

**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 Wichem-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 amend 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.