staff to issue anything. Issuing an RFP is more than simply asking companies to submit proposals. There is likely a formal purchasing/procurement process governing how proposals are solicited, evaluated, and scored. The city needs to understand that process before proceeding. If the city asks multiple engineering firms to spend substantial time preparing proposals, the city should be genuinely prepared to consider changing firms. It would

be unfair or ineffective to ask companies to invest time and resources preparing bids if the city has already decided to stay with Jones. Based on my experience, firms will not take the process seriously if the city is merely conducting a superficial comparison. Therefore, the city needs to be clear about whether it is genuinely considering a change. Mayor Gibson: I am serious about making a change, if the proposals and staff recommendations indicate that a change is appropriate. The final decision should not be based solely on their personal preference. I want staff analysis and the actual proposals to inform the decision. Brandon Jones: we have been the city engineer for about 20 years. CM Arrington: It may be better to wait and gather more information. It is always beneficial to know what is available in the marketplace. However, the city could delay the RFP discussion until a future meeting and gather more information first and get the new planner in place. Having the planner onboard could change the city's internal workload and reduce the amount of work currently being outsourced. That could materially affect what engineering services the city actually needs to contract for. CM Urry: that is a good plan. CM Ferry: hold off.

10. Other Business.

Tyson Jackson: the Decant Facility is moving along. They are pouring footings. It should be done by December 31st. There have been some snags with the 500 W project and detours. It should be completed by the end of September. The snowplows are on the trucks.

Stetson Talbot: we did upgrades to our interview room and patrol room. I have finished the Lexipol policy updates. There were 170 updates. The officers are watching the school crossing areas and 500 W.

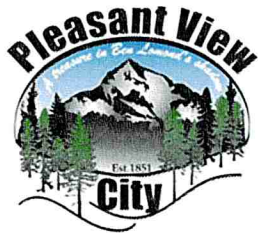
Andrea Steiniger: the General Plan is moving ahead. The General Code is being indexed. We are working on the personnel policy. We may have stumped Timeclock Plus. I received a notice from North Ogden on an annexation. The North View Fire District is going out for bonding. September 18th is the first review for the hiring of a city planner.

CM Ferry: I met with a multi-city economic development committee and traffic flows. I am involved with the Utah Remembers 911. It is its 25th anniversary.

CM Arrington: we have the EZ Grant rebound equipment for pickleball. I am waiting for the tax exempt status and can the youth city council help with sending out the flyers.

CM Urry: Youth City Council begins this Thursday. We have 20 participants so far. Mayor Gibson: they need to find other kids being caught doing good. CM Urry: Pumpkin Palooza is October 24th. Do we have RAMP grant ideas?

11. Adjournment: 8:36 P.M.



POLICY 2026-3

Emergency Action Plans (EAP) Pleasant View Recreation

PURPOSE: The purpose of the Pleasant View Recreation emergency procedure manual is to give staff and participants a thorough knowledge of potential emergencies to expect and an appropriate plan of action to follow. The following procedures are meant to serve as a guideline. The procedures contained in this document are not the answer to every situation or problem that may be encountered during Pleasant View Recreation programming. Instead, this is a working document which will enable PV Recreation Staff to respond to any emergency situation in an organized and professional manner.

THE PRIMARY CONSIDERATION IN THE EVENT OF AN EMERGENCY IS THE SAFETY AND SECURITY OF ATTENDEES, VOLUNTEERS, PARTICIPANTS, AND STAFF.

SECTION ONE: The Emergency Action Plans (EAP) for the Pleasant View Recreation is hereby adopted as stated in 'Exhibit A' (attached).

APPROVED and EFFECTIVE this ____ day of _____, 2026

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

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

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



Emergency Action Plans (EAP)

Pleasant View Recreation

INTRODUCTION

The purpose of the Pleasant View Recreation emergency procedure manual is to give staff and participants a thorough knowledge of potential emergencies to expect and an appropriate plan of action to follow. The following procedures are meant to serve as a guideline.

The procedures contained in this document are not the answer to every situation or problem that may be encountered during Pleasant View Recreation programming. Instead, this is a working document which will enable PV Recreation Staff to respond to any emergency situation in an organized and professional manner.

THE PRIMARY CONSIDERATION IN THE EVENT OF AN EMERGENCY IS THE SAFETY AND SECURITY OF ATTENDEES, VOLUNTEERS, PARTICIPANTS, AND STAFF.

STAFF RESPONSIBILITIES

- Recreation staff should be aware of potential emergency situations and call 911 if needed.
- Recreation staff should remain calm and assess the situation.
- Recreation staff are responsible for access to first aid supplies, including knowing where the AED is located.
- Recreation staff members are responsible for assisting in the safety of our participants and spectators and should isolate other individuals from the emergency area.
- Recreation staff are responsible for notifying the Recreation Director as soon as possible and must follow up by reporting and recording incidents.
- Other emergency personnel or a designee of the City may take charge upon their arrival to the location.

PATRON RESPONSIBILITIES

- Patrons should be aware of potential emergency situations.
- Patrons are responsible for acting in a safe manner and communicating with and taking direction from Recreation Staff in the event of an emergency situation.
- Patrons should also know where to access first aid supplies, including the AED.

SITE INFORMATION

Location	Pleasant View City Park
Address	947 W Pleasant View Dr, Pleasant View UT 84414
Recreation	• 1 baseball field • Open field used for recreation football • 10 pickleball courts • 1 playground and pavilion
Events	• Easter Candy Grab (500 + attendees) • Movie in the Park (500 + attendees) • Founder's Day parade seating along PV Drive

Location	Shady Lane Park
Address	600 w 3000 N, Pleasant View UT 84414
Recreation	• 2 baseball backstops- grass field • Large open field used for tball/machine pitch baseball/soccer and misc. • Horse arena • 2 playgrounds and pavilions- upper and lower
Events	• Founder's Day car show and salmon bake (1000+ attendees)

Location	Henry Barker Jr. Park (Barker Park PV)
Address	520 W Elbert Dr, Pleasant View UT 84414
Recreation	• 1 baseball field • Open field used for football • Lower Bowl field used for football and lacrosse • 1 playground and pavilion
Events	• Pumpkin Palooza (500 + attendees) • Founder's Day activities (1000+ attendees)

Location	Lomond View Elementary Gym
Address	3644 N 900 W Pleasant View UT 84414
Recreation	• 1 basketball gym

Location	Orchard Springs Elementary Gym
Address	3300 N 975 W Pleasant View UT 84414
Recreation	• 1 basketball gym

FIRST PRIORITIES

1. Tend to the victim(s). Call Emergency Services: 9-1-1. Clear the area. Get everyone out of the area that is not necessary to the care of the victim.
2. If participant is under the age of 18, notify victim's parents. Depending on the condition of the victim(s), this should most likely be done by the Police Department and Recreation Director.
3. Take care of the rest of the Recreation community. It is tremendously important that the attached checklist be followed, that the staff project an image of being calm and confident, and that we return to a normal routine as soon as possible following the incident.

During the initial phase of event:

(Items listed below are not necessarily in any specific order, and may occur simultaneously)

1. Assess the situation
 - What happened?
 - Who was involved?
 - Where are they now?
 - What action has been taken?
 - What is their present condition?
 - What do they need?
 - Who should be called?
 - Who is in charge?
 - When did the incident occur?
2. Deal with hazards (i.e. remove everyone from harm's way)
3. Call Emergency Services: 911 (medical, fire, police)
4. Account for individuals involved (count and gather in centralized area if possible)
5. Notify family of the victims
6. Prepare statement, make phone call(s)
 - Get names of witnesses and their initial statements
7. Deal with non-injured individuals in area of incident
8. Assign Staff to focus on rest of recreation community
9. Preserve everything involved in the incident

NEXT STEPS

1. Remove Staff directly involved in the incident from the scene
2. Refer to “Communication Plan” below for the following steps:
 - Designate spokesperson for the recreation program
 - Develop statement to be used to communicate information about the incident
 - Write statement describing recreation program and pertinent facts about the incident that can be released without assigning blame
 - Avoid speculation about why the emergency occurred
 - Consult with management before speaking to the media
 - Communicate information about the incident to the staff
 - Communicate information about the incident to the recreation participants
 - Notify parents of the participants of the incident
 - Communicate to the media – see section “NOTIFICATION” below
3. Interview staff and witnesses and get written statements
4. Create site schematic with location of all staff at time of incident
5. Keep in touch with medical personnel and hospital
6. Keep management and staff informed of condition of the victim(s)
7. Return to “normal” operation as soon as possible

COMMUNICATION PLAN

Receiving accurate information and managing outgoing information is a critical part of dealing with any crisis. Inaccurate facts or premature release of information can throw an emergency situation out of control. It is essential that communications be planned during this period of time.

When an incident or accident occurs, the first procedure should be to call the appropriate emergency personnel and the Recreation Director. The Recreation Director and staff need to know about the situation before other participants, parents, and media. Before interacting with any of the audiences, define and assess the situation, collect as much data as possible, investigate rumors, locate witnesses, see that materials surrounding the incident location are not destroyed pending further investigation by authorities and/or insurance agencies.

****The identified Public Information Officer will handle all interaction with the media.**

NOTIFICATION

1. Notify staff: it is important that all employees are informed of the situation.
 - They should be instructed to refer all questions to the Public Information Officer or Recreation Director.
2. Notify participants. The Recreation Director should communicate with participants.
 - The parents of children that were closely involved should be called.
 - A letter to the rest of the Recreation Program parents is sufficient. This letter needs to be factual and to the point, reassuring them that the situation is being taken care of.
 - Have counseling staff and mental health professionals present if possible. Have them available the next morning to meet with participants and staff as well.
3. The Public Information Officer should develop a typed statement to read to whoever is calling or inquiring in person.

4. Outside calls will come in from the media, parents, and others. It is a good idea to take messages from media and have the spokesperson prepare before calling back. Parents and friends may be directed to one of the directors. Try to keep lines open.

POST INCIDENT STEPS

1. Prepare Incident Report
2. Assign 2 adult staff members to gather facts about the incident independently from each other
3. Take pictures of the accident site and surrounding area
4. Assess level of intervention needed to support grief or post-traumatic stress needs
 - o Individuals involved in the incident
 - o Staff and participants affected by the incident
 - o Recreation participants and staff not directly affected by the incident
5. Contact intervention resources and schedule support sessions
6. File claims and forms
 - o Medical/Accident Insurance
 - o Worker's Compensation
 - o Liability Insurance
 - o Other Local and State Agencies

RECORD KEEPING

An accurate file of everything pertaining to the incident must be kept. Recreation Participants application, emergency form, accident report, phone messages, news clippings, list of who was participating in the activity or location when the Emergency occurred, roster of Recreation Participants in the group, calls to the parents, accounts of where participants were in relation to the victim, what they saw, etc.

- Get written statements from each staff member that was involved in any way.
- Try to determine what factually happened – have two designees construct the situation independently, go back to the scene, re-enact with the staff.

AFTER ACTION RESPONSE

Whenever an emergency event occurs, a de-briefing meeting should be held. This meeting should be held as soon as possible, following the event.

The agenda should include:

1. Was the activation appropriate?
2. Was the response appropriate?
3. What would have improved the operation?
4. A report must be sent to the City Administrator.

Finally: Re-evaluate and amend your emergency plans and procedures.

Emergency Procedures

(in alphabetical order)

ACTIVE SHOOTER:

An active shooter is a person who is using a firearm with the intent to injure or kill others in a populated area.

Primary Response: Run, Hide, Fight

Run (Evacuate)

1. Quickly assess your surroundings and evacuate if possible.
2. Leave all personal items behind and move fast.
3. Warn people you see along the way not to go near.
4. Call 9-1-1 when it is safe to do so.

Hide (Find Cover)

1. Seek solid, heavy cover if you cannot run, such as concrete structures or walls
2. Stay low to the ground and out of the shooter's line of sight.
3. Turn your phone on silent mode, including turning off vibration and screen light.
4. Remain completely quiet.
5. Call 9-1-1 when it is safe to do so.

Fight (Take Action)

1. Use physical force only as a final choice when your life is in immediate danger.
2. Throw heavy objects like equipment, coolers, or rocks at the shooter.
3. Act with total aggression and work together with others if you can to stop the threat.
4. Call 9-1-1 when it is safe to do so.

Law Enforcement personnel will deploy to the area of an active shooter with the primary goal of stopping the shooter.

1. At all times, comply with law enforcement.
2. Keep your hands empty and high up in the air with your fingers spread wide.
3. Do not run toward the police officers or grab them.

Following an incident Recreation Staff will fill out an incident report with all facts surrounding the event.

CARDIAC EMERGENCY:

Sudden cardiac arrest events can vary greatly. Immediate action is crucial!

Follow these steps in responding to a suspected cardiac emergency:

1. Recognize the following signs of sudden cardiac arrest and act quickly in the event of one or more of the following:
 - The person is not moving, unresponsive, or unconscious.
 - The person is not breathing normally (has irregular breaths, gasping or gurgling, or is not breathing at all).
 - The person appears to be having a seizure or is experiencing convulsion-like activity. Cardiac arrest victims commonly appear to be having convulsions. If it's a true seizure, the AED will not deliver a shock.
 - If the person received a blunt blow to the chest, this can also cause cardiac arrest
2. Facilitate immediate access to professional medical help:
 - Call 9-1-1 as soon as you suspect a sudden cardiac arrest.
 - Retrieve the AED
3. Start CPR
 - Begin continuous chest compressions and have someone retrieve the AED if not at the scene.
Press hard and fast in the center of the chest, at 100-120 compressions per minute, pushing to a depth at least 2 inches
 - If you are able and comfortable giving rescue breaths, please use a barrier and provide 2 rescue breaths after 30 compressions.
4. Use AED:
 - Press the power-on button and attach the pads to the patient as shown in the diagram on the pads. Then follow the AED's audio and visual instructions. If the person needs to be shocked to restore a normal heart rhythm, the AED will deliver one or more shocks. If no shock is needed, no shock will be delivered.
 - Minimize interruptions of compressions when placing AED pads to patient's bare chest.
 - Continue CPR until the patient is responsive or a professional responder arrives and takes over. Make sure to rotate persons doing compression to avoid fatigue.
5. Transition care to EMS once they arrive.
6. Notify Recreation Director as soon as possible
7. Notify the patient's emergency contact (parent/guardian, spouse, etc.).
8. Fill out Incident Report

CHILD ABUSE/ NEGLECT OF PARTICIPANTS:

Pleasant View Recreation is a Mandated Reporter. "Mandated reporters are required to report or cause a report to be made when, in the ordinary course of their employment or profession, they have reasonable cause to suspect or believe that a child under the age of 18 has been abused, neglected or is placed in imminent risk of serious harm.

Child abuse occurs where a child has had physical injury inflicted upon him or her other than by accidental means, has injuries at variance with history given of them, or is in a condition resulting in maltreatment, such as, but not limited to, malnutrition, sexual molestation or exploitation, deprivation of necessities, emotional maltreatment or cruel punishment.

Child neglect occurs where a child has been abandoned, is being denied proper care and attention physically, emotionally, or morally, or is being permitted to live under conditions, circumstances or associations injurious to his well-being.

UT Department of Children & Families:

<https://dcfs.utah.gov/>

Call: 1-855-323-3237

Abuse/Neglect

1. Staff will be provided training on Abuse and Neglect once a year.
2. If any of the warning signs of abuse are seen, please report it immediately to the Recreation Director.
3. The Recreation Director will assess the situation further and take care of necessary reporting.

CIVIL DISORDER:

Civil disorder emergencies can begin as verbal confrontations and lead to fights. These disturbances could also come in the form of willful physical damage to the property.

If you witness a disturbance:

1. Do not attempt to enter into, defend either side or subdue any individual in any type of disturbance.
2. Do not stand between disagreeing parties in an attempt to alleviate the problem.
3. Leave the area of confrontation to avoid any violence.
4. Report the incident to the Police Department if necessary. They will assume control of the situation.
5. Report the incident to the Recreation Director.

CRIMINAL OR VIOLENT BEHAVIOR:

Everyone is asked to assist in making the park grounds a safe place by being alert to suspicious situations or persons and reporting them as outlined below.

1. Put a safe distance or barrier between yourself and the perpetrator —be prepared to seek protection.
2. Call 9-1-1 as soon as possible:
 - If you are the victim of, or are involved in, any violation of the law such as assault, robbery, theft, overt sexual behavior or assault, etc.,
 - If you witness a criminal act or notice person(s) acting suspiciously on campus.
3. Give dispatch the following information:
 - Nature of the incident
 - Location of the incident
 - Description of the person(s) involved
 - Description of the property involved
4. Assist the police when they arrive by supplying them with any additional information requested; ask others to do the same.

EVACUATION:

An evacuation may be called for any situation that is likely to threaten the safety of Pleasant View Recreation's patrons and staff. Upon determination that an area must be evacuated, follow these general guidelines:

Weather related:

1. Initiate evacuation by announcing the following in a slow and calm voice: *"Attention please. Due to the pending weather, we need everyone to evacuate immediately and seek safe shelter without delay. Please calmly exit the property promptly."*
2. Inform participants that they may wait in their cars if you anticipate a delayed start (at least 30 minutes after the last lightning strike).

Otherwise:

1. Call 9-1-1 if evacuation is due to a life-threatening or safety-relevant emergency (i.e. bomb threat, fire, gas leak, etc.).
2. Initiate evacuation by announcing the following in a slow and calm voice: *"Attention please. We need everyone to evacuate for your safety. Please calmly exit the property promptly."*
3. To maintain calmness, do not indicate during the announcement what the emergency is regarding. Focus should be on clearing the property as quickly and smoothly as possible.
4. The Lead Staff member should supervise the evacuation and immediately notify the Recreation Director.

LOST CHILD:

If a child is reported missing:

1. Immediately gather nearby Staff to initiate a search in the surrounding areas;
2. Staff should ask questions to obtain a description of the missing child such as height, weight, hair color, age, name, identifiable clothing, etc.
3. Notify all Staff that a child is missing and provide a description of the child;
4. If the child is not found within 10 minutes of searching (or staff are initially notified that the child has been missing for a while), call 9-1-1 immediately;
5. Notify the Recreation Director that law enforcement has been called to respond to a missing child emergency as soon as possible.

It is very common for a child to get lost in a public place, so it is important that responsible Staff members are proactive in identifying a child who is without an accompanying adult.

1. Be careful not to alarm the child;
2. If the child is non-responsive or refuses to communicate with you, consider they may be suffering from a physical and/or intellectual disability and be unable to effectively respond;
3. Try to gather information from the child by asking:
 - If the child knows their parent's cell phone number, try to call the number, or check to see if the child has a sticker or label somewhere with a cell phone number on it;
 - If the child is alone in a public place like an outdoor event or athletic activity, ask the child if they have a meeting spot they decided upon with their family;
4. Remain near the child and alert local authorities if a caregiver cannot be reached.
5. In general, it is best to not move away from the spot where the child was found and to stay with them until law enforcement arrives.

MEDICAL:

1. Call 9-1-1
2. Provide the following information:
 - Nature of the medical emergency
 - Location of the emergency (Park name and address- city)
 - Your name and the phone number you are calling from
3. Do not move the victim unless absolutely necessary.
4. Find someone trained in CPR/First Aid to provide the required assistance prior to the arrival of professional medical help
5. As a minimum, attempt to provide the following assistance:
 - Stop the bleeding with firm pressure on the wounds
 - Clear the air passages using Heimlich Maneuver in case of choking

*****LIFE THREATENING EMERGENCY**

Examples of life-threatening emergencies are:

(victims of these injuries could go into shock, a life-threatening emergency)

- Unconsciousness
- Severe bleeding
- Poisoning
- Seizure
- Difficulty breathing
- Unresponsiveness
- Choking
- Major bone or musculoskeletal injury including dislocations or fractures that penetrate the skin

Recreation Staff shall:

- Upon notification of an emergency, obtain first aid kit and AED (no matter what the injury).
- Check the scene for safety before approaching the victim.
- Check the victim for consciousness and/or life-threatening conditions.
- Call 9-1-1 if a life-threatening condition is present.
- Give care for the conditions you find within the scope of your training.
- Continue to give care until more advanced medical help arrives.

Other employee(s), or a bystander if necessary shall:

- Clear the area of bystanders.
- Be sure 9-1-1 was called.
- Meet the ambulance in the parking lot to get them to the victim faster.
- Assist on-duty trained responder in any way possible within the realm of your training, if applicable.

After a life-threatening emergency (and as soon as possible), notify the Recreation Director and fill out an Incident Report with as much information as possible.

*****NON-LIFETHREATENING EMERGENCY**

Examples of non-life-threatening emergencies are:

- Sprains
- Bruises
- Scrapes
- Victim is conscious

Recreation Staff shall:

- Upon notification of emergency, obtain first aid kit and AED (no matter what the injury)
- Check the scene for safety before approaching the victim
- Check the victim for consciousness and/or life-threatening conditions
- If no life-threatening conditions are present, conduct a secondary survey and give care for the conditions you find within the scope of your training.
- Fill out an Incident Report with as much information as possible and notify Recreation Director.

SEIZURES:

A seizure is a medical emergency. Recreation Staff will be prepared to recognize seizures and take appropriate steps to keep the person safe from injury during a seizure.

If you observe these symptoms

6. Blank staring
7. Chewing
8. Fumbling
9. Wandering
10. Shaking
11. Confused speech
12. Convulsions

Take these actions:

1. Maintain a safe environment- clear area around the individual, cushion their head if possible
2. Turn individual on their side
3. Remain with the individual and stay calm
4. Note onset time of seizure
5. Get help
6. Notify parent/guardian and Recreation Director as soon as possible
7. If seizure lasts more than five (5) minutes, there is no history of seizures/epilepsy, full awareness does not return, or there are injuries: call 9-1-1
8. Complete an Incident Report

SEVERE WEATHER:

When dealing with severe weather situations in Pleasant View Recreation programs, the main objective is to minimize the potential for injury and loss of life.

All patrons, participants and staff are advised to be aware of developing or approaching weather hazards before arriving at the facility and during the event. The Recreation Director is responsible for monitoring all available resources concerning weather hazards and determining if any suspension or cancellation of outdoor activities is necessary.

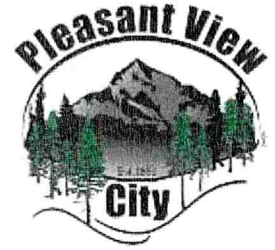
Lightning within 8 miles of a location will require immediate cancellation until there has been at least 30 minutes since the last detection.

- Activities may continue if there are no lightning or severe winds, but Recreation Staff should be prepared to advise people to seek shelter if conditions progress that require cancellations and evacuations.
- Evacuate the area to inside a building or vehicle.
- Do not stand under or near trees.

Earthquake

- In the event of an earthquake while at a park, move to an open area away from trees and structures of any kind.
- After the earthquake, assess the area and respond to any injuries
- Call 9-1-1 if necessary
- Examine your area for damage and report to the City
- Be alert for aftershocks and evacuate carefully

WEATHER POLICY



Lightning Safety Plan/ Policy:

Pleasant View Recreation will follow this systematic plan for monitoring weather:

We WILL PLAY even if there is rain to some degree unless the weather is severe (lightning, heavy rain or extreme winds) or the field conditions are too poor. Lightning or severe wind or rain will result in cancellation.

Lightning in the area (within 8 miles) will result in cancellation. We will be monitoring with the **weather bug cell phone app**. It has a feature called SPARK that tracks lightning. As soon as lightning is detected in the area, games will be suspended immediately.

Games may be cancelled for the entire day or on a game-by-game status. There must be a 30-minute wait from a nearby lightning strike to recommence play. Most often games will be cancelled but if a delay is allocated, participants and fans should go to their car until it is deemed safe to return to the fields.

In the event games do have to be canceled, PV Recreation will notify ALL League Participants (parents & coaches) following the procedures described below.

1. Coaches will be notified first and can help disseminate information to their teams
2. A message will be left on the Rainout hotline: 385-758-3036 as soon as a decision to cancel games has been made. If there is no message indicating games have been canceled, then games have not been canceled as of the time the call was made.
3. E-mail messages will be sent to ALL League Participants (to the e-mail addresses that we have on file when internet connection is available- not always possible if Director is at fields).

Pleasant View Recreation will take all appropriate precautions to keep participants safe.

Games will only be rescheduled if there are more than 2 weather cancellations in the season.



INCIDENT REPORT

Access online: <https://ut-pleasantview.civicplus.com/223/Incident-Reports>

Person Involved

Name:

Parent Contact:

Phone:

Email:

Location of
incident:

Date:

Was this incident an
injury?

YES
☐

NO
☐

Was treatment provided?

YES
☐

NO
☐

Incident Description:

Include details on how the incident happened, factors leading up to the event, and what took place.

Report Information

Name of submitter:

Phone:

Action taken:

Date:

Follow up by Director:

Email completed forms to charrison@pleasantviewut.gov

801-827-0463



CONCUSSION POLICY

- **ALL** suspected concussions should be reported to Pleasant View Recreation Director through an Incident Report by PV Staff, a Coach or even a parent/guardian
(Incident Report forms are available onsite in Staff binder or at www.pleasantviewut.gov under Recreation tab).
Direct link: <https://ut-pleasantview.civicplus.com/223/Incident-Reports>
- The Director will follow up with participant's parent/guardian to determine Return to Play timeline and communicate with the player's Coach

A concussion is caused by a bump, blow, or jolt to the head or body. It is an injury to the brain.

Signs and symptoms include:

- Headache
- Confusion
- Nausea or vomiting
- Balance problems or dizziness
- Double or blurry vision
- Feeling sluggish, hazy, foggy
- Slowed reaction time
- Loss of consciousness

Signs observed include:

- Appears dazed or stunned
- Is confused about assignment or position
- Is unsure of game, score or opponent
- Moves clumsily
- Answers questions slowly
- Can't recall events prior to or after hit or fall

****If a player is suspected to have a concussion, he/she will be immediately removed from play and should be checked out by a health care professional.**

If a collision or injury happens:

- Recreation Staff will stop the play to evaluate the player
- Remove the player if necessary
- Notify parents (recommend the child needs to be evaluated by a healthcare provider)
- Document- Incident Report

First Aid:

As a coach, you are the first response to injury and emergency situations.

First Aid kits and an AED is available onsite.

Please be familiar with the basic guiding principles of first aid:

1. Assess the scene- ask if you can help (get consent)
2. Call 9-1-1 promptly (when necessary and if person refuses help but needs it)
3. Do not immediately move the person
4. Give care based on your skills and knowledge (see below for guides)
5. Comfort and calm the injured person

Here is a guide to treat some of the most common First Aid situations in Recreation Sports:

Allergy Emergencies:

Anaphylaxis is a severe, life-threatening allergic reaction which occurs within seconds or minutes after contact with the allergen (ex: bee sting, peanuts, insects...) Can display as swelling of tongue and face, troubled breathing, signs of shock, nausea, vomiting...

Requires immediate medical treatment including an epinephrine injection (epi pen).

- Assess the scene- many people that have an allergy carry an epinephrine pen. If the person responds, and has an epinephrine pen, help him get it. The person should know how to use it and can administer himself- ask for consent if they want/need help. Rub the spot for 10 seconds and record the time the shot was given.
- Call 9-1-1 if severity warrants.
- If necessary, provide CPR. If you do not know how, give Hands-Only CPR.

Bites and Sting Emergencies: (bee, wasp, insect, ant, spider, animal-dog)

- Get first aid kit (use epi pen if person is allergic)
- Bites: Apply dressings to stop any bleeding; apply ice on bite for up to 20 minutes
- Stings: Scrape away the stinger and poison sac with a dull edge (don't squeeze the sac); apply ice for up to 20 minutes
- Clean the bite/sting area with soap and running water

Breathing Emergencies:

- Ask the person if he/she has prescribed medication
 - Help the person utilize an inhaler or epi-pen if he/she has one
- Call 9-1-1 if the person does not have medicine or the breathing emergency worsens
- Loosen any tight clothing (especially around the neck)
- If necessary, provide CPR. If you do not know how, give Hands-Only CPR.

Heat-Related Emergencies:

Causes: dehydration, overexposure to a hot environment, too much exertion, excessive sweating

- 1- **Heat Cramps (least severe)**- caused by too much exercise: nausea; vomiting; muscle cramps; spasms or pain; dizziness; exhaustion; sweating
 - Treat by rest and drinking juice or sports drink (need sugar and electrolytes)
 - 2- **Heat Exhaustion (leads to Heat Stroke if not treated)**- caused by being in the heat for a long period of time or sweating a lot: pale, moist or flushed skin; weakness; headache; dizziness; cramps; sweating; faint feeling
 - Treat by moving the person to a cooler environment, apply a wet towel, give small amounts of water or sport drink
 - 3- **Heat Stroke (most severe)**- occurs when body is overwhelmed by heat and begins to stop functioning
 - Treat by instantly cooling the person and if possible, immerse in cool water up to the chin
- Call 9-1-1 if person experiences heat stroke or heat exhaustion condition worsens.

Muscle, Bone and Joint Emergencies:

Occurs with a muscle, bone or joint moves in a direction that it is not supposed to go- can lead to broken bones, sprains, fractures and other injuries.

- Do not move any body part that is deformed or bent (fractured).
 - Apply a clean dressing on any open wounds.
 - Call 9-1-1 if the open wound is large.
- 1- Fracture/ Broken Bone: a complete break, a chip or a crack in the bone.
 - 2- Dislocation: movement of a bone at a joint from its normal position- usually at the shoulder, elbow, wrist, jaw and hip.
- For 1 and 2:
 - Keep injured area still
 - Apply a light padding underneath injured area and apply a broad sling; tie affected part with another limb of the body to keep it sturdy from movement
- 3- Sprain: tearing of the ligaments at a joint- usually at the ankle, knee, wrist and fingers

- 4- Strain: stretching and tearing of a muscle: usually in neck, back, thigh or back of the lower leg
- For 3 and 4:
 - Place a cold pack or a plastic bag filled with water and ice on a towel and then on the injured area (up to 20 minutes)
 - Use RICE method when dealing with a sprain or strain: Rest (do not move or straighten the injury), Immobilize (try to stabilize the person in the position he/she was found. Splint or sling the injured part and use caution if moving the person), Cold (indirectly cool the part using ice for up to 20 minutes), Elevate (elevate the part only if it does not cause more pain).

Nervous System Emergencies: (head and spinal injuries)

- Do not immediately move the person
- Call 9-1-1 and follow the dispatcher instructions
- Get AED and First Aid kit
 - Seizure: remove any object which may hurt the person, do not restrain

Wound Emergencies:

Wounds are an injury of the soft tissue (tissue in the body that is not bone). Wounds are classified as either a closed (internal- ex: bruise) or open wound (break in the skin).

- Get first aid kit
 - **Minor open/bleeding wound (cuts, abrasions)**: apply pressure with gauze (dressing) to the area; keep pressure on the wound until bleeding stops, apply a dressing and cover with a bandage
 - **Minor closed wound (bruise)**: elevate injured area and apply ice pack or cold towel for 30 to 45 minutes
 - **Nose bleed**: pinch the nose, tilt the head forward and apply a cold pack to the bridge of the nose
 - **Mouth bleeding** (dental emergency): apply pressure with gauze to the area, but be careful not to block airway; check for missing or loose teeth; if tooth is out, rinse with water and place in a cup of milk (or water); call a dentist for loose or chipped teeth
- Call 9-1-1 if there is a lot of bleeding, trouble breathing, signs of shock or the person has a major open or closed wound.

RESOLUTION 2026-Z

A RESOLUTION APPROVING THE UPDATED 2026 STORM WATER MANAGEMENT PLAN.

WHEREAS, The Utah Division of Water Quality has completed an audit of the City's Municipal Separate Storm Sewer System (MS4) permit; and

WHEREAS, Updates have been made to the Storm Water Management Plan (SWMP) dated February 2026; and

WHEREAS, The 2026 SWMP outlines Pleasant View City's strategy for managing stormwater runoff in compliance with the Utah Pollutant Discharge Elimination System (UPDES) and state/federal regulation; and

WHEREAS, The primary goal of the 2026 SWMP is to reduce pollutants in stormwater, protect water quality, and meet public safety/environmental standards.

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

NOW THEREFORE, be it resolved by the Pleasant View City Council as follows:

1. The updated 2026 Pleasant View City Storm Water Management Plan (SWMP) dated August 2026 is hereby adopted as stated in "Exhibit A." (attached).
2. This resolution shall take effect immediately upon approval and posting.

PASSED, APPROVED AND ADOPTED this 22nd day of September, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

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

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

'Exhibit A'

Pleasant View City

Storm Water Management Plan



August 2026

Prepared by
JONES & ASSOCIATES
Consulting Engineers

The document is 226
pages. A PDF of the
plan was emailed to the
City Council for review.

ORDINANCE 2026-24

AN ORDINANCE AMENDING THE PLEASANT VIEW MUNICIPAL CODE CHAPTER 18.66-‘ATTACHED ACCESSORY APARTMENTS’ TO ‘ACCESSORY DWELLING UNITS (ADUs) TO BROADEN THE APPLICATION OF HOUSING.

WHEREAS, The Utah State Legislature passed SB284, which requires every city with a population of 5,000 or more and having a lot size of 11,000 square feet or larger to permit detached accessory dwelling units (ADUs); and

WHEREAS, Pleasant View City’s population is 11,214; and

WHEREAS, Cities have until October 2026 to adopt an ordinance; and

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

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

NOW THEREFORE, be it resolved by the Pleasant View City Council as follows:

1. Chapter 18.66-Accessory Dwelling Units (ADUs) be hereby amended as stated in “Exhibit A.” (attached).
2. This ordinance shall take effect immediately upon approval and posting.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

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

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

Chapter 18.66 - Accessory Dwelling Units (ADUs)

18.66.010 Definitions. Accessory Dwelling Unit means a second dwelling unit in an owner-occupied single family property that is clearly incidental and accessory to the main dwelling. ADUs can be internal, detached, or attached.

ADU (Attached). "Attached ADU" means a new ADU is constructed as a physical expansion of the primary dwelling and is attached to the single-family dwelling unit by one or more common wall(s).

ADU (Detached). "Detached ADU" means an ADU located in an accessory building on the property and not attached to or within the primary dwelling unit.

ADU (Internal). "Internal ADU" means an ADU created (a) within a primary dwelling unit; (b) within the footprint of the primary dwelling unit at the time the internal ADU is created; and (c) for the purpose of offering a long-term rental of 90 consecutive days or longer. Internal ADUs must meet the standards in Utah Code § 10-21-303.

18.66.020 Permitted Use An Accessory Dwelling Unit which meets ordinance requirements may be allowed as a permitted use in a zone which allows single-family dwelling units on lots greater than 11,000 square feet.

18.66.030 Permitting Process

A. Accessory Dwelling Units (Internal, Detached and Attached).

1. A notarized application by the property owner shall be filed with the Pleasant View City Recorder who forwards it to the Development Review Committee for consideration. A floor plan and site plan shall be submitted as part of the application. The application shall include a deed restriction to be recorded by the Weber County Recorder after City approval that states the owner shall occupy either the primary dwelling or the Detached Accessory Dwelling Unit. The statement shall also acknowledge that the Accessory Dwelling Unit use is temporary and only effective if the owner complies with all conditions set by Pleasant View City and remains the owner occupying the property. This deed restriction shall read as follows:

"An Accessory Dwelling Unit permit was issued by Pleasant View City to _____, the current owner of the property known on the Weber County Tax Rolls as Serial Number _____, and further described as being located at _____, in Pleasant View, as of the _____ day of _____. This permit does not run with the land, and is automatically invalidated by the sale or other transfer of title to this particular parcel of land. Prospective purchasers or owners are advised that only one unit on this property may be occupied by persons other than the owner of the parcel. The owner of the property shall occupy either the primary dwelling or the Detached Accessory Dwelling Unit. Prospective purchasers may apply to Pleasant View City for an Accessory Dwelling Unit permit. If the ADU already exists and all conditions required by the zoning continue to be met, then a new permit MAY be granted."

2. Each ADU shall be re-evaluated every three years. If all conditions set by the City continue to be met and the owner submits a notarized statement that they still occupy the primary dwelling, then the City shall extend the ADU permit for another 3 year period.

3. An ADU permit may be revoked at any time for failure to meet any conditions set by the

permit. A notice of violation stating the nature of the complaint shall be sent to the property owner that includes a 30 day time period for compliance. If the violation is not rectified within the stated time period a hearing shall be held with the City Council. At the conclusion of the revocation hearing, the City Council may revoke the permit, modify the conditions of the permit, or continue the hearing to acquire more information or reaffirm the use. Revocation of the permit may require the property owner to fully remove any fixtures or structural modifications or conditions of the home or property that were installed to create the ADU.

4. Violations of this section are subject to the enforcement procedures and remedies otherwise authorized under the Pleasant View City Municipal Code and applicable Utah law, including notices of violation, administrative or civil penalties, suspension or revocation of applicable permits or licenses, injunctive relief, and any other lawful remedy. No lien shall be recorded against real property for a violation of this section except as expressly authorized by applicable state law and after compliance with all required notice, hearing, and other procedural requirements
5. Existing illegal ADUs may apply to the City Recorder for designation as ADU. If an applicant can substantially comply with the requirements of this section, a permit may be issued. In addition to the mentioned standards, this type of application shall also include a Building Code inspection identifying any life/safety hazards that should be corrected as a condition of approval.
6. An applicant may appeal any action by the DRC pertaining to a bonafide ADU or an application for an ADU, to the designated Appeal Authority. An application of appeal shall be filed with the City Recorder. Such appeals shall be accompanied by a letter that states the reasons that the applicant believes the DRC erred, and the reasons why the action(s) of the DRC should be modified.

18.66.040 Standards for Accessory Dwelling Units

A. General Standards for All Accessory Dwelling Units

1. A maximum of one (1) ADU is allowed per single-family lot.
2. ADUs shall meet all building codes and obtain all required permits prior to occupancy of the ADU.
3. The applicant shall have a fee simple title to the property
4. The ADU shall have a independent entrance that faces away from the street and does not disrupt the single-family appearance of the existing structure.
5. The ADU shall be completely independent of the Primary Structure with locked access
6. The ADU shall be a self-contained unit containing cooking, sleeping, and sanitary facilities
7. One (1) additional parking space shall be provided for the ADU. No vehicles shall be parked on the front lawn or other landscaped areas.
8. Owner Occupancy – The city shall only permit an Accessory Dwelling Unit permit when an owner-occupant lives on the property within either the principal or accessory dwelling unit. Owner occupancy shall not be required when:
 - a. The owner has a bona fide, temporary absence of three years or less for activities such as military service, temporary job assignments, or voluntary service (indefinite or unverifiable periods of absence shall not qualify for this exception); or
 - b. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement independent living facilities or communities.
9. The ADU must be rented for periods of 90 consecutive days or more.
10. All ADUs shall connect to the existing (water, sewer, gas, etc) utility service lines as

the primary dwelling after the meter.

11. All ADUs shall be evaluated for adequate infrastructure to ensure capacity and service capability to the ADU and Primary Dwelling Unit. The City may deny an ADU application based on insufficient infrastructure.
12. If it is determined that existing services are inadequately sized for any reason, the applicant would be required to pay any applicable fees and costs to increase that service before permit shall be granted.
13. The Primary Dwelling and an Internal ADU shall have the same address number. A Detached ADU shall have the same address as the Primary Dwelling and be referenced as "Unit B". Addresses must be in a visible location for emergency responders.
14. Accessory Dwelling Units shall comply with requirements outlined in Table 18.66.040-1

B. Internal ADU Standards

1. Internal ADUs shall have a minimum area of no less than 400 square feet nor a maximum area greater than 50% of the main dwelling.
2. Exterior alterations shall compliment and blend with the home in such a way that the Internal ADU is not apparent from the street.

C. Attached ADU Standards

1. Attached ADUs shall maintain the outward appearance of a single-family residence, so that the appearance is not altered in a manner to appear as a duplex with such features as two front doors and two garages or carports facing the street.
2. The total area of an attached ADU shall not exceed 50% of the square footage of the area of the building footprint of the primary dwelling unit.
3. An ADU created from the conversion of a garage shall provide additional parking equal to the original garage capacity.

D. Detached ADU Standards

1. The ADU shall be placed on a permanent foundation.
2. Shall have a similar appearance as the primary unit.
3. May not be built within a recorded easement
4. Maximum size limit shall not exceed 25% of the rear yard of the primary dwelling unit.
5. Shall not exceed the size of the primary dwelling unit.
6. Mobile homes, recreational vehicles, or shipping containers shall not be considered a detached ADU.
7. A Detached ADU shall not be sold separately or subdivided from the primary dwelling unit or lot unless compliant with subdivision regulations.
8. No basements are allowed in detached ADUs.
9. Fire Regulations:
 - a. No portion of a detached accessory dwelling unit shall be located more than 150 feet, measured along an approved route, from a public road or approved fire-apparatus access road. A detached accessory dwelling unit may be located more than 150 feet from a public road if an approved fire-apparatus access road is provided from the public road to a location approved by the Fire Code Official.
 - b. The fire-apparatus access road shall be designed and constructed in accordance with the adopted fire code and all requirements established by the Fire Code Official and City Engineer, including requirements governing width, vertical clearance, grade, turning radius, turnaround, drainage, all-weather surfacing, and load-bearing capacity. Plans and supporting engineering documentation shall be submitted with the building-permit application. The City may require certification from a licensed professional engineer that the completed access complies with the

approved plans and is capable of supporting the imposed load of the applicable fire apparatus. No certificate of occupancy for the detached accessory dwelling unit shall be issued until the access has been inspected and approved.

- c. The property owner shall, at the owner's expense, continuously maintain the fire-apparatus access in an unobstructed and serviceable condition. The owner shall be responsible for repairing the access, including damage or deterioration resulting from ordinary use by emergency vehicles, except to the extent caused by the negligent or wrongful conduct of the City or responding agency. Failure to construct or maintain the access as required constitutes a violation of this chapter and grounds for withholding, suspending, or revoking the detached accessory dwelling unit permit or certificate of occupancy."
- d. An access and maintenance obligation shall be included in the recorded ADU notice or in a separate recorded covenant to provide future purchasers notice that the access must remain available and that its maintenance is a continuing condition of the DADU approval.

18.66.040 Fees.

A. Application Fee

1. The application fee and renewal fee for an Accessory Dwelling Unit permit will be set annually by the City Council.

B. DADU Fees

1. A detached accessory dwelling unit shall be subject to applicable building permit fees, utility connection charges, and impact fees established by the City's duly adopted fee schedule and impact fee enactments, to the extent authorized by Utah law. Any impact fee shall be assessed in an amount proportionate to the public-facility impacts attributable to the detached accessory dwelling unit and in accordance with the applicable impact fee facilities plan and impact fee analysis.

18.66.050 Enforcement

- A. A violation of this chapter, any condition of an ADU approval, or any recorded notice or agreement required by this chapter constitutes a violation of Title 18 and is subject to the enforcement provisions and penalties contained in Chapter 18.60. In addition to any other available remedy, the City may withhold, suspend, or revoke an ADU permit, rental license, building permit, or certificate of occupancy after providing written notice of the violation and a reasonable opportunity to cure. Upon suspension or revocation of an ADU permit or certificate of occupancy, the ADU shall not be rented or separately occupied until the violation has been corrected and the City has reinstated the applicable approval. Each day that an unlawful rental or occupancy continues following expiration of the correction period constitutes a separate violation.

Table 18.66.040-1

	Internal ADU	Attached ADU	Detached ADU
Location	Part of Primary Dwelling	Attached to Primary Dwelling	Rear Yard
Minimum Lot Size	11,000 sf	11,000 sf	11,000 sf
Size Limit	50% of Primary Dwelling	50% of Primary Dwelling	May not exceed footprint of the Primary Dwelling
Maximum Height	Same Max Height Regulations for Single-Family Dwellings	Same Max Height Regulations for Single-Family Dwellings	24' at peak
Minimum Side Setback	Same as Primary Dwelling	Same as Primary Dwelling	10'
Minimum Rear Setback	Same as Primary Dwelling	Same as Primary Dwelling	10'
Off-Street Parking	1	1	1

PLANNING COMMISSION STAFF REPORT



DEVELOPMENT AGREEMENT

CONSIDERATION OF AND RECOMMENDATION TO CITY COUNCIL FOR
APPROVAL OF A SECOND AMENDMENT TO THE DEER CREST SUBDIVISION
DEVELOPMENT AGREEMENT

September 3, 2026

REQUEST SUMMARY

Hansen Development Corporation is seeking a second amendment to the Deer Crest Subdivision Development Agreement. This amendment is proposed to increase the maximum number of lots allowed, provide an exception to the cul-de-sac length, and extend the protection strip agreement that is set to expire.

The request is for Planning Commission review and recommendation on the proposed amendment.

BACKGROUND/SUMMARY OF REQUEST

Hansen Development Corporation entered into a development agreement with Pleasant View City for the Deer Crest Subdivision on September 12, 2006. An amendment to the development agreement was approved on August 9, 2016. The first amendment to the development agreement was to extend the term of both the development agreement and the protection strip agreement that was originally approved on September 13, 2006.

An application for Deer Crest Subdivision Phase 7 has been partially submitted. Phase 7 is the final phase of the Deer Crest Subdivision. Because both agreements are set to expire, the developer, along with staff, has proposed this second amendment.

With the planned extension of Skyline Drive there were adjustments made to the Deer Crest Subdivision. Communication between former staff and the developer indicated that an increased number of lots would be allowed. The original agreement allowed 137 lots

and the second amendment would increase the maximum number of lots to 142. The attached proposed plat of Phase 7 shows numbering of lot up to 144. With amendments to previous phases of the subdivision, the total number of lots proposed is 142.

The Development Review Committee done a cursory review of the proposed plat for Phase 7 and have agreed that an extension to the permitted cul-de-sac length causes no additional concerns.

The Pleasant View City Attorney drafted the second amendment to the development agreement.

PUBLIC NOTICE

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommends approval of the proposed Second Amendment to the Deer Crest Subdivision Development Agreement to the City Council as drafted by legal counsel and presented by staff.

STAFF CONTACT

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

ATTACHMENTS

- Attachment A – Deer Crest Subdivision Development Agreement
- Attachment B – First Amendment to the Deer Crest Subdivision Development Agreement
- Attachment C - Second Amendment to the Deer Crest Subdivision Development Agreement



W2226799

EA 2226799 PG 1 OF 12
DOUG CROFTS, WEBER COUNTY RECORDER
05-DEC-06 500 PM FEE \$1.00 DEP SGC
REC FOR: PLEASANT VIEW

DEVELOPMENT AGREEMENT
(DEER CREST SUBDIVISION)

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 12 day of September, 2006 (the "Effective Date"), by and between Pleasant View City, a body politic and municipal corporation organized under the laws of the State of Utah (the "City"), and HANSEN DEVELOPMENT CORPORATION, a Utah corporation, ("Developer").

RECITALS:

A. Developer is the owner of approximately 100.88 acres of real property (the "Property") located within the territorial boundaries of Pleasant View City, Weber County, State of Utah and more particularly described in Exhibit "A", attached hereto and incorporated herein.

B. Developer desires and intends to cause the Property to be subdivided and developed into a residential lot subdivision consisting of 137 lots which are to be developed, improved and completed in phases in accordance with the preliminary subdivision plat submitted to the City, Exhibit "B", attached hereto and incorporated herein (the "Subdivision Plat"), which Property and the development and improvement of the same into the residential subdivision, is referred to as the "Project".

C. Developer has designed the Project to meet the planning objectives of the City and to comply with the zoning, subdivision and development ordinances and regulations of the City and for this purpose has sought approval of the City for the Project.

D. Developer intends to construct and install certain roads, utility lines and related improvements that will be dedicated to the City as public improvements that are described in the Subdivision Plat and hereafter, which will provide access, infrastructure, and municipal services to the Property and adjoining properties, which public improvements, including roads, utility lines and installations will benefit certain areas of the City which are outside of the Project boundaries for which Developer should be entitled to receive paybacks from other developers or properties being benefited by such improvements as described hereinafter.

E. The City acting pursuant to its authority under Utah Code Annotated, §10-9a-101, et. seq., and in furtherance of its land use policies, ordinances, and resolutions, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has approved the Project and the development plan, partly in reliance upon Developer's agreements and undertakings to perform and develop the Project in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and terms as more fully set forth below, Developer and the City hereby agree as follows:

1. **Approval of Development Plan for Project.**

1.1 **Property Affected by This Agreement.** The legal description of the Property contained within the Project boundaries is set forth in Exhibit "A" attached. No additional property may be added to this description for purposes of this Agreement, except with City approval and by written amendment to this Agreement executed by the parties hereto.

1.2 **City Approval of Project Plan, Subdivision Plat, and Project Development.** The entire Property is intended to be developed and improved into a 137 lot Subdivision, which is referred to as the "Project", as shown in Exhibit "B" attached. As part of this Agreement, the City has granted preliminary approval for the overall Project and Developers plan for development and improvement of the residential subdivision in seven (7) separate phases as depicted in Exhibit "B", and has agreed to permit the Developer to develop and complete the Subdivision in phases in accordance with the Project Plan. It is understood that the conditions and requirements upon Developer with respect to completion of the initial phases and improvements and the configuration of the Plats, may not be changed without approval of the City. However, with respect to subsequent phases of the Subdivision in the Project Plan, Developer may make minor modifications and changes as part of the city's approval process, which approval shall not be unnecessarily withheld provided that Developer has complied with the conditions set forth in this Agreement, and with city standards and ordinances in place at the time of phase approvals, that are prerequisite to proceeding with each additional Subdivision phase.

1.2 **Permitted Use.** The use which is allowed for the Project, in accordance with City zoning ordinances, is for residential subdivision lots, and any construction upon such lots will be in compliance with such residential subdivision zoning ordinances that are applicable to the Project, including yard set back requirements and the building code respecting residential home construction. Common areas are also included in the project.

2. **Developer's Obligation for Subdivision Improvements.**

2.1 **Utilities and Infrastructure.** Developer shall be obligated to construct and install the culinary water, irrigation water, sewer and storm drainage pipelines and installations, and streets, sidewalks, curb and gutter and other infrastructure in accordance with the Project Plan, and the final construction plans approved by the City engineer, and the City's subdivision ordinances. Developer will also construct and install all on-site utilities serving the residential lots, including but not limited to gas, water, sewer, storm drain, electrical, telephone, and related equipment in accordance with the Project Plan, the Subdivision Plat, utility provider requirements, and the City ordinances respecting such installations.

2.2 **Improvements to be Added in Phases.** Except for the construction and installation of water, sewer and/or storm drainage pipelines or other similar off-site improvements that Developer is required to install as a prerequisite to undertaking the infrastructure improvements for a particular phase of the Project or that Developer elects to construct and install as a practical matter in anticipation of adding subsequent Project phases, Developer will be obligated to install and complete the Subdivision improvements only for the

particular phase for which a final Subdivision Plat has been filed, and for the connection of such utilities and infrastructure with prior phases for which a Subdivision Plat has been recorded and improvements commenced. It is contemplated that when Developer has added all phases of the Project to the Subdivision, that any remaining utilities and infrastructure will be completed with the completion of the final phase of the Subdivision improvements.

2.3 Dedicated Public Roads. The roads depicted in the Project Plan that are to be constructed and completed within the Subdivision shall be dedicated to the City with the recordation of each phase of the Project. Developer agrees to be responsible for any maintenance required during the course of construction and installation of the road improvements and until completion of such improvements for each particular phase, including any snow removal or similar maintenance. Upon completion of the road improvements in accordance with the City's requirements and the final construction plans, the City will accept the responsibility for maintenance of the public roads dedicated to the City within that phase of the Subdivision.

2.4 4300 North Street. 4300 North Street which adjoins the north boundary of the Subdivision Project, has not yet been fully improved. The Developer has agreed that the lots abutting 4300 North Street shall not have direct access to such Street as shown in the Subdivision Plat. Further, Developer will also be installing a landscaped buffer strip as part of the dedicated common area along the north boundary of the Subdivision as hereinafter described. Developer agrees to perform any required grading or other maintenance, including routine snow removal of 4300 North Street between 900 West to 1100 West, if not performed by other parties benefited from the use and access of 4300 North Street, and until the City has accepted responsibility for the improvement and maintenance of 4300 North Street. The Developer's obligation shall also pass to and be a requirement of the Homeowners Association for the Subdivision in accordance with the documents that have been prepared and will be filed by the Developer creating such Association. In the event that the Developer fails to perform any needed maintenance or snow removal and the City undertakes to perform such maintenance or snow plowing, then, the City shall be entitled to bill the Developer, who shall immediately remit payment therefore. In like manner, the Homeowners Association documents shall permit the City to perform such required maintenance and snow removal, if the Association fails to perform the same, and to bill the Association and compel payment of the cost thereof from the Association.

3. Developer's Obligation for Improvement and Dedication of Common Areas.

3.1 Designation of Project Common Areas. The Project Plan includes the designation of certain common areas, as depicted in Exhibit "B", that are intended to be included in the Project and preserved without buildings being located thereon for the benefit of the Project, the Subdivision lot owners and along the perimeter boundaries of the Property for the benefit of the public as well. The Common Areas include: (i) a twenty foot (20') wide strip running approximately east and west along the south boundary of 4300 North Street that Developer agrees to improve and landscape with a raised berm, to provide a degree of sound and visual attenuation for the Subdivision lot owners whose property will back upon 4300 North; (ii) the Meadow Common Area that Developer agrees to improve for storm water retention and to landscape, including a pressure irrigation system; (iii) the Trail Corridor Common Area that Developer agrees to improve with landscaping, including a pressure irrigation system; (iv) the

Mountain Common Area that will retain its natural landscaping; and (v) the Entry Common Area that developer agrees to improve with landscaping, including a pressure irrigation system.

3.2 **Improvement and Dedication of Common Areas.** Developer shall dedicate each Common Area and perform the improvements of such Common Area as depicted on the Project Plan at the time the Developer is performing the other Project improvements in the particular phase of the Subdivision which adjoins that Common Area. Developer agrees to dedicate the common Areas on the subdivision plat and to create the **DEER CREST SUBDIVISION HOMEOWNERS ASSOCIATION**, as hereinafter described. Developer agrees to convey the Common Areas free and clear of any liens or encumbrances. Such Common Areas will be preserved and maintained by the Homeowners Association.

4. **Developer to Record Subdivision Covenants and to Create Homeowners Association.**

4.1 **Submission and Approval of Subdivision Covenants and Homeowners Association.** For the benefit of the Project, Developer has caused to be prepared certain documents (collectively the "Association Documents") enumerated as follows: (i) Declaration of Covenants, Conditions and Restrictions of the Deer Crest Subdivision; (ii) Articles of Incorporation of the Deer Crest Subdivision Homeowners Association; and (iii) By-Laws of the Deer Crest Subdivision Homeowners Association. Such Association Documents have been submitted to the City for its review and approval, particularly respecting the provisions of the restrictive covenants affecting the maintenance, use and preservation of the Common Areas in the Project, and providing certain rights of the City to perform maintenance of Common Areas and 4300 North and to bill the Homeowners Association should the Association fail to properly perform its duties with respect to the Common Areas and 4300 North. The Association Documents are incorporated by reference herein.

4.2 **Developer to Record and File Documents.** Developer shall file the Association Documents for record with the Weber County Recorder prior to or at the time of the recordation of the first phase of the Subdivision Plat, and prior to Developer being entitled to convey any lots in the Subdivision. Developer also agrees to file the Articles of Incorporation of the Deer Crest Homeowners Association with the Utah Division of Corporations on or before the date of recording the Association Documents, so that the Homeowners Association will commence existence as a separate legal Utah non-profit corporation.

4.3 **Changes to Association Documents.** Notwithstanding the City's approval of the Association Documents, Developer shall be entitled to make modifications or amendments to such Documents with respect to the aesthetic matters affecting the internal operations of the Subdivision, including the architectural design requirements and standards and other similar requirements. Developer will not be permitted to modify or amend the provisions respecting the dedication, use, maintenance, and operation of the Common Areas and 4300 North by the Homeowners Association or the provisions protecting the City with respect to the maintenance and use of the Common Areas or 4300 North or the preservation of title to such Common Areas as part of the common areas that are appurtenant to the lots.

5. **Payback Agreement for Shared Improvements.**

5.1 **Shared Public Improvements.** In connection with the development and improvement of the Subdivision Project, the City has required or permitted Developer to construct and install utility pipelines and facilities, including water and sewer in existing or future public roads, and to install improvements to public roads, such as hard surfacing and curb and gutter, all or a portion of which, will be dedicated now or in the future to the City as public improvements. To the extent such public improvements provide access, infrastructure, or municipal services to the benefit of adjoining properties and surrounding areas of the City which are outside of the Project boundaries, Developer should be entitled to receive paybacks from other developers or property owners being benefited by such public improvements, so that such benefited parties will share proportionately the total costs of the construction, installation and completion of such public improvements by Developer. The City agrees to cooperate with Developer in implementing a plan for sharing the overall costs of the public improvements being provided by Developer. Developer will provide the City with information compiling the total cost and expense incurred for such public improvements by Developer, so that the City and Developer can agree on the proportionate share that future developers and property owners should payback to Developer as a condition to connection to utility lines or connection to public access roads or curb and gutter or to receive the benefit of such other public improvements installed by Developer.

5.2 **City Assistance.** As a means of assisting Developer in collecting paybacks from other benefited parties, the City has agreed to allow Developer to maintain a one foot (1') protection strip along the eastside of 1100 West Street in connection with Developer's 1100 West Street road improvements and infrastructure. Because the paybacks from developers that will be benefited, may extend a number of years into the future, the City and Developer agree that Developer will be entitled to a reasonable interest rate as part of the payback amount. The City and Developer shall enter into a separate Protection Strip Agreement which shall specify the terms and conditions thereof consistent with this agreement and city regulations.

6. **Additional Provisions.**

6.1 **Conformance with Ordinances.** Nothing herein shall relieve developer from the requirements of City ordinances including subdivision, zoning and construction standards.

6.2 **Timely Payment of Development Fees.** Developer agrees that it shall make timely payment to the City of the development fees for services rendered by the City as the same are incurred for the Project, and for each phase of the Subdivision prior to the recordation of the approved plat for such Subdivision phase, and in connection with the construction, inspection and completion of public improvements and Subdivision improvements.

6.3 **Agreement to run with the land.** It is intended by the parties that this Agreement shall run with the land described herein and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, representatives, successors in interest and assigns.

6.4 **Assignment.** This Agreement shall not be further assigned or in any way transferred without first obtaining the written consent of the non-assigning party, which consent shall not be unreasonably withheld.

6.5 **Term.** The term of this Agreement as it applies to the Project Plan and completion of all phases of the Subdivision, shall be for a period of ten (10) years following the Effective Date hereof, which will be no sooner than the date that the City approves and signs off on the Phase 1 Subdivision Plat to enable Developer to commence the Project.

6.6 **Default.** An "Event of Default" shall occur under this Agreement if either party fails to perform its obligations when due and the defaulting party has not performed the delinquent obligations within 30 days following delivery of written notice describing such delinquency (the "Notice of Default"). Notwithstanding the foregoing, if the default cannot be reasonably cured within that 30-day period, a party shall not be in default so long as that party commences to cure the default within that 30-day period and diligently continues such cure in good faith until complete.

6.7 **Remedies.** Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to exercise all of the following rights and remedies:

- 6.7.1 All rights and remedies available at law and in equity, including injunctive relief, specific performance and/or damages.
- 6.7.2 The right to withhold reasonably related approvals, licenses, permits or other rights associated with the Project or any development described in this Agreement until such default has been cured.
- 6.7.3 The right to draw upon any security posted or provided in connection with the Project.
- 6.7.4 The rights and remedies set forth herein shall be cumulative. The parties acknowledge that their obligations under this Agreement are unique and monetary damages may not be sufficient to compensate for any such defaults.
- 6.7.5 If any action is commenced in law or equity to enforce this Agreement or to recover damages arising out of the breach or in the event a dispute arises hereunder, the prevailing party shall be entitled to recover its reasonable attorneys fees and costs incurred.

6.8 **Hold Harmless.** Developer is responsible for the installation of certain improvements that involve the Ogden-Brigham Canal. City will enter into an agreement with the U. S. Government to facilitate such improvements. Developer agrees to indemnify and hold the City, its officer, agents, employees, and assigns harmless for injury or damage to any persons or property that may result from work performed in regard to the canal area. Developer further

agrees that the City, its officer, agents, employees, and assigns shall not be held liable for any damages to the canal or improvements associated with that facility and to any adjacent properties.

6.9 Release From Liability. Developer hereby releases the City, its officer, agents, employees, and assigns from liability from any and all loss or damage of every description or kind whatsoever, which may result from the construction of project facilities upon canal lands.

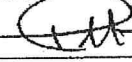
IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

DEVELOPER:

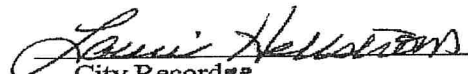
HANSEN DEVELOPMENT CORP.,
a Utah corporation,

By: 
Brent H. Hansen, President

PLEASANT VIEW CITY CORP.

By:  
Mayor

ATTEST:


City Recorder

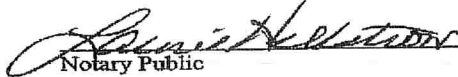
CITY ACKNOWLEDGMENT

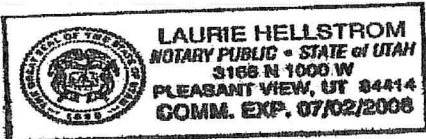
STATE OF UTAH)

: SS.

COUNTY OF WEBER)

On the 22 day of November, 2006, personally appeared before me Tim Wheelwright, who being duly sworn, did say that he is the Mayor of PLEASANT VIEW CITY, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said he acknowledged to me that the City executed the same.


Notary Public



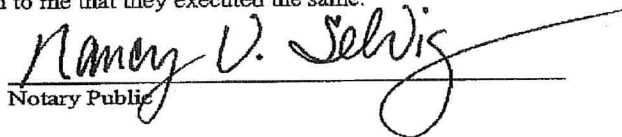
DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)

: SS.

COUNTY OF SALT LAKE)

On the 12th day of Sept, 2006, personally appeared before me Brent Hanson, the signer of the above instrument, who duly acknowledged to me that they executed the same.


Notary Public

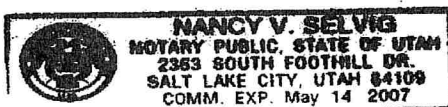


EXHIBIT "A"

16-032-0016

16-260-0001 to 0021

16-261-0001 to 0020

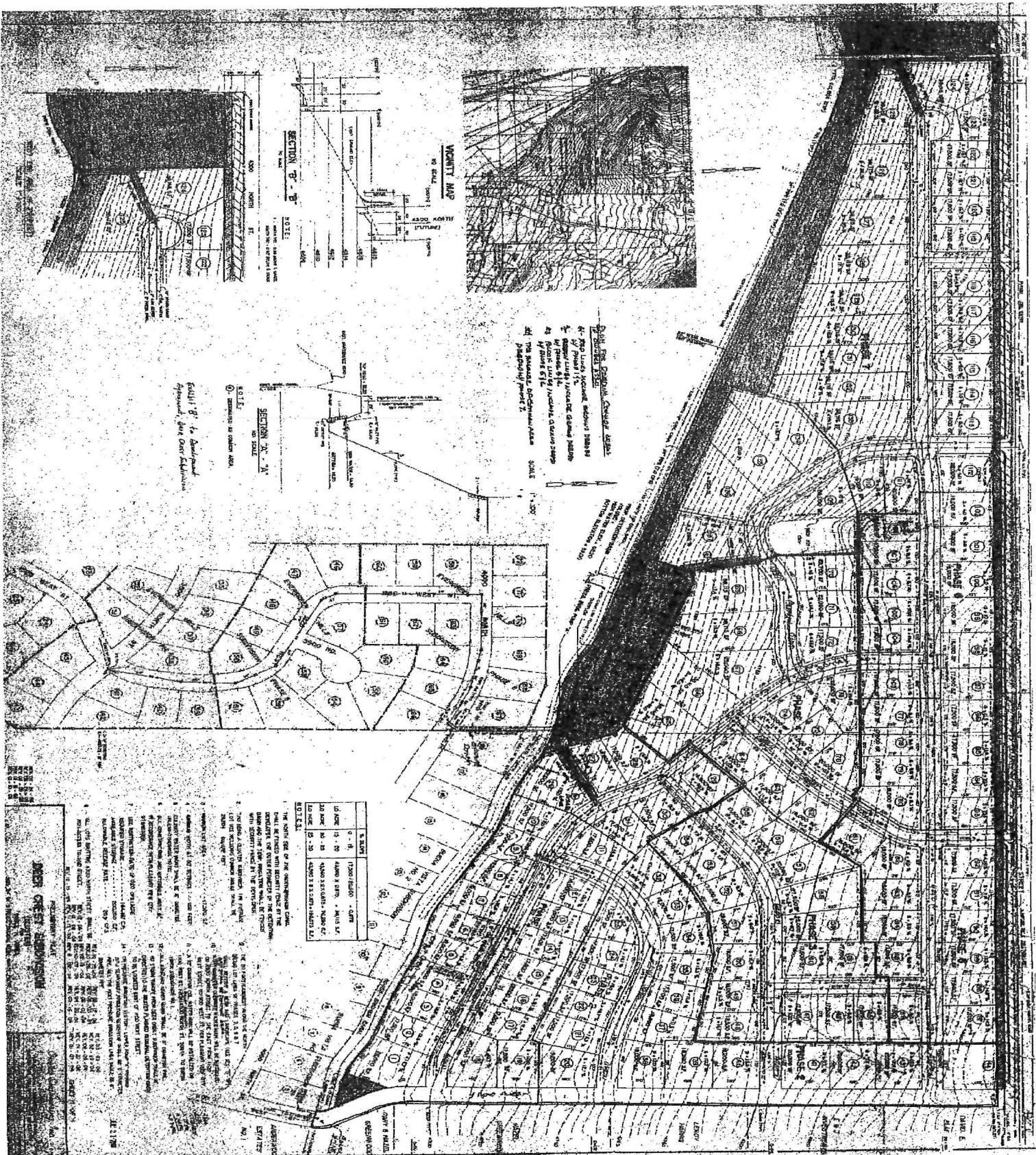
16-262-0001 to 0007

BEGINNING AT A POINT WHICH IS THE NORTHWEST CORNER OF SECTION 19, T.7N., R.1W., S.L.B. & M., RUNNING THENCE N89°55'15"W 2685.65 FEET, THENCE S00°07'18"W 541.49 FEET, THENCE S77°27'30"E 25.36 FEET, THENCE TO THE LEFT ON THE ARC OF A 50.00 FOOT RADIUS CURVE A DISTANCE OF 55.45 FEET (CHORD BEARS N82°41'00"E 54.55 FEET), THENCE N62°49'30"E 172.40 FEET, THENCE TO THE RIGHT ON THE ARC OF A 45.00 FOOT RADIUS CURVE A DISTANCE OF 28.88 FEET (CHORD BEARS N81°12'45"E 28.39 FEET), THENCE S80°24'00"E 97.50 FEET, THENCE TO THE RIGHT ON THE ARC OF A 520.00 FOOT RADIUS CURVE A DISTANCE OF 48.78 FEET (CHORD BEARS S77°42'45"E 48.76 FEET), THENCE S75°01'30"E 118.00 FEET, THENCE TO THE RIGHT OF THE ARC OF A 520.00 FOOT RADIUS CURVE A DISTANCE OF 58.99 FEET (CHORD BEARS S71°46'30"E 58.59 FEET), THENCE S68°31'30"E 387.20 FEET, THENCE TO THE LEFT ON THE ARC OF A 480 FOOT RADIUS CURVE A DISTANCE OF 35.88 FEET (CHORD BEARS S70°40'00"E 35.88 FEET), THENCE S72°48'30"E 124.50 FEET, THENCE TO THE RIGHT ON THE ARC OF A 520.00 FOOT RADIUS CURVE A DISTANCE OF 46.29 FEET (CHORD BEARS S70°15'30"E 46.27 FEET), THENCE S67°42'30"E 226.30 FEET, THENCE TO THE LEFT ON THE ARC OF A 980.00 FOOT RADIUS CURVE A DISTANCE OF 39.91 FEET, (CORD BEARS S68°52'30"E 39.91 FEET), THENCE S70°02'30"E 130.10 FEET, THENCE TO THE RIGHT ON THE ARC OF A 1020.00 FOOT RADIUS CURVE A DISTANCE OF 33.23 FEET (CHORD BEARS S69°06'30"E 33.23 FEET), THENCE S68°10'30"E 147.30 FEET, THENCE TO THE LEFT ON THE ARC OF A 980.00 FOOT RADIUS CURVE A DISTANCE OF 34.49 FEET (CHORD BEARS S69°11'00"E 34.49 FEET), THENCE

S70°11'30"E 474.50 FEET, THENCE S19°48'30"W 5.00 FEET, THENCE TO THE LEFT ON THE ARC OF A 985.00 FOOT RADIUS CURVE A DISTANCE OF 55.44 FEET (CHORD BEARS S71°48'15"E 55.44 FEET), THENCE S73°25'00"E 84.10 FEET, THENCE TO THE LEFT ON THE ARC OF A 315.00 FOOT RADIUS CURVE A DISTANCE OF 104.78 FEET (CHORD BEARS S63°53'15"E 104.30 FEET), THENCE S54°21'30"E 77.20 FEET, THENCE TO THE LEFT ON THE ARC OF A 85.00 FOOT RADIUS CURVE A DISTANCE OF 32.90 FEET (CHORD BEARS S65°26'45"E 32.69 FEET), THENCE S76°32'00"E 199.89 FEET, THENCE TO THE RIGHT ON THE ARC OF A 215.00 FOOT RADIUS CURVE A DISTANCE OF 68.48 FEET (CHORD BEARS S67°24'30"E 68.19 FEET), THENCE S58°17'00"E 124.30 FEET, THENCE TO THE LEFT ON THE ARC OF A 185.00 FOOT RADIUS CURVE A DISTANCE OF 51.55 FEET (CHORD BEARS S66°16'00"E 51.39 FEET), THENCE S74°15'00"E 85.20 FEET, THENCE TO THE RIGHT ON THE ARC OF A 215.00 FOOT RADIUS CURVE A DISTANCE OF 63.29 FEET (CHORD BEARS S65°49'00"E 63.06 FEET), THENCE S57°23'00"E 293.80 FEET, THENCE TO THE LEFT ON THE ARC OF A 185.00 FOOT RADIUS CURVE A DISTANCE OF 65.42 FEET (CHORD BEARS S66°07'15"E 56.21 FEET, THENCE S74°51'30"E 117.60 FEET, THENCE TO THE RIGHT ON THE ARC OF A 215.00 FOOT RADIUS CURVE A DISTANCE OF 40.40 FEET (CHORD BEARS S69°28'30"E 40.34 FEET), THENCE S64°05'30"E 144.50 FEET, THENCE TO THE LEFT ON THE ARC OF A 355.00 FOOT RADIUS CURVE A DISTANCE OF 40.48 FEET (CHORD BEARS S67°21'30"E 40.46 FEET), THENCE S70°37'30"E 105.00 FEET, THENCE TO THE RIGHT ON THE ARC OF A 215.00 FOOT RADIUS CURVE A DISTANCE OF 54.04 FEET (CHORD BEARS S63°25'30"E 53.89 FEET) THENCE S56°13'30"E 5.10 FEET, THENCE N33°46'30"E 15.00 FEET, THENCE S56°13'30"E 80.30 FEET, THENCE TO THE LEFT ON THE ARC OF A 70.00

FOOT RADIUS CURVE A DISTANCE OF 13.77 FEET (CHORD BEARS S61°51'34"E 13.75 FEET), THENCE S22°30'22"W 15.00 FEET, THENCE TO THE LEFT ON THE ARC OF A 85.00 FOOT RADIUS CURVE A DISTANCE OF 15.90 FEET (CHORD BEARS S72°51'04"E 15.87 FEET) THENCE S78°12'30"E 212.01 FEET, THENCE TO THE LEFT ON THE ARC OF A 112.98 FOOT RADIUS CURVE A DISTANCE OF 32.70 FEET (CHORD BEARS N19°28'46"W 32.59 FEET, THENCE N27°46'14"W 122.69 FEET, THENCE TO THE RIGHT ON THE ARC OF A 179.41 FOOT RADIUS CURVE A DISTANCE OF 89.08 FEET (CHORD BEARS N13°32'52"W 88.17 FEET), THENCE N00°40'30"E 1716.70 FEET, THENCE N89°52'36"W 1331.11 FEET TO THE POINT OF BEGINNING.

CONTAINS 101.84 ACRES.





W2821859

E# 2821859 PG 1 OF 5
LEANN H KILTS, WEBER COUNTY RECORDER
20-OCT-16 1002 AM FEE \$4.00 DEP JKC
REC FOR: PLEASANT VIEW CITY

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE DEER CREST SUBDIVISION

THIS FIRST AMENDED DEVELOPMENT AGREEMENT for the Deer Crest Subdivision ("Amended Agreement") is made and entered into as of this 9th day of August, 2016 (the "Effective Date"), by and between **PLEASANT VIEW CITY**, a body politic and municipal corporation organized under the laws of the State of Utah (the "City"), and **HANSEN DEVELOPMENT CORPORATION**, a Utah corporation ("Developer"). City and Developer are sometimes collectively referred to as the "Parties".

RECITALS:

- A. The Parties have previously entered into that certain Development Agreement (Deer Crest Subdivision) dated September 12, 2006, recorded as Entry No. 2226799 of the Official Records of the Weber County Recorder ("Original Agreement").
- B. Developer has completed Phases 1 and 2 of the Deer Crest Subdivision consisting of a total of 44 lots, but issues have arisen between Developer and City with respect to final approval of Phases 1 and 2.
- C. The Parties desire to amend the Original Agreement to extend its term and address other issues.
- D. In addition, as a result of the timing of market absorption caused by the recent recession, Developer wishes to extend the term of the Original Agreement.
- E. The City is currently in the process of acquiring additional culinary water to service new development and, as a part of those efforts will need to update its Impact Fee Facilities Plan and Impact Fee Analysis in order to address the costs of new facilities and public infrastructure which are necessary to mitigate the impact of new development on the City.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration the sufficiency of which are hereby acknowledged the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement by this reference.
2. **Final Acceptance of Deer Crest Phase 1 and Phase 2.** As part of this Amended Agreement, the City hereby grants final acceptance of Deer Crest Phase 1 and Phase 2 and upon approval and execution of this Amended Agreement, the City will issue a letter substantially in the form attached as Exhibit A confirming final acceptance of Deer Crest Phase 1 and Phase 2.

3. **Amendment.**

a. Phase 3 of the Deer Crest Subdivision. Section 1.2 and Exhibit B to the Original Agreement are hereby amended by granting preliminary and final plat approval for Phase 3 of the Deer Crest Subdivision in the form of Exhibit B attached to this Amended Agreement and incorporated herein by this reference. As part of this Amended Agreement, an adequacy determination has been made by the City Council that adequate public facilities are available to service Phase 3 of the Deer Crest Subdivision. Subject to compliance with all other applicable requirements, building permits issued for Phase 3 of the Deer Crest Subdivision shall be vested for and subject to payment of the impact fees currently in place as of the Effective Date of this Amended Agreement.

b. Phase 4 of the Deer Crest Subdivision. The Developer may apply for preliminary and final plat approval for Phase 4 of the Deer Crest Subdivision in the ordinary course and shall receive preliminary and final plat approval, notwithstanding the availability of culinary water service at the time of application. Final plat approval shall be conditioned upon receipt of a public facilities adequacy determination prior to the issuance of any building permits for Phase 4, but in no event later than July 1, 2017. Development and construction activities may commence upon final plat approval, prior to receipt of a public facilities adequacy determination. In addition to satisfying all of the other applicable requirements for final plat approval for Phase 4, except the public facilities adequacy determination to be obtained prior to the issuance of building permits, the Developer or lot owner/builder shall pay the updated impact fees according to the fee schedule in place at the time of approval, which shall be updated by the City following completion of the Impact Fee Facilities Plan and Impact Fee Analysis being undertaken to evaluate and address the improvements that are necessary to expand the City's water system as referenced in Recital C above.

c. Protection Strip Agreement. Section 5.2 of the Original Agreement is hereby amended to extend the term of the Protection Strip Agreement previously entered into by the Parties as of September 13, 2006, and recorded as Document No. 2226762 in the Official Records of the Weber County Recorder for an additional ten (10) years from the Effective Date of this Amended Agreement pursuant to the provisions of Section 4 of the original Protection Strip Agreement. The First Amended Protection Strip Agreement is attached hereto as Exhibit D and incorporated herein by this reference.

d. Term. Section 6.5 of the Original Agreement is hereby amended to extend the term of this Amended Agreement for a period of ten (10) years following the Effective Date of this Amended Agreement.

4. **Lot 67 of the Evergreen Hills Subdivision.** There is a dispute between the Parties to this Amended Agreement regarding the status of an unrecorded utility easement on Lot 67 of the Evergreen Hills Subdivision. Neither party waives or concedes their respective positions with respect to that issue, which remains pending and is unaffected by this Amended Agreement.

5. **Other Terms and Provisions not Affected.** All other terms and provisions of the Original Agreement which are not specifically amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this First Amended Development Agreement as of the Effective Date.

DEVELOPER:

PLEASANT VIEW CITY CORP.

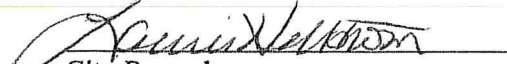
HANSEN DEVELOPMENT CORP.,
a Utah corporation,

By: 
Mayor

By:


Brent H. Hansen, President

ATTEST:


City Recorder

~~City Recorder~~

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On the 30 day of August, 2016, personally appeared before me Toby Mileski, who being duly sworn, did say that he is the Mayor of **PLEASANT VIEW CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed on behalf of the City by authority of its governing body and said (he/she) acknowledged to me that the City executed the same.



Melinda Greenwood
Notary Public

DEVELOPER ACKNOWLEDGEMENT

STATE OF UTAH)
)
) ss.
COUNTY OF _____)

On the _____ day of _____, 2016, personally appeared before me _____, who being duly sworn, did say that he is the _____ of **HANSEN DEVELOPMENT CORP.**, a Utah corporation, and that the foregoing instrument was signed on behalf of the Developer by authority of its governing body and said (he/she) acknowledged to me that the Developer executed the same.

Notary Public

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF San Diego }

On June 28, 2016 before me, Kristopher Marvin Stitzell Notary Public,

Date

(here insert name and title of the officer)

personally appeared Brent Hansen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Kristopher Stitzell (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

FIRST AMENDMENT TO PROTECTION STRIP AGREEMENT

THIS FIRST AMENDMENT TO PROTECTION STRIP AGREEMENT is made and entered into as of this 1st day of Sept, 2016 (the "Effective Date"), by and between **PLEASANT VIEW CITY**, a body politic and municipal corporation organized under the laws of the State of Utah (the "City"), and **HANSEN DEVELOPMENT CORPORATION**, a Utah corporation ("Developer").

RECITALS:

A. The parties have previously entered into that certain Protection Strip Agreement dated September 13, 2006, recorded as Entry No. 2226762 of the Official Records of the Weber County Recorder.

B. For the reasons set forth and more fully described in that First Amendment to Development Agreement to the Deer Crest Subdivision dated the 9th day of August, 2016, the parties wish to extend the term of the Protection Strip Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration the sufficiency of which are hereby acknowledged the parties hereby agree as follows:

1. Section 4 of the Protection Strip Agreement is hereby amended to extend the term of the Agreement for ten (10) years from and after the Effective Date of this Agreement. *

2. Other Terms and Provisions not Affected. All other terms and provisions of the original Protection Strip Agreement which are not specifically amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this First Amendment to Protection Strip Agreement as of the Effective Date.

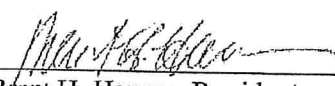
DEVELOPER:

PLEASANT VIEW CITY CORP.

HANSEN DEVELOPMENT CORP.,
a Utah corporation,

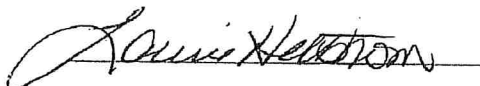
By: 

Mayor

By: 

Brent H. Hansen, President

ATTEST:



* extended to Sept 13, 2026

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Diego

On June 28, 2016 before me, Christopher Marvin Stitzel Notary Public,

Date

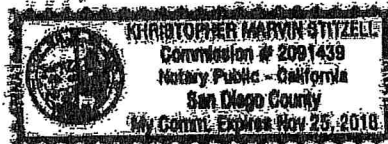
(here insert name and title of the officer)

personally appeared Brent Hansen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Christopher Stitzel (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document

Number of Pages

Document Date

Other

**SECOND AMENDMENT TO DEVELOPMENT AGREEMENT
FOR THE DEER CREST SUBDIVISION**

THIS SECOND AMENDED DEVELOPMENT AGREEMENT for the Deer Crest Subdivision (the "Second Amendment") is made and entered into as of this ____ day of _____, 2026 (the "Effective Date"), by and between **PLEASANT VIEW CITY**, a body politic and municipal corporation organized under the laws of the State of Utah (the "City"), and **HANSEN DEVELOPMENT CORPORATION**, a Utah corporation (the "Developer"). City and Developer are sometimes collectively referred to as the "Parties".

RECITALS

WHEREAS, The Parties have previously entered into a certain Development Agreement dated September 12, 2006, recorded as Entry No. 2226799 of the Official Records of the Weber County Recorder (the "Agreement"); and

WHEREAS, the Agreement was previously amended on August 9, 2016, recorded as Entry No. 2821859 of the Official Records of the Weber County Recorder (the "First Amendment"); and

WHEREAS, the Parties desire to amend the Agreement to increase the total number of lots in the Deer Crest Subdivision;

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

AGREEMENT

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Second Amendment by reference.
2. **No Other Modifications.** Except as expressly amended herein, all terms and conditions of the Agreement remain unchanged and in full force and effect.
3. **Amendment.**
 - a. **Maximum Residential Lots.** The Agreement is hereby amended to permit the development of up to one hundred forty-two (142) residential lots within the Project, an increase from the previously authorized maximum of one hundred thirty-seven (137) residential lots. All references in the Agreement to 137 lots, dwelling units, or equivalent development limitations are amended accordingly. Except as expressly modified by this Amendment, all other requirements, conditions, and obligations applicable to the Project remain unchanged and in full force and effect.

- b. **Cul-de-Sac Exception.** Notwithstanding any contrary provision of the Development Agreement or applicable City standards governing maximum cul-de-sac length, the City approves the cul-de-sac shown in Exhibit A, attached hereto and incorporated by reference, with the length, dimensions, and configuration depicted therein. This approval is limited solely to the cul-de-sac shown on Exhibit A and does not waive or modify any other applicable development, engineering, emergency-access, fire-code, or public-safety requirement. In the event of a conflict between Exhibit A and the City's generally applicable maximum cul-de-sac length standard, Exhibit A shall control.
 - c. **Protection Strip Agreement.** Section 5.2 of the Agreement is hereby amended to extend the term of the Protection Strip Agreement previously entered into by the Parties as of September 13, 2006, and recorded as Entry No. 2226762 in the Official Records of the Weber County Recorder for an additional ten (10) years from the Effective Date of this Second Amendment pursuant to the provisions of Section 4 of the original Protection Strip Agreement.
 - d. **Term.** Section 6.5 of the Agreement, and Section 3.d. of the First Amendment, is hereby amended to extend the term of the Agreement for a period of ten (10) years following the Effective Date of this Second Amendment.
- 4. **Ratification.** The Agreement, as amended by this Second Amendment, is hereby ratified and confirmed by the parties.
 - 5. **Incorporation.** This Second Amendment shall be deemed part of, and incorporated into, the Agreement, along with any prior amendments still in effect.
 - 6. **Counterparts.** This Second Amendment may be executed in counterparts, each of which shall be deemed an original.
 - 7. **Other Terms and Provisions not Affected.** All other terms and provisions of the Agreement which are not specifically amended herein shall remain in full force and effect.

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

[signatures on following page]

PLEASANT VIEW CITY

By: _____
Steve Gibson, Mayor

Date: _____

ATTEST:

Laurie Hellstrom, City Recorder

HANSEN DEVELOPMENT CORP.,
A Utah Corporation

By: _____
Brent H. Hansen, President

Date: _____

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

Residing at: _____

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

Residing at: _____

EXHIBIT A

DRAFT

ORDINANCE 2026-25

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 Weber County Parcels #19-015-0072 & 19-265-0018, located at 3880 N Hwy 89 as shown on the vicinity map in 'Exhibit A').

PROPERTY DESCRIPTION

Rezone Boundary Description.

Weber County Parcel # 19-015-0072:

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN: BEGINNING AT A POINT LOCATED SOUTH 2645.04 FEET AND EAST 1386.43 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE NORTH 08D42'21" WEST 127.89 FEET, THENCE NORTH 45D21' EAST 70.00 FEET, THENCE NORTH 55D21'47" WEST 102.91 FEET; THENCE NORTH 43D23'40" WEST 105.74 FEET; THENCE SOUTH 49D00'29" WEST 260.00 FEET, THENCE SOUTH 15D59'32" EAST 135.42 FEET, THENCE SOUTH 07D15'50" WEST 8.45 FEET, THENCE SOUTH 07D15'50" WEST 16.13 FEET, THENCE NORTH 89D57'11" EAST 246.31 FEET TO THE POINT OF BEGINNING. (BASIS OF BEARING IS THE NORTH LINE OF SAID NORTHWEST QUARTER ASSUMED AS BEARING SOUTH 89D45'54" EAST). EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED SOUTH 2629.08 FEET AND EAST 1339.00 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE NORTH 14D15'43" EAST 113.96 FEET, THENCE SOUTH 89D57'11" WEST 211.31 FEET, THENCE SOUTH 00D02'49" EAST 110.43 FEET, THENCE NORTH 89D57'11" EAST 183.15 FEET TO THE POINT OF BEGINNING. (BASIS OF BEARING IS THE NORTH LINE OF SAID NORTHWEST QUARTER, ASSUMED AS BEARING NORTH 89D45'54". TOGETHER WITH THE RIGHT OF WAY (BOOK 1539 PAGE 1824) AND (BOOK 1553 PAGE 1250). ALSO: PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT LOCATED SOUTH 2629.08 FEET AND EAST 1339.00 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE NORTH 14D15'43" EAST 113.96 FEET, THENCE SOUTH 89D57'11" WEST 211.31 FEET, THENCE SOUTH 00D02'49" EAST 110.43 FEET, THENCE NORTH 89D57'11" EAST 183.15 FEET TO THE POINT OF BEGINNING. (BASIS OF BEARING IS THE NORTH LINE

Ordinance 2026-25

OF SAID NORTHWEST QUARTER, ASSUMED AS BEARING NORTH 89° 45' 54" WEST). TOGETHER WITH THE FOLLOWING RIGHT OF WAY: A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT LOCATED SOUTH 2629.08 FEET AND EAST 1339.00 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE SOUTH 89° 57' 11" WEST 518.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 89-91, THENCE SOUTH 30° 39' 08" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 18.59 FEET, THENCE NORTH 89° 57' 11" EAST 504.86 FEET, THENCE NORTH 14° 15' 43" EAST 16.51 FEET TO THE POINT OF BEGINNING (BASIS OF BEARING IS THE NORTH LINE OF SAID NORTHWESTERLY QUARTER, ASSUMED AS BEARING NORTH 89° 45' 54" WEST). TOGETHER WITH RIGHT-OF-WAY (BOOK 1539 PAGE 1824) AND (BOOK 1553 PAGE 1250).

Weber County Parcel # 19-265-0018:

ALL OF PARCEL A, HIDDEN SPRING SUBDIVISION, PLEASANT VIEW CITY WEBER COUNTY, UTAH.

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

DATED this 22nd day of September, 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 REQUEST

CONSIDERATION OF A RE-ZONE FROM A-2 (AGRICULTURAL) TO RE-15 (RESIDENTIAL) ON PARCELS 19-015-0072 & 19-265-0018 LOCATED AT 3880 NORTH HIGHWAY 89

September 3, 2026

REQUEST SUMMARY

The applicant, Clark Broadbent, is requesting approval of a re-zone on parcels 19-015-0072 and 19-265-0018 located at 3880 North Highway 89 and consisting of ~1.69 acres from the A-2 (Agricultural) zone to the RE-15 (Residential) zone.

The request is for Planning Commission review and recommendation on the proposed rezone.

BACKGROUND/SUMMARY OF REQUEST

Background / Summary of Request

Clark Broadbent, through Hansen & Associates, is requesting a zone change for two parcels located at approximately 3880 N Highway 89. The properties are currently zoned A-2 and are owned by Mr. Broadbent. The applicant is requesting that both parcels be rezoned to RE-15.

Mr. Broadbent currently resides on an adjacent residential lot within the Hidden Spring Subdivision, which is zoned RE-15. The proposed zone change is intended to facilitate a future boundary adjustment that would transfer a portion of the larger A-2 parcel to Mr. Broadbent's existing residential lot, thereby enlarging the lot.

The proposed boundary adjustment would reduce the size of the remaining portion of the larger parcel to less than two acres, which would not comply with the minimum lot area

requirement of the A-2 zone. Rezoning the parcels to RE-15 would address the zoning requirements associated with the proposed boundary adjustment.

The properties currently contain a residential dwelling and accessory buildings. The boundary adjustment has not yet been submitted as a complete application and has therefore not been reviewed by City staff. No other related applications have been submitted at this time. Staff has reviewed the proposed zone change and has no concerns with the request.

ANALYSIS

- ✓ The rezone request is consistent with the General Plan and Future Land Use Map.
- ✓ Provides the property owner an opportunity to expand his current residential lot with a boundary adjustment.
- ✓ The proposed RE-15 zone is compatible with the surrounding zoning

PUBLIC NOTICE

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed rezone of ~1.69 acres from the A-2 zone to the RE-15 zone to the City Council.

STAFF CONTACT

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

ATTACHMENTS

- Attachment A – Property & Vicinity Map
- Attachment B – Current Zoning & Future Land Use Map
- Attachment C – Proposed Boundary Adjustment

ATTACHMENT A

Vicinity Map:



Property Map:

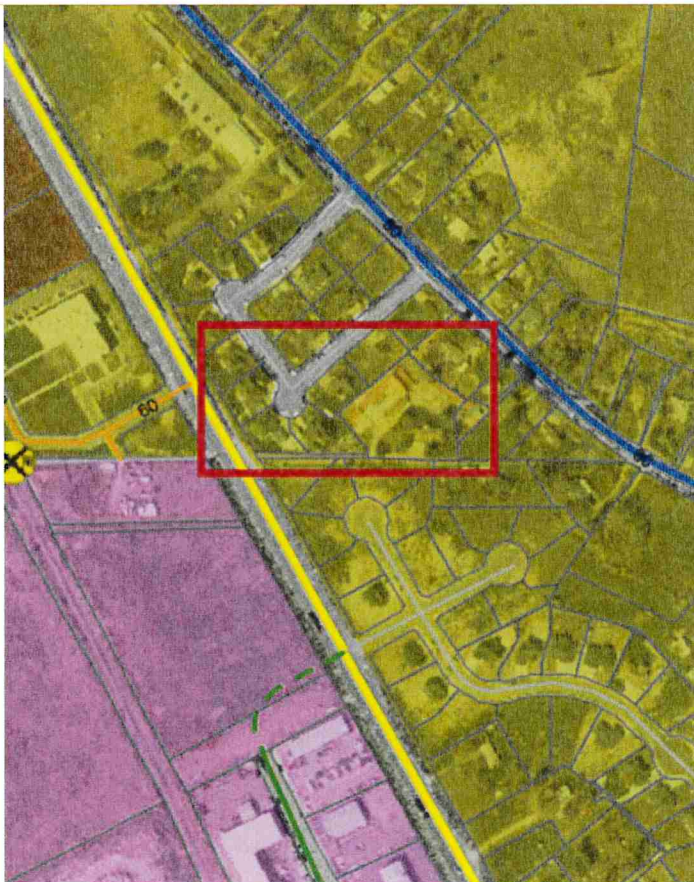


ATTACHMENT B

Current Zoning:

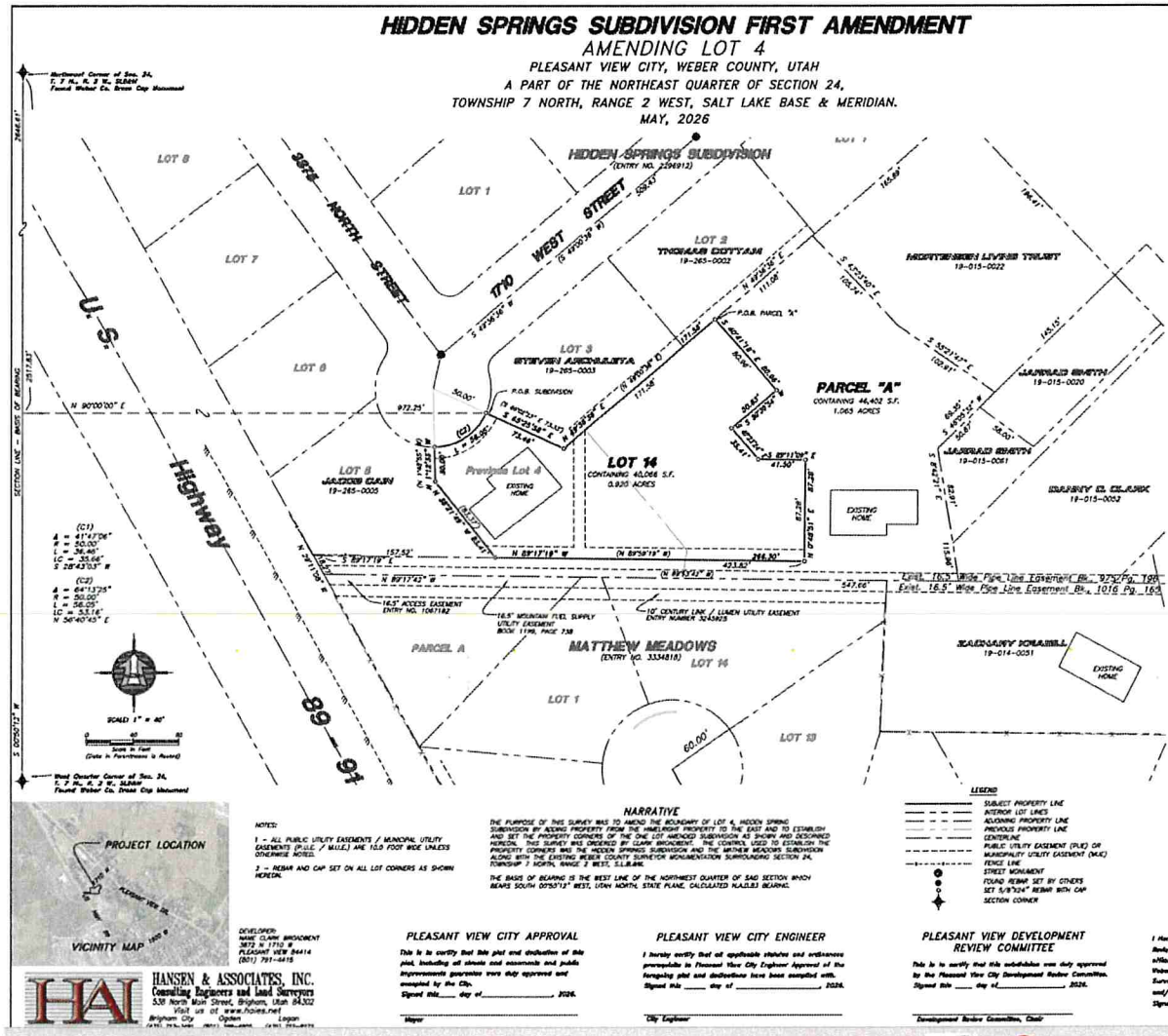


Future Land Use Map:



ATTACHMENT C

Proposed Boundary Adjustment:



ORDINANCE 2026-26

AN ORDINANCE REPEALING CHAPTER 18.11-RE-5 ZONE ORDINANCE OF THE PLEASANT VIEW CITY MUNICIPAL CODE.

WHEREAS, Pleasant View City originally adopted the RE-5 Zone Ordinance on April 8, 2025 by Ordinance 2025-12; and

WHEREAS, No properties in Pleasant View are zoned RE-5; 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: Chapter 18.11-RE-5 Zone Ordinance is hereby repealed in full.

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

DATED this 22nd day of September, 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	_____

Staff Memo



To: Pleasant View City Planning Commission

From: Andrea Steiniger, City Administrator

Date: August 28, 2026

Re: Repeal Zoning Ordinance RE-5

The RE-5 zone was adopted in early 2025 after a developer approached the city about doing a townhome project on North Highway 89. The developer applied for and was granted a rezone of their property to the RE-5 zone.

Another developer was under contract to purchase this property and submitted an application for the RE-5 zone but wanted to proceed with a "cottage home" development rather than a townhome development.

When staff was reviewing the application, it was noted that while the RE-5 zone allows for single-family dwellings, it defined no standards for such a development. No setbacks for single-family homes, no minimum lot size, and no standards specific to single-family dwellings. As staff tried to work through these issues, the developer did not believe the standards being proposed would fit what his intended development concept was. The developer ended up withdrawing their application and the purchase of the property did not reach completion.

Since then, the original property owner requested, and was granted, a zone change back to the MCM zone.

No properties in Pleasant View City are currently zoned RE-5, therefore staff would ask the Planning Commission to consider repealing this ordinance that needs to be reworked to include standards for single-family homes. This prevents an application being submitted for a rezone getting processed that will not be workable for any development if it proposes to include single-family dwellings.

Attachment: RE-5 Zone

Chapter 18.11 – RE-5 Zone

18.11.010 Purpose and Intent. The purpose of the RE-5 zone classification is to provide regulated areas for multifamily residential use under qualifying high density as identified in the General Plan. A further stated goal is to accomplish the Pleasant View City goal of providing affordable housing for the next generation of homeowners. This is accomplished by providing good quality structures, floorplans, and amenities to provide attractive affordable units which meet the standards for Pleasant View City in addition to the goals outlined in the city's Moderate Income Housing Plan. (Ord.2025-12, dated 4/8/25)

18.11.020 Permitted Uses. A permitted use is a use by right in the zone and shall be allowed as long as it meets city standards as specified in the zoning ordinance. A site plan review is required with the planning commission but public notification is not required.

- A. Multi-family townhome, duplex, or attached dwelling unit, each with a unique parcel identification number.
- B. Detached single family dwellings
- C. Community clubhouses
- D. Household pets
- E. Public buildings
- F. Public parks
- G. Private parks
- H. Signs in compliance with the city's sign ordinances. (Ord.2025-12, dated 4/8/25)

18.11.30 Site Development Standards.

- A. Lot Size. Townhome parcels shall be 1,000 square foot minimum in size.
- B. Lot Width. Minimum lot width shall be 20 feet at the building setback.
- C. Setbacks.
 - 1. Front setbacks can be 15 feet from street right-of-way, but the average setback for the entire project is required to be least 20 feet.
 - 2. Side yard Setbacks for single family residential uses shall be 20 feet and 15 feet from public streets, commercial zones, and industrial zones. For common-wall townhomes or attached units, a zero side yard setback is applicable.
 - 3. Rear yard setbacks shall be 20 feet from property lines and public streets.
 - 4. Garage setbacks shall be 20 feet from public streets. For garages off private streets a zero-lot line setback is permitted.
 - 5. Setbacks between buildings shall be an average of 10 feet or greater to accommodate efficient use of land, while still providing for adequate separation.
 - 6. Townhomes shall be a minimum of 30 feet from any structure on an adjoining parcel.
 - 7. Structures shall be set back at least 20 feet from highway and active railroad rights-of-way.
 - 8. A noise buffer, such as a landscaped berm, noise wall, or dense tree coverage, shall be required for any development adjacent to a highway or railroad corridor.
 - 9. Accessory Building Setbacks.
 - a. Accessory buildings shall be located at least three feet (3') from the rear line of the main building and at least one foot (1') from all property lines; and shall be at least ten feet (10') from dwellings on adjacent lots. Accessory buildings shall not

be built over utility easements. Accessory buildings or structures shall not cover more than thirty percent (30%) of the rear yard.

- b. Lots fronting an Arc Curve (cul-de-sac bulbs and knuckles). The minimum front yard setback shall be twenty-five feet (25'). The minimum side and rear yard setback shall be one foot (1') from the eave drip. A minimum distance from the main building shall be six feet (6').
10. In accordance with Utah Code Annotated § 15A-3-205, sanitary sewer is required to be connected into the public sanitary sewer system. (Ord.2025-12, dated 4/8/25)

18.11.040 Density.

- A. Density in the zone shall be 8 units to the acre with a minimum project size of 3 acres. (Ord.2025-12, dated 4/8/25)

18.11.050 Project Standards. These minimum standards shall be imposed to guarantee the project meets the minimum standards for a high-quality development in Pleasant View City.

- A. Parking. Parking shall be 3.25 stalls per unit. Garages and driveways can be utilized to meet up to 3.25 stalls per unit.
- B. Building Height. Building heights shall be limited to thirty-five (35) feet.
- C. Roof materials. Roofing materials shall be constructed of architectural shingles, tile, or metal panels, provided all materials shall have a warranty of a minimum of 30 years.
- D. Roof Pitch. Traditional gabled roofs shall have a minimum pitch of 5:12 with single sloped roofs allowed to be 3:12 to meet the architectural style of the townhomes.
- E. Landscaping. There is a minimum of 15% landscaping.
 - a. Total project landscaping/common space, plazas and sidewalks shall be a minimum of 800 square feet per unit in the project. Sidewalks addressed in the road right-of-way shall meet city standards.
 - b. At least one gathering area, park, plaza, or other amenity with a size of at least 4,000 square feet is required for projects with more than 50 units.
- F. Travel Way Width Requirements
 - a. Internal private streets serving multi-family developments shall have a minimum width of 26 feet for two-way traffic and emergency vehicle access.
 - b. Alleys and private drive aisles providing access to rear-loaded garages shall have a minimum width of 20 feet.
 - c. Public streets within the development shall comply with city roadway design standards.
- G. Utility Corridor Width Requirements
 - a. Utility easements for public infrastructure (water, sewer, storm drainage) shall have a minimum width of 15 feet.
 - b. Combined utility corridors (multiple services in a shared easement) shall have a minimum width of 25 feet.
 - c. No permanent structures shall be placed within designated utility easements.
- H. Sidewalks. Sidewalks and pedestrian access points shall be installed to connect visitor parking areas to fronts of buildings. Sidewalks shall also continue across public and private roadways to ensure the flow of pedestrian traffic on sidewalks rather than roadways.
 - a. All developments shall provide continuous sidewalk and pedestrian access to public streets, parks, and common areas.

- b. Crosswalks and pedestrian pathways must be designed to minimize conflicts with vehicular traffic and comply with ADA accessibility standards.
- c. Developments with more than 50 units must provide a minimum 6-foot-wide multi-use path connecting residential units to public amenities.
- l. Fencing. If not already installed, solid fencing shall be installed at least six feet in height to provide a physical barrier between commercial and industrial properties, canals, no-access roads, and railways. Fencing is not required between individual home units and roadways. (Ord.2025-12, dated 4/8/25)

ORDINANCE 2026-27

AN ORDINANCE RE-ENACTING CHAPTER 18.36-TRANSPORTATION ORIENTED DEVELOPMENT (TOD) ZONE OF THE PLEASANT VIEW CITY MUNICIPAL CODE.

WHEREAS, Pleasant View City repealed Chapter 18.36-Transportation Oriented Development (TOD) Zone Ordinance on December 8, 2015, by Ordinance 2015-07; and

WHEREAS, 'The Station' was established under the TOD zoning designation and remains identified as a TOD on the City's zoning map; and

WHEREAS, Pleasant View City desires to re-establish the corresponding zoning regulations for 'The Station'; and

WHEREAS, Pleasant View City desires to limit the TOD zone to 'The Station' development; 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: Chapter 18.39-Transportation Oriented Development (TOD) Zone Ordinance is hereby re-enacted, including limiting its application to the current area designated as TOD on the City's zoning map as stated in 'Exhibit A' attached.

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

DATED this 22nd day of September, 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 18.39 - Transportation Oriented Development (TOD) Zone

18.39.010 Purpose and Intent.

A. The purpose of the Transportation Oriented Development ("TOD") Zone are to:

1. Provide standards for development of areas in close proximity to Pleasant View's major transportation hubs, including highways, commuter rail and related facilities that will encourage the creation of an architecturally unique, vibrant commercial and mixed use district reflective of the city's character;
2. Provide for development of compatible mixed uses in close proximity to one another to provide a blend of retail, service, office, dining and residential uses; to facilitate safe, attractive, and convenient pedestrian circulation and minimize conflicts between pedestrians and vehicles; to encourage travel by transit, walking, bicycling, car pooling and van pooling; provide a transition from the urban scale of the TOD District to adjacent areas;
3. Provide open spaces and integrated landscaping to encourage and promote the creation of a destination center as well as to encourage and promote an integrated traffic and pedestrian friendly development design;
4. Provide greater design flexibility and efficiency in land use and the siting of buildings, services and infrastructure, including the opportunity to increase building height and/or density and reduce pavement areas where appropriate;
5. Provide for the adoption of architectural controls and a common set of Master Development Guidelines (collectively called the "MDG") for open space, buildings and structures, and for the adoption of a Common Area Management Plan (CAMP) to provide for the maintenance of common areas and open space within the TOD zone and equitable allocation of costs among the property owners in the zone district.

B. The TOD zone is limited to the area between 2850 North and 3100 North and between Highway 89 and the Union Pacific Rail Line.

18.39.020 Conflicts.

A. This Chapter provides additional provisions to those set forth in the other Chapters of the City's Zoning Ordinance. In the event of conflict between other provisions of the Zoning Ordinance and this Chapter, the provisions of this Chapter, the MDG and CAMP adopted pursuant to this Chapter shall apply.

B. For existing uses, the standards of the underlying zone shall apply until any changes are proposed to the property or buildings containing such uses.

18.39.030 Uses. The following uses are allowed in the TOD zone as noted:

A. Permitted Uses:

1. Business Services (Banks, financial institutions, and related uses).
2. Hotel, motel, or bed and breakfast inn .
3. Government office and related services except prohibited uses.
4. Medical/dental offices and clinics.
5. Mixed-use development incorporating any uses listed herein as permitted uses.
6. Neighborhood service establishments - personal services (low impact retail and service uses such as bakery, bookstore, dry cleaning, hair styling, pharmacy, art supply/gallery, craft store, photo-copy center, etc.).
7. Professional and Business offices.
8. Retail and sales, with all merchandise displayed and stored inside a building.
9. Restaurant (traditional sit-down).
10. Hospitals, medical facilities inpatient and/or outpatient.
- 11 . Structures and facilities required for operation of commuter rail and other mass transit facilities, but not including outside storage, train yards, warehousing, storage, switching, or maintenance shops; including parking and related structures.
12. Transportation Hubs and transit/commuter and related facilities subject to the limitation of 11.

B. Conditional Uses:

1. Automotive & recreational vehicle retail sales
2. Churches, synagogues, temples and other places of worship
3. Convenience retail with or without gasoline sales
4. Day care, pre-school
5. Fast food establishments with or without drive-up
6. Fitness, Recreation & Entertainment facilities
7. Mixed-use development incorporating any uses listed herein as conditional uses
8. Multi-Family high density residential, including residential facilities for the elderly and handicapped, condominiums, and generally all classes of affordable or higher end types of housing, whether for rental or sale.
9. Nursing/convalescent facilities
10. Off-site parking
- 11 . Private clubs
12. Quasi-Public Uses

13. Schools and colleges

14. Theaters

C. Prohibited Uses:

1. Government office and related services that include any correctional/detention facilities, half-way houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer.
2. Any SOB enterprises including any within otherwise allowed uses;
3. Any use which produces any excessive noise, dust, noxious fumes, or other nuisance activity.
4. Any outside storage except for those allowed businesses, such as vehicle sales, that customarily utilize such practices as determined by the city, and except for garbage collection containers within an enclosed area.

18.39.040 Dimensional Standards.

In order to enhance the pedestrian environment in the TOD District, front and side yard building setbacks shall provide adequate pedestrian access while minimizing the distance between adjacent streets and building frontages as follows:

1. Front Yard (measured from property line or private street edge): a minimum of twenty feet.
2. Side Yards (measured from face of building perpendicular to abutting property or street line) are not required except to provide access to parking and deliveries behind a building, as deemed necessary by the Fire Department for emergency access, and as required for buffering adjacent residential uses.
3. Rear Yard: No specified requirements, except to provide access to parking and deliveries behind a building, as deemed necessary by the Fire Department for emergency access, and as required for buffering adjacent residential uses.
4. Corner Side Yard: same as front yard.
5. Lot size: no minimum requirement except as necessary to meet usage and design requirements.
6. Lot width: minimum lot width shall be thirty feet.
7. Building Height: Maximum building height shall vary depending on the distance from the right of way and any adjacent lower density residential development as follows: Any building with greater heights of three stories or 45 feet, up to a maximum of five stories or 75 feet, must be setback an additional 50 feet for each floor or 15 feet in height.

18.39.050 Density.

Density calculations may be averaged over an entire parcel, including any areas otherwise unbuildable, provided that compensating areas of open space, outdoor play areas, and/or community facilities are provided. Allowable development densities shall be as follows:

1. Residential Development. Subject to the open space and other provisions of the MDG, up to 50 dwelling units per acre are allowed.
2. Non-residential Development. The floor area to land ratio (FAR, which is the net constructed floor area of all floors of a structure as a ratio to the overall parcel land area it is constructed on) is limited to a maximum of .5 (50%).

18.39.060 Design Standards**A. Master Development Guidelines and Common Area Management Plan.**

1. In order to achieve the purposes of the Transportation Oriented Development (TOD) Zone, a set of architectural controls and a common set of Master Development Guidelines (collectively called the "MDG") for open space, buildings and structures shall be adopted as supplemental regulations applicable to all properties in a specific TOD zone. In addition, controls requiring the maintenance of open space, landscaping and common areas shall be adopted under a master Common Area Management Plan (called the "CAMP") to achieve the purposes of the TOD Zone and the General Plan. The MGD and CAMP will be reviewed, adopted, and amended as necessary by the City Council as supplemental to the regulations of this section. All development within the specific TOD Zone shall conform to the adopted MDG and CAMP provisions. As additional properties are zoned TOD, they shall be bound by the provisions and terms of the adopted MDG and CAMP unless new provisions and terms are adopted for those specific areas.
2. The design standards found herein after shall be implemented throughout the specific TOD Zones in order to create a cohesive appearance that is pedestrian friendly (walkable) and which encourages travel by transit, bicycling, van pooling, and car pooling, which standards shall be more fully defined in the MDG and maintained through the CAMP:

B. General Requirements.

1. Buildings shall incorporate arcades, roofs, alcoves, porticos and awnings that protect pedestrians from the rain and sun.
2. Trash storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street.

3. Buildings that are open to the public and are within 30 feet of the street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functional, be a distinctive and prominent element of the architectural design, and shall be open to the public during all business hours.
4. Buildings shall incorporate exterior lighting and changes in mass, surface or finish giving emphasis to entrances.
5. Buildings shall provide a foundation or base, typically from ground to the bottom of the lower window sills, with changes in volume or material. The top floor of any building rising over two stories shall contain a distinctive finish, consisting of a cornice or other architectural termination.
6. Recessed or projecting balconies, verandas, or other usable space above the ground level is encouraged in a street facing elevation .
7. Hardscape (paving material) shall be utilized to designate "people" areas. Materials could include unit masonry, stamped or scored colored concrete, stone, or combinations of the above.
8. Lighting shall be designed to illuminate pedestrian areas and be consistent throughout the development. Lighting fixtures shall not cast light beyond the development, except for the public right-of-ways.
9. Public sidewalks shall be located along all public streets and ways, and public spaces shall be provided at key locations.
10. Signage in the TOD Zone shall comply with the standards set forth in the signage plan and requirements of the MDG. No off-premise signage is permitted in the TOD Zone, except as provided for in the signage plan of the MDG.
- 11 . All sides of buildings exposed to pedestrian and/or vehicular traffic and adjacent properties shall receive equal design consideration.
12. Parking structures are encouraged and shall be designed to complement access between the various uses.
13. Mechanical units on the roof shall be screened from view if within 20 feet of the front of the building or visible from the highways. Mechanical units or equipment located on the roof of a building shall not project above the provided screening.

C. Pedestrian and Vehicle Circulation.

1. Pedestrian walkways shall form an on-site circulation system that minimizes potential conflict between pedestrians and motor vehicle traffic. Pedestrian walkways shall connect building entrances to each other, connect building entrances and sidewalks on public streets, and connect

building entrances, and existing or planned transit stops unless otherwise set forth by adopted standards.

2. Where practicable, pedestrian walkways shall be raised above the grade of streets, drives, parking lots and other paved areas. Where pedestrian walkways cannot be raised, they shall be constructed of a material differing in texture and color from adjacent pavement but consistent with other raised walkways.

3. Lighting fixtures shall be provided for walkways to maximize lighting intensity of walking surfaces throughout the development.

4. Public seating and bicycle racks shall be provided near entrances to buildings or groups of buildings.

5. Bike-way systems and designs shall be incorporated into the design of the development.

D. Landscaping.

1. Street trees shall be provided on all street frontages.

2. Street trees shall be planted within a landscape strip of at least five feet in width, between the roadway and sidewalk where feasible.

3. A minimum of ten percent of the site shall be landscaped. Decorative hardscape within a public plaza, excluding required sidewalks, may be counted towards up to one-half of the required landscaping. Parking areas shall be shaded by large broadleaf canopied trees appropriately located. Parking shall be adequately screened and buffered from adjacent uses. This requirement does not apply to covered parking stalls or structures.

4. A 30 foot buffer zone with sufficient plantings of trees, shrubs, and other vegetation to provide adequate suppression of sound and light shall be provided between any existing residential zone boundary and a use proposed for development in the TOD Zone. This separation may be adjusted up or down as part of the project approval, depending upon the character and impacts of the uses proposed.

5. A maintenance program for all common areas through a common area management agreement is required to be consistent with the MDG.

E. Parking. Parking shall be provided in accordance with this Title or as established in the MDG. In addition, the following provisions shall apply in the TOD Zone unless established otherwise in the MDG.

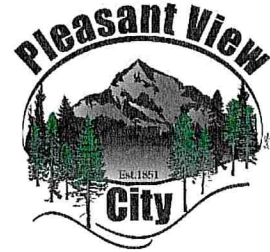
1. Parking structures are encouraged. Surface parking areas may be located behind, underneath, or at sides of buildings. Entryways, porticos, drop-off areas, and one individual row of parking on either side of vehicle entryways are permitted in front of buildings. Surface parking may also be located in

front of a building if determined appropriate by the city. Onstreet parking in front of buildings may be allowed on private internal streets.

2. Parking lots with more than 200 spaces shall be divided by landscaped areas, including a walkway, or by buildings.

3. Pedestrian connections shall be made when feasible to any streets adjacent to the development and to any pedestrian facilities that connect with the property. All developments shall provide a pedestrian access plan that shows pedestrian paths on the site that connect with the sidewalk or other adjacent pedestrian ways.

4. Secure bicycle racks shall be provided at transit, shopping and business destination stops to help and encourage the use of bicycles as a way to access those destinations.



Staff Memo

To: Pleasant View City Planning Commission

From: Andrea Steiniger, City Administrator

Date: August 28, 2026

Re: Re-enacting Zoning Ordinance – TOD Zone

The area commonly known as "The Station" was established under the City's Transit-Oriented Development (TOD) zoning designation. Since that development was established, the TOD zone has been repealed from the City Code. As a result, the property remains identified as TOD on the City's zoning map, but there are currently no corresponding zoning regulations governing the district.

Staff recommends reinstating the TOD zoning district in the City Code to provide clear and applicable development standards for "The Station".

Because the TOD district was originally established specifically for this development, staff further recommends amending the zoning provisions to clarify that the TOD zone may only be applied to the area currently designated as TOD on the City's zoning map. This would preserve the zoning framework applicable to "The Station" without creating a zoning district that could subsequently be applied to other properties throughout the City.

Staff recommends that the Planning Commission recommend approval of the proposed amendments to reinstate the TOD zoning district and limit its application to the area currently designated as TOD on the City's zoning map.

Attachment: TOD Zone with proposed boundary restriction

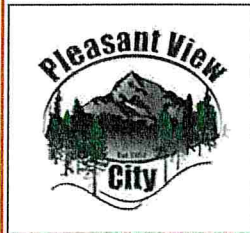
MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH

August 12, 2025

9. Pickup Replacement. Discussion and possible consideration to purchase five pickup trucks not to exceed \$54,000 each from Ken Garff and to surplus six pickup trucks. (Presenter: Tyson Jackson)

Tyson Jackson: this is to get back on track. This is a five-year schedule. Mayor Call: we need to look at criteria not just age such as maintenance and mileage. Tyson Jackson: we are against lease for staffing issues and the time it takes to manage leases. We have more flexibility with purchasing. There are the quotes and needed extras like lights and seat covers, etc. CM Marriott: I would like to see a worksheet on all the vehicles.

Motion was made by CM Urry to approve the purchase of five pickup trucks not to exceed \$54,000 each from Ken Garff and to surplus six pickup trucks with the minimum amount to surplus as stated on the chart. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CN Nelsen and CM Urry. 5-0



City Council Staff Report

AGENDA
ITEM

9

TO: Honorable Mayor and City Council

FROM: Tyson Jackson, Public Works Director
tjackson@pleasantviewut.gov
(801) 827-0453

MEETING DATE: August 12, 2025

SUBJECT: Discussion and possible action on approval of expenditure for the purchase of five, 2025 Ford F-150 trucks and surplus existing.

RECOMMENDATION

Move to **approve** the expenditure for five replacement trucks up to the amount of \$54,000 per truck including equipment from Ken Garff Ford and surplus of existing trucks through public auction.

BACKGROUND

To continue to operate a functional and reliable fleet of trucks, Public Works is asking to replace five pickups out of the sixteen trucks in the fleet. Moving from the previous three-year rotation towards a five-year replacement plan for pickups. We believe this will meet today's fiscal challenges while still having reliable equipment to fulfill our duties. However, we will continue to evaluate and incorporate new strategies in the ever-changing market and growing department.

This will replace two pickups that were previously transferred to the Public Works Department from the Police Department several years back to help them implement their lease program at the time and help this department with growing fleet needs. Three of the older pick ups with higher miles and beginning to show high maintenance needs.

The sixth truck show we are consolidating its portable fuel function into one of the new replacements and will not be replaced.

The trucks in this request were evaluated on the conditions below.

Qualifications for Requested Fleet Replacement:

- Unmanageability of repair costs
- Increasing vehicle downtime and its impact on fleet size
- Service disruptions
- Reduced employee productivity
- Reduced employee safety
- Reduced public safety
- Fiscal (age, milage, condition, value)
- Function

Surplus trucks will be auctioned after new trucks are received to the public via closed offers as is following surplus policies to ensure the city retains full sale amount and possibly benefit the public directly.

***Values are Kelly Blue Book Fair Condition Trade In for reference.

Vehicles Requested for Surplus 2025-2026				
Year	Fleet #	Make & Model	Miles	Value***
2019	#3	Ford F250	36,700	\$29,000.00
2014	#2	Ford F150	108,000	\$11,000.00
2018	#6	Ford F150	43,258	\$24,000.00
2019	#7	Ford F250	66,919	\$31,000.00
2015	#13	Ford F150	86,000	\$18,000.00
2009	#16	Chevy	156469.4	\$9,000.00

New Vehicles Requested for Purchase 2025-2026				
				Replacement Cost
2025	#3	Ford F150		\$53,056.41
2025	#2	Ford F150		\$52,942.36
2025	#6	Ford F150		\$52,547.36
2025	#7	Ford F150		\$52,547.36
2025	#13	Ford F150		\$52,547.36

BIDS & BUDGET

The funding for these replacements are covered under multiple enterprise funds and the general fund as shown below and set aside for the specific purpose of replacing fleet vehicles.

Consistent with City purchasing policy, trucks will be purchased under the Ford state bid.

Utilities Pickups Approved Funding

Sewer Fund \$54,000
Culinary Water Fund \$54,000

Street & Storm Water Pickup Approved Funding

Class C Road Funds \$54,000
Storm Water Funds \$54,000

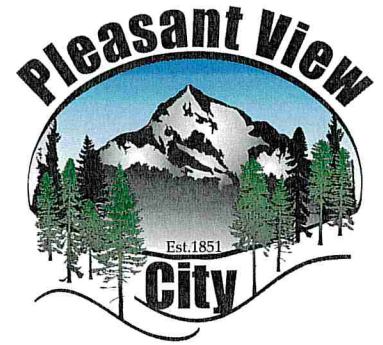
Parks & Buildings Pickup Approved Funding

Equipment Fund \$54,000

ATTACHMENT

Ken Garff Quotes (3 PDF)

Memo



To: Mayor and City Council

From: Laurie

Date: September 17, 2026

Re: Outstanding Accounts Receivable & Maintenance Agreement Write-Off Request

I. RECOMMENDED ACTION

Request approval to write-off outstanding accounts receivable balances in the amount of **\$2,543.18**.

Request approval to write off the Maintenance Agreement deposit for the City Marque with Young Electric Sign, originally recorded in 2008, in the amount of **\$223.74**.

II. DESCRIPTION / BACKGROUND

There are six outstanding accounts receivable balances that have been deemed uncollectible and remain outstanding due to one or more of the following circumstances: the City's failure to pursue timely collection; developments that were discontinued prior to receiving final approval; insufficient information to facilitate referral to collections, combined with balances that are not considered cost-effective to pursue; or work performed on projects at the request of other members of the project team rather than the individuals associated with the outstanding balances.

Account #8.1132	\$23.50
Account #8.1196	\$64.50
Account #8.1167	\$226.00
Account #8.1247	\$322.50
Account #8.1011	\$891.20
Account #8.1128	\$1,015.48

Memo

To: Mayor and City Council
From: Laurie
Date: September 15, 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:

Pleasant View Pie Guys/Little Caesars	1146 W 2700 N STE 100	Little Caesars - sell pizza, soda, wings, bread sticks	Launey Ivers, Kanson Morgan, Tyson Olson
Kitchen Pickleball, LLC	380 W 2750 N STE 300	Indoor pickleball facility. 24/7 access, private courts, leagues, clinics, & tournaments	Britton Black