

**PUBLIC NOTICE OF A MEETING
OF THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

September 10, 2019

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 10, 2019, **commencing at 6:00 PM.**

The agenda consists of the following:

Pledge of Allegiance: Steve Gibson

Opening Prayer, Reading or Expression of Thought: Steve Gibson

Declaration of Conflicts of Interest

Comments/Questions for the Mayor & Council (public)

Youth City Council Report

Consent:

-Minutes of August 13, 2019 and August 27, 2019

- Bills of Pleasant View City

Business:

- 6:10 P.M. 1. Public Hearing - Discussion and possible action to consider a proposed zone change from RE-20 to RE-15 and from RE-15 to RE-20 for parcels 17-059-0119, 17-059-0121, 17-059-0120, 17-59-0050 (partial) for a total of 4.616 acres of property locate at approximately 650 W and Pleasant View Dr. (Ordinance 2019-3). Applicant: Mark Green. *(Presenter: Bill Cobabe)*
- 6:30 P.M. 2. Discussion and possible action to consider a proposed preliminary plat for the Serenity subdivision. The subdivision contains 8 lots located at approximately 650 W and Pleasant View Dr. Applicant: Mark Green. *(Presenter: Bill Cobabe)*
- 6:40 P.M. 3. Presentation on Street Lights. *(Presenter: Alicia Lund)*
- 7:00 P.M. 4. Closed Meeting.
5. Discussion and possible action from the closed meeting.

Other Business

Adjournment

The City Council at their discretion may change the order and times of the agenda items.

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.

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

August 13, 2019

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 5:05 P.M.

MAYOR: Leonard Call

COUNCILMEMBERS: Jerry Burns
Ken Francis (*absent*)
Steve Gibson
Boyd Hansen
Sara Urry

STAFF: Laurie Hellstrom
Tyson Jackson
Bill Cobabe
Ryon Hadley

VISITORS:

Dana Shuler	Alan Ferrin
Joe Chambers	Kent Butters
Wynn Phillips	Brett Cragun
John Hendrickson	Donald Wells
Conrad Ferrin	Philip Coy
Tony Pitman	George Bateman
Mac McKay	Dave Marriott
Ann Arrington	Larry Jensen
CR Christopher	Chuck Leonhardt
Julie Farr	Brent Bailey
Aaron Erickson	Gordon Hyer
LeAnn Hyer	Tom Mendenhall
Kris Mendenhall	Ernest Nylander
Carole Nylander	L Bonderson
Russell George	

Declaration of Conflicts of Interest:

None were given.

Comments/Questions for the Mayor & Council for items not on the agenda.

John Hendrickson (507 W 3900 N). We live on a corner with all the trucks going by in the middle of the night. We took it upon ourselves and called UDOT and not seen any trucks after that. We have not seen any police. Why not enforce law? You need to do a better job on the city's website.

Tony Pitman: thank you for a quick and good job fixing the water break at the church on Sunday. As a Stake we thank you.

Consent:

Motion was made by CM Gibson to accept the consent items (minutes of July 9, 2019 and the bills of Pleasant View City). 2nd by CM Burns. Voting aye: CM Burns, CM Gibson, CM Hansen and CM Urry. 4-0

Business:

1. Workshop:

a. Discuss the 1000 West Street Improvement Project

b. Discuss the Multi-Sports Complex Parking Lot Project. (Presenter: Dana Shuler with Jones and Associates)

1a. Bill Cobabe: we had some interest from folks on 1000 W looking for a little help from the city on working on their street along with drainage issues and edge of road work. Staff did a quick concept. Mayor Call: when this was first presented to me and I saw the \$346K. I asked questions. It is not in the budget. What about all the other areas? Do we have a plan and the answer is no. We need a plan and a funding plan. The council along with Don Well, Conrad Ferrin Brett Cragun discussed the problems in the area at their homes. After discussion it was decided to have a workshop on this and come up with a plan.

1b. Dana Shuler reviewed the handout on the parking lot surface costs. We are moving the temporary driveway to the north and in part eliminate some UDOT's concerns and we only have to build 2/3rd of a deceleration lane. The surface alternates are concrete or asphalt millings. We are still working with UDOT for a permit for this temporary driveway. We need to decide on the surface. CM Gibson: I don't want to do anything right now. I have parked on gravel/dirt. Mayor Call: we need to prioritize. We need the deceleration permit. Dana Shuler: if we get one contractor we get a better cost. Bill Cobabe: we can't leave it as is and where it is at because of safety concerns. UDOT requires a deceleration lane. CM Gibson: phase it as we can afford it. We can use the tailing even though they are dirty. Mayor Call: we will get back with staff with a plan and phasing.

2. Discussion and possible action on approving street light description with intent to issue Request for Proposals. (Presenter: Bill Cobabe)

Bill Cobabe: a street light description was put together of what we want without pictures because of different vendors. It is in compliance with dark sky. The life span is about 20 years to 50 years. We see a savings at 25 years. Dana Shuler: there is a big savings in O&M. We are just selecting what we want now. Lighting will be approximately every 400' spacing. CM Gibson: we are lacking in lighting in the city. What is the cost? Mayor Call: we are just approving the standard tonight.

Motion was made by CM Hansen to approve the street light description with intent to issue Request for Proposals. 2nd by CM Gibson. Voting aye: CM Burns, CM Gibson, CM Hansen and CM Urry. 4-0

3. Discussion and possible action on approving Change Order 3 for the Multi-Sports Complex Restroom Project with Toro Construction in the amount of \$1,627.16. (Presenter: Dana Shuler with Jones and Associates)

Dana Shuler: this final out the restroom project. The change is for misc. items.

Motion was made by CM Burns to approve Change Order 3 for the Multi-Sports Complex Restroom Project with Toro Construction in the amount of \$1,627.16. 2nd by CM Gibson. Voting aye: CM Burns, CM Gibson, CM Hansen and CM Urry. 4-0

4. Discussion and possible action on approving surplussing of Parcel No. 190870011 (now-abandoned Evergreen Detention Pond property, 0.60 acres). (Presenter: Bill Cobabe)

Motion was made by CM Hansen to table discussion and possible action on approving surplussing of Parcel No. 190870011 (now-abandoned Evergreen Detention Pond property, 0.60 acres).. 2nd by CM Urry. Voting aye: CM Burns, CM Gibson, CM Hansen and CM Urry. 4-0

5. Discussion and possible action to granting an exemption to the Home Occupation conditions to allow a person other than a bona fide residents of the premises to operate a residential energy rating and consulting business at 523 W 4300 N. (Requester: Gordon Hyer)

Motion was made by CM Hansen to approve an exemption to the Home Occupation conditions to allow a person other than a bona fide residents of the premises to operate a residential energy rating and consulting business at 523 W 4300 N. 2nd by CM Burns. Voting aye: CM Burns, CM Gibson, CM Hansen and CM Urry. 4-0

6. Discussion and possible action to consider a conditional use permit application for temporary extended operations for Towers Sand and Gravel, LLC – Butters. (Presenter: Bill Cobabe)

Bill Cobabe: this is the lengthy staff report. I wanted to make sure you had the idea of conversations that went on. I got a text message from Ryon Hadley, our Police Chief, a couple of weeks ago asking about trucks running at night. That was the first time I heard that there were going to be trucks traveling through our neighborhoods after hours. Our code allows for regular hours from 6am to 6pm, Monday thru Saturday with reduced time frame on Saturday. There is no allowance for running after hours except in the case of a short-term contractual obligation or a short need to run after hours. So there is a prevision for after hours. When the Chief alerted me, I thought it must be a fluke, and thought for sure that they would have let the city know if it was a long-term commitment or obligation. The next morning the Mayor was in my office and I got a phone call from Mr. Chambers, legal counsel for Towers Sand and Gravel. He let us know that they had a contract with UDOT to provide gravel and sand and other products to a job site in Layton and this obligation was to be ongoing in the overnight hours potentially for the next two years off and on. This was a surprise to me. Mr. Chambers asked why our police officers where pulling over the gravel trucks for running late. We were not issuing citations. The contract is an oral contract as stated by Mr. Chambers which is as binding in Utah as a written contract. This conditional use permit (C.U.P.) is interested because it is for a job that doesn't exist anymore. The next item on the agenda is to codes regarding haul routes and gravel trucks in our neighborhoods. The code being what it is requires C.U.P. and one was never sought by the applicant or the owners of the business. That is where it stands right now. The we didn't charge a fee to the applicant for this application. All the communication between

staff and applicant is in the staff report. The applicant is here and has legal counsel with him.

Mayor Call: let me ask a couple of questions and get some clarification. One, concerned with the wording of C.U.P. for this. I understand the intent for this in the ordinance and I am not sure that was the best terminology to use. Let me clarify that. As I have studied that I believe the intent that it was put into the ordinance was to allow the city to work with the gravel pit to identify and address anything that was outside the normal operating parameters. So when they have a project such as this one no one is surprised by it. Frankly we were surprised by it. The citizens were surprised by it. If we are going to have this in our community. This is not my first gravel pit meeting. I have been to one in 2000, 2001, 2002 2003 and every year I was on the council. It has been an ongoing thing and it will be an ongoing thing even after we get the road out. It may just be residents on that end of the community instead of this end of the community for a while. It was designed to initiate a conversation with Towers when they will be operating outside normal hours and we need to know what those conditions are and maybe that is why it was called a C.U.P. I don't know why maybe we need to change it to a 'truck haul permit' or an 'exception permit'. I don't know what we need to call it but a C.U.P. is typically used more in zoning than in excavating and truck routes ordinances.

CM Urry: why issue a C.U.P. without a job?

Bill Cobabe: the applicant is here. I was noticed by email from their counsel that the contract was terminated.

Mayor Call: as a city and as a community we don't want to be surprised. We understand that we need to work with you. That has been litigated to pieces. We understand the legal obligation to work with you. I think even these poor residents understand the legal obligations because it has been rehashed over and over again. We don't like surprises. We could have worked with our residents to have informed them what was happening and why it was going to happen. Unfortunately UDOT has two major projects. They are redoing SR-89 and I-15 both in Davis County and they are doing them all at night. I understand that because they have thousands and thousands of commuters on those roads. It doesn't mean that something can't be worked out with everyone involved - contractors, subcontractors and concerns of residents so we don't have all these residents contacting UDOT directly because they are not getting what they want from the city and that is what happened here I believe. We only contacted UDOT to ask for the contract.

Bill Cobabe: they never responded back from an email sent.

Mayor Call: we didn't get anything in response. I know there are many residents that have contacted UDOT directly and I don't know exactly what has gone on there but that is immaterial and that is something for you guys to work out. A couple of things: a C.U.P in this sense is not a traditional C.U.P. and not meant to give you cart-blanc to do whatever you want under that condition. It is meant, in the purpose of the ordinance, to address a project and exceptions to what the ordinance says for a particular project and not from this project forward forever and ever. That benefits both of us. I believe that we can continue to work together to mitigate and solve some of these problems --- and we are not paying attention so I don't know why I am --- I think it is important for you to hear what I am saying so I will wait --- I believe that it is important to address these projects as they come up to help mitigate so you don't have all the residents in this

community calling UDOT or whoever your contractor is and causing you problems and we can't control that as a city. There is nothing I can do about that. We understand our legal obligations but we don't control the residents. They are upset and they have every right to be upset because this was a surprise to them. Whatever we are going to call this permit I think it benefits both of us, the city and you, to come in and have these exceptions known and let's examine the contract and see what we can do and notify, and this can be done in a matter of days, notify these residents on what is going to happen, what the expectations are, what we legally have to allow and what is going to take place in front of their house so they are not surprised and so we are not surprised. The first call I got I had no idea what they were talking about. Our police officers didn't know. They thought someone was hauling when they shouldn't be hauling so they weren't informed either. It is beneficial to all, the city, the business and the residents, to approach this in a very logical and fair manner so that everybody can do their business and be informed. We are working hard and spending a lot of money to get that route built. Just so the residents know I will give a brief update. The land acquisitions will hopefully be done, if we don't get too much push back, by the end of this year. We got a grant for \$250K from WACOG to push out our grading package so that we can put that RFP together and examine what that will entail and get that out so next year we can start grading. It will not require a fully built four lane road to have the gravel truck go out there. It will benefit them greatly and obviously benefit every one of you. So the permit before us, Mr. Chambers would you like to tell us what you have in mind?

Joe Chambers: Let me give you some back ground if I can. I was actually surprised to get called back into this matter. I left this in 2009/2011. In 1998 I was retained by the Butters and we had a number of issues with regards to the gravel pit most importantly whether they had a prior non-conforming use. Some of the citizen here hired Bruce Baird who is a top notch land use attorney and he filed an action and your Board of Adjustment heard this action. It was one of the more sophisticated Board of Adjustment that I sat before. It had Tim Healey, Mr. Blackburn and at least four of the five members were attorneys. Over the course of two full evenings, nine hours, we presented evidence back and forth on that issue and the Board of Adjustment determined that the gravel pit was a prior non-conforming use. That is probably a premise you have to start with regarding the gravel pit. When we started litigation with the city there was an ordinance passed by the city prohibiting our trucks on the roads and Judge Michael Glassman issued an injunction against the city and probably the wisest thing I heard him say from the bench was this problem is a problem that will not be solved by just Butters' back it is going to take a community to solve it. Butters will be part of the solution, meaning that we will bear a portion of the cost. Basically that injunction prohibited the city from dealing with that. I then filed a petition to remove or disconnect from Pleasant View City the gravel pit and your city attorney, Richard Jones, and I went head to head. Some properties on 2700 North were having the same issues which involved the Mackleys, Bert Smith and some of the other property owners in that area. Judge Jones went ahead and allowed the disconnection so I thought that was the solution to disconnect. We then got into litigation with your attorney, Jody Burnett, who does a lot of work with the League of Cities. In the course of that we were challenging several provisions in the ordinance that were different standard from the Division of Gas and Mining probably the important issue is that you have a 2:1 slope in your ordinance and asked your former Mayor what the health and safety reason was for that slope he

thought that it looked better. DOGM allows a default 1:1 slope and if you hire an engineer and it can be safely done at a steeper slope. We hired engineers and we can do it at a .9:1 slope safely up there. The 2:1 slope vs a 1:1 slope locked in \$300 million worth of gravel. It was a significant regulatory taking in my mind. That issue was all headed up to the Supreme Court and Jody Burnett proposed a stand down. The stand down was basically the city would go back and take a look at its safety ordinance. I think Jody Burnett intentionally had you put it under safety code because there were stronger police powers than there are in zoning but the extent that it places on our prior non-conforming use is still a problem. With that in mind we got an agreement if the city would go back and change that ordinance to basically conform with DOGM regulations and that never happened. I disappeared because for about eight years, 2011 to 2019, Butters have been hauling at night out of that pit as they required and the prior administration was allowing it. Mr. Gibson I don't know you at all but you mentioned that you were on the city council for six years. I can't believe, I am not trying to take your testimonies, but I can't believe that we were hauling at night for city jobs so when this job came along... With the change of administration, Mr. Cobabe takes a very strong position that the ordinance is what the ordinance is. He has not been party to all this history. The contract that we have now is oral and when I say that the contract was terminated due to the phone calls with UDOT. UDOT put pressure on the general contractor, the general contractor put pressure on Whitakers who they subbed the job to. Our contract was with Whitaker Construction and Whitaker said until you can get a C.U.P. we have been told by UDOT that we need to put the contract on hold. Mayor, to our surprise is that we are required to do because for the past eight years the prior administration hasn't. I have talked to Mr. Cobabe and I am very cognizant of this problem on the city residents. My wife has fibromyalgia and if she doesn't get good sleep her health condition goes down. I don't mean to diminish any of the citizens' concerns here. I understand that. First of all the gravel pit can't move their resources. They are where they are and as the people develop around the gravel pit. There has never been a designated commercial route that was planned for. I went ahead and put together the C.U.P. By nature a C.U.P. is designed to first go to the planning commission for recommendation and then to the city council but your ordinance has it going directly to you. This issues that I was asked to address, I addressed the safety issues because it was in the safety code I addressed all the safety issues from the four sections it asked us to do. So we are asking for a C.U.P. to haul. The UDOT project is unfortunately doing their work at night for the citizen's benefit. They are not providing a staging area where we can haul material to during the day time and then reload it up in a truck to the work site. The work site is very constrained and doesn't have enough places to put the materials so that option is off the table. On my way here tonight I went to the old haul way by Randy Marriott's property up to the canal and then over to the gravel pit. I ran into an employee of Mr. Marriott who told me that I was trespassing on Randy Marriott's property. I explained who I was and the purpose that I want to see how the road way was and if it could possibly be used as an alternative. I am trying to find solutions and not just create problems. The reason we didn't use that route, and the citizens may not be aware, but in the construction of the tracks train Butters' pit has materials that is not lime stone and is very favorable for rail road beds and they entered into a long-term contract for the materials but not the hauling. During the middle of the contract Randy Marriott started charging a toll for every truck because it was to his

financial advantage and he exacted it from the people that was hauling it. Fortunately we didn't enter into a contract to haul because we saw the possibility that would happen. I have actually filed a condemnation action against Mr. Marriott to condemn that road way. He then hired Bruce Baird. We had it appraised and the appraisal came in at \$15K. They came back with an appraisal for \$½ million and if you lose the condemnation action you have to pay the \$½ million. We couldn't take the risk on that litigation. With that being said I'll submit it to you for questions.

CM Gibson: I am so glad that you brought up the Marriott's road. Is that road still a viable road if there wasn't a dollar amount?

Joe Chambers: In the past the city got access to cross with no cost to us. If you come up to the gate he owns between the canal and down to the gate. It could be made into a viable road if we could get permission to cross it.

CM Gibson: how many load per night?

Kevin Butters: it was quite a few. That is why people were noticing.

Joe Chambers: 12 trucks every hour

Kevin Butters: so 144 trucks

Joe Chambers: I was surprise that they could load them up that fast.

CM Gibson: is there any way that we could talk to Mr. Marriott or plead on his sense of anything. Is that even an options?

Bill Cobabe: I have limited experience with Mr. Marriott. My experience is that he is a very shroud business owner. He knows he has Towers between a rock and a hard place and he is going to take what he wants. If that what the market will bear and that is what he feels to have those trucks on his property then that is what it is worth... We don't have a lot of recourse to say. We could ask him nicely but he is very savvy and he could say this is an impact on my property and I don't want the trucks.

CM Gibson: for the sake of the city could we nicely ask?

Bill Cobabe: we could ask.

CM Gibson: 144 trucks. We need to find a way. I know you have a right to use the public way. I wish we could come together. I know Mr. Marriott is shroud business man, which is fair.

CM Francis: he is also a competitor.

Joe Chambers: they are running out of Oman's old pit. Jones' pit is a reserve from what I understand. Marriot sold the pit to Parsons.

CM Gibson: so he is not a competitor anymore?

Joe Chambers: not at that sight.

Kevin Butters: he has some rights still out of the pits

CM Gibson: just wish we could ask.

Joe Chambers: last time he was asked he was trying to get high density housing as a tradeoff.

CM Gibson: I would consider that to get something.

Kevin Butters: you get the grading package and even before that, let the trucks go down it. That was a right-a-way from our pit to HWY 89. We had a contract to purchase the road way but randy Marriott did a hold harmless and basically purchased it from under us.

CM Hansen: I don't ever remember a road there.

Bill Cobabe: if there was, the city's interest has been relinquished. The long-term solution is to purchase the right of way for the Skyline Drive.

CM Gibson: what would the fee or surcharge on a 144 loads a night been?

Kevin Butters: \$1.00 a ton.

Joe Chambers: it would to be about \$300K for Randy.

Kevin Butters: The State paid Randy so they could finish the commuter rail. If you had the property we would try cutting the road through it without a grading plan just to make it work.

Bill Cobabe: the target is still the end of the year. We are working with the property owners to make sure it meets their requirements.

CM Gibson: we have the money to buy the properties?

Bill Cobabe: yes

Kevin Butters: unfortunately your price just went up because we are talking about it.

Mayor Call: we understand the history. It can't hurt to go after every solution that we can.

CM Hansen: what do you think about split routes?

Kevin Butters: the other routes are not safer. 500 W is wide and you built 600 W. It is a good road. Night hauling is actually safer. The impact on the residents is the only problem. But it is the only route.

CM Urry: since this is a discussion amongst the council to decide, within the parameters of the law, maybe we ought to table this until we can decide what the viable options are.

CM Gibson: is Randy Marriott's property the only property we need permission or how many other property owner's property is needed for this temporary road?

Bill Cobabe: really just Mr. Marriott.

CM Gibson: is there any property that we could buy?

Kevin Butters: the Hansen property. Use it to the canal property to get to the UP&L.

CM Gibson: could you help us? Thank you for letting us do the shotgun thing up there on your property. I have been up there a little bit. I just don't know the routes down through it. I want it safe for the drivers as well.

Discussion on property, property owners and road paths; which all routes go through Randy Marriott's properties.

Kevin Butter: drop down to the canal and bypass Marriott's property.

Mayor Call: can you stock pile on Jerry's Larson's property so you can at least reduce your truck traffic in half?

Kevin Butters: ideally that is what we have been trying to do. Take everything down by conveyor belts via that way and stock pile it on the other side of the freeway so no one will have to go up except for truck drivers. That is a better solution than the road.

Mayor Call: I think this was the intent of the C.U.P. for us to sit down and work some of these things out. If it is in the best interest of the city to use Jerry Larson's property to stock pile and not haul at night as a temporary solution for this project then that might make sense to the city.

CM Hansen: If would give residents a relief at night and that gives you a relief and us. That sounds like a win.

Kevin Butters: it's a win win. Ideally you want to haul everything at night down the new road. We have stock piles all over the place there is just not one there. Every time you stock pile material you add \$.50 to \$1.00 a ton. We asked UDOT if we could stock pile this in Weber County, we have a spot on 31st Street, and they didn't want to deal with the extra costs.

Mayor Call: whoever you are subbing from put the kibosh temporary on you.

Kevin Butters: they only did it because they can't run a \$200million plus project with hundreds and hundreds of people and have someone pull them over and give them a citation every night. They couldn't take that risk and went someplace else. They are going to start hauling out of Morgan.

Mayor Call: you made the initial comment that the contract is an oral contract and it is kind of on hold pending a C.U.P. and that contract is with UDOT's sub.

Joe Chambers: it goes from UDOT to Horricks to Wadsworth to Whitakers.

Mayor Call: who kyboshed the whole thing?

Joe Chambers: UDOT told Wadsworth that they didn't like the calls. When you have a project this big you have a critical path where the materials are on the critical path and if you have a question on the source then the inspectors say this is a problem and we don't want it because these are big enough projects with big enough problems other than these.

Mayor Call: okay that makes sense. Let me ask this question. Given the background, if you were to continue to haul 144 trucks a night and the residents continue to call and complain even though we said it was okay, how is that going to change their response?

Joe Chambers: because they said if we got a C.U.P. then they would just get off our back.

CM Urry: even if people kept calling?

Joe Chambers: yea. And you don't want to hear that because that dumps it on you.

Mayor Call: that makes no sense to me at all why they would even stop you if that was the case.

Kevin Butters: you guys actually had a packet that you got from your legal counsel on what you could regulate on the road that you were emailing to your residents explaining that you didn't have the right. And we did all these things in court but we stood down and you guys were going to fix your ordinances but you never did. You have a packet that said it was against the commerce acts to regulate these roads in this manner and that our non-conforming use since 1902 that pre-dates our zoning ordinances by 50 years.

Mayor Call: I am sure that UDOT knows all this stuff so why would they put that on hold?

Joe Chambers: they didn't. They just put the pressure on Whitakers through Wadsworth.

Mayor Call: they don't want to deal with the public nor more that we do. These people need rest and relief and we are trying to work with you and it sounds like Whitaker wants you to work with us to try to come up with a solution. So I'll will go back to: would it not make sense to do as much hauling in the day and stock pile it. I understand there is going to be some need for some night hauling but not 144 trucks.

Kevin Butters: it changes the economics. The problem is you add a \$1.00 to \$1.50 to every ton for the interim stock pile and reloading. It adds to the cost. We are not the ones going up the roads. It is Whitakers. When you add those cost to move it twice it is no longer competitive and something else becomes a viable option. Where no one can scream.

Mayor Call: this whole discussion seems very circular and nonsensible to me because you are saying they don't want to deal with the pressure from the citizens yet

we want to continue doing what we are doing which the citizens are still going to call even with a C.U.P. I don't see how we are fixing anything.

Joe Chambers: I don't have an answer. One of the solutions that I talked with Mr. Cobabe on is - do you want us to reinstate that disconnection?

Mayor Call: I don't care. Guess what? They are still going to use our roads and the citizens are still going to call and complain and again this is a circular argument. We need to solve the problem here before us. We need to figure how to get your contract and sell your product without having all the citizens being up all night and calling and complaining to UDOT and shutting you down or causing you grief. How do we solve the problem?

CM Hansen: there needs to be a short-term solution and a long-term solution. We know the long-term solution. We need to do a short-term and it may cost a little more but if that is a short-term solution and they get a piece on the hill I think that there has to be some compromise on both sides here.

Bill Cobabe: we have put thousands of hours and thousands of dollars into pursuing the Skyline Drive. The city is clear that we want to work with you on a solution that is at least a long-term solution to get your product off the hill. Let me tell you that this is for you and for the residents that will enjoy opening their windows again at night. But the haul road is for you guys. We have done a lot and that is really to the benefit of Butters. What is driving the Skyline Drive project is not the need to get traffic off the hill but it is for the truck traffic. So the city is doing absolutely everything within our power to accommodate you.

Joe Chambers: I appreciate that but I find that comment a little disingenuous because I go back ten years and that was the solution then. Can't there be some type of condemnation action for those pieces and letting us cut a haul road, not a permanent road, while your engineers figure out how they want the permanent road?

CM Hansen: it think that is a solution and we need to sit down and see if it can physically happen but there is still the problem that there are residents are paying for it. We need to figure something out. If the middle ground is cutting a road we need to see if it can happen. No one is telling you to close the pit.

CM Gibson: what is the time frame? Talking to Randy Marriott is one thing. Going around him is another.

Bill Cobabe: we are trying to do it in the most expeditious way possible. If we go the way of condemnation that could be tied up in litigation for years. We are in a good place. We have a good acquisition specialist, Mr. Allen. He is good at what he does. We have had meeting with Butters because they are a part of this.

CM Gibson: I don't want to do condemnation. It won't hurt to put some rock down.

Bill Cobabe: it depends on where you go. One area is quite steep even if you go along the canal we will still have to talk to Randy Marriott. The canal is Bureau of Reclamation (BOR) property and I have concerns using BOR for a haul road. It is an open canal.

CM Gibson: we have to look at everything.

Bill Cobabe: the code anticipates that and that we considered alternate routes. That is part of the conversation that should happen here.

Joe Chambers: there would be a two week hiatus because Whitaker has other jobs. It is not a continuous haul night for the whole month.

CM Burns: there is something that has been done. A dialogue has begun. We are learning more about your schedule and what could happen and at least communicate what is going on and maybe the city can speed up the condemnation process and look at other alternatives. Stock piling temporarily and communicate in the short-term and a haul road in the long-term.

Kevin Butters: I know the Mayor said it was a surprise to him but it was a surprise to us. For the last ten years the procedure we had was I had Melinda's number she had my number and if she had any problems she would call me and say we have concerns what can you do about it. And you guys were sending the legal report out which said Butters were following the law. We are working on our ordinances. We have a temporary agreement in place. We are going to work on the road. And suddenly that changed. Everyone that was privy to that agreement being the former city manager and the form mayor are not here.

Mayor Call: you need to take a little bit of that too because there is zero communications with us. You said that you communicated with Melinda and she communicated with you. That did take us by surprise because we receive absolutely no communication that this is what was going to happen until our residents communicated with us. That is what we are trying to avoid.

Joe Chambers: I suggest we don't go there and find a solution.

Mayor Call: I realize you want to get back to your contract and we want you to get back to your contract but what can be done to help mitigate the suffering of our residents? I don't think we can eliminate it. I am a realist. You will have to haul periodically at night. But what can we do in the interim?

Joe Chambers: do you want to have a week and get back? I don't know your schedule or what you would like. We certainly want to be a part of the resolutions that is why I went up on that road today to check it out.

Kevin Butters: Bill Cobabe has my number. I don't know if I have his.

Mayor Call: he is not going to call you every night and ask if you are hauling tonight. We are going to have to work together and there is some onus on you too.

Joe Chambers: one of the things that you may not be aware of is the state legislature has granted to gravel pits the right to condemn roadways. We are a mining state. I have no problem exercising that on behalf of Butters if you run into a problem. You may not want to use it but if it is for safety I will. The problem is Randy Marriot. He has enough money to go out and get an appraiser where my appraiser is just the run of the mill good guy that works for UDOT.

CM Hansen: we are all in this together.

Mayor Call: we have been elected to represent all of you and these gentlemen too. They are in the city, for now, and they use our roads and they have a business here and they need to do their business. I am just trying to find the best solution for everyone involved and it needs to start with communication.

CM Gibson: if you are on a two week hiatus we will meet again in two week. We can table this and look at some other things.

Motion was made by CM Gibson to table this and look at some of these things that we have discussed and make some calls. 2nd by CM Urry.

Discussion: CM Burns: I would like to confirm with Butters how this will affect their contract.

Joe Chambers: we are in a two week hiatus.

CM Burns: so you are okay then?

Joe Chambers: no. It is not fine but I understand the process and we need to work with you.

Mayor Call: could I ask for some information that you could provide to us to help because when you say it may cost you \$.50 or a \$1.00 I don't have any idea what one truck hauls. If you have 144 trucks tell me what that cost is per night. We may be able to work with UDOT and say hey. Get us some of those cost for when we talk to Randy Marriott. We will communicate with you on any other needs we may have so we can talk intelligently.

Joe Chambers: thank you.

Mayor Call: we have a motion to table for two weeks.

Voting aye: CM Burns, CM Gibson, CM Hansen and CM Urry. 4-0

Mayor Call: Bill and I have some homework. Thank you for your patience. Thank you for reaching out to UDOT they represent you also.

Julie Farr: we come to these meetings and we have valuable information but we are not allowed to speak. One option would be to get a professional negotiator.

Mayor Call: we are trying to work with them. I ask that you get with us on this.

Brent Bailey: the short-term answer is to stock pile. It is a minimal cost.

7. Discuss the gravel trucks and related codes. (Presenter: Bill Cobabe)

Motion was made by CM Hansen to table discussion of the gravel trucks and related codes. 2nd by CM Gibson. Voting aye: CM Burns, CM Gibson, CM Hansen and CM Urry. 4-0

8. Discussion and possible action to accept a bid form W2W Commercial Flooring to complete the carpeting of the City Hall Building in the amount of \$12,025.47.

Motion was made by CM Gibson to table. Died for lack of second.

CM Gibson: what is the difference? Mayor Call: this is a different company. We fired the other company. Bill Cobabe: Jay Palmer had walked through with the estimator of the fired company. Mayor Call: do we go after them? I would like to report this. We accepted the low bid.

Motion was made by CM Hansen to approve the bid form W2W Commercial Flooring to complete the carpeting of the City Hall Building in the amount of \$12,025.47. 2nd by CM Burns. Voting aye: CM Burns, CM Hansen and CM Urry. Voting no: CM Gibson. 3-1

9. Approval of a 3-year lease purchase agreement for Police Fleet Vehicles with Zions Bank Public Finance. (Presenter: Ryon Hadley)

Ryon Hadley: this is not the resolution but lease amount for the vehicles. The lease payments are less than purchasing one vehicle.

Motion was made by CM Gibson to go ahead with those lease figures to enter into the resolution. 2nd by CM Hansen. Voting aye: CM Burns, CM Gibson, CM Hansen and CM Urry. 4-0

10. Discussion and possible action to approve the purchase three public works/utility pickup trucks. (Presenter: Tyson Jackson)

Tyson Jackson: we are continuing the plan. We will be replacing the 2008, 2001, and 2007 vehicles with Ford F-150's. This is on the state contract with Westland Ford. CM Gibson: no, Ken Garff has the state contract. I would like to table and see the difference in cost from Ken Garff. Ryon Hadley: they honor the state contract. CM Urry: it doesn't hurt to check.

Motion was made by CM Hansen: to approve the purchase of three public works/utility pickup trucks pending the price with Ken Garff with equal or less cost then go forward. 2nd by CM Burns. Voting aye: CM Burns, CM Gibson, CM Hansen and CM Urry. 4-0

11. Discussion and possible action to grant Preliminary Plat approval for Highland Meadow Subdivision located at approximately 4300 N and 1100 W. (Presenter: Bill Cobabe)

Bill Cobabe: owners Brent Bailey and Randy Wilson are requesting Preliminary approval. The site is located at 4300 N 1100 W. It is currently two lots and request is 10 lots on 7.5 acres. The lots are ½ acre. Mayor Call: thanks for working together for a better solution. Bill Cobabe: because there has been an interest in larger lots they pared it down to 10 lots.

Motion was made by CM Hansen to approve Preliminary Plat approval for Highland Meadow Subdivision located at approximately 4300 N and 1100 W. 2nd by CM Urry. Voting aye: CM Burns, CM Gibson, CM Hansen and CM Urry. 4-0

12. Set a date and time for a city council work session.

There will be a wok session September 7th at 8:30am. Items to be discussed are street improvement projects, phasing the Multi-Sports Park, Economic Development, and the general vision.

13. Closed Meeting.

No closed meeting.

14. Discussion and possible action from the closed meeting.

No closed meeting.

Other Business:

Bill Cobabe: Jay Palmer's retirement party is the 19th between 11am-1pm.

Ryon Hadley: the Tour of Utah will come through Pleasant View tomorrow.

Adjournment: 7:43 PM

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

August 27, 2019

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 5:05 P.M.

MAYOR: Leonard Call

COUNCILMEMBERS: Jerry Burns
Ken Francis
Steve Gibson
Boyd Hansen
Sara Urry

STAFF: Laurie Hellstrom Bill Cobabe(*absent*)
Tyson Jackson Ryon Hadley
Ryon Hadley Allison Christensen
Marcie Stromberg

VISITORS: *see the last page of minutes*

Declaration of Conflicts of Interest:

None were given.

Comments/Questions for the Mayor & Council for items not on the agenda.

Mayor Call: Jay Palmer's last day is Thursday. The new PWD is Tyson Jackson.

Business:

1. Discussion and possible action to appropriate unclaimed property to the General Fund. (Presenter: Marcie Stromberg)

Marcie Stromberg: this is unclaimed property from the police department back in 2007 and older. I have followed the Utah Code and Evidence Best Code Practices. I am asking to move this unclaimed property to the General Fund.

Motion was made by CM Gibson to appropriate unclaimed property to the General Fund as presented by Marcie Stromberg. 2nd by CM Francis. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0.

2. Presentation on the Recreation Activities. (Presenter: Allison Christensen)

Allison Christensen introduced Ambree Burgraaff as the Youth City Council representative for the council. Allison Christensen updated the council on the recreation department and the youth city council activities.

3. Discussion and possible action to purchase an Air Conditioning System at the old city office building/recreation buildings. (Presenter: Allison Christensen)

Motion was made by CM Francis to approve the purchase of an air conditioning system from Anderson HVAC in the amount of \$3,037. 2nd by CM Hansen.

Discussion regarding the heating unit.

Motion was made by CM Francis to amend his motion and approve the purchase of an air conditioning system from Anderson HVAC in the amount of \$3,737 to include both the air condition and heating units. 2nd by CM Hansen. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0.

4. Presentation from UTA regarding current services, community engagement and future service planning. (Presenter: Beth Holbrook, UTA Trustee)

Beth Holbrook, UTA Trustee gave a presentation to the city council regarding UTA's services and future services.

5. Canvas the 2019 Municipal Primary Election. (Presenter: Laurie Hellstrom)

Laurie Hellstrom presented the canvas documents. The city council needs to declare nominated the six candidates that had the highest number of votes for the 4-year term being: Ann Arrington, Sara B. Urry, David Marriott, Boyd N Hansen, Toby Mileski and Dave K Wade. And declare nominated the two candidates that had the highest number of votes for the 2-year term being: Kevin Bailey and Gary Lindley.

Motion was made by CM Gibson to declare nominated as stated above. 2nd by CM Francis. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0.

6. Presentation from WCEC Engineers on Skyline Drive with regards to right-of-way acquisitions, design, public involvement, grading package.

Gary Horton with WCEC gave a presentation on Skyline Drive.

7. Discussion and possible action to consider a conditional use permit application for temporary extended operations for Towers Sand and Gravel, LLC – Butters. (tabled from August 13, 2019).

Mayor Call: in working with our attorneys and other considerations we are struggling with the C.U.P. I am not sure of and I hate the name of it. I am going to give some background for this permit. Approximately four to five weeks ago hauling started. Butters provide the product and companies haul it. I believe it was stated last time that there were 144 trucks hauling at night and that is 288 trips of trucks on the road. That means there is a truck on the road all the time. Many of you called and complained and we were caught off guard. One of the police officers stop a truck to see what was going on and that triggered a call from Joe Chambers and Kevin Butters and they believed they had the right to carry on that night time hauling. I cannot find anything in writing or supporting that. In our meeting two weeks ago I mentioned some concerns and expressed that the city has the laws and the courts tells us what we can and can't do and we have crafted a law according to what they say we can or can't do. The flipside of this is we, the city, are really not the problem. Many of you called UDOT. We asked UDOT for a copy of the contract. They suspended some operation and that was their prerogative. I stress to you, you are the people that need to be please with this. We will never eliminate the truck travel until we get the haul road. The problem is the 288 trucks in the middle of the night. And that was not the city that causes Towers the problem. You have every right to do that and I applaud you for taking the time to express your concerns with us and with them. That is the way this county should work. I have not received any complaint with people not being civil. That is my compliment to

you. The point I want to stress is they are our neighbor and they are in our city and they have threaten us to leave but they will still use our roads whether it is new access road or the current access road. The problem is not going to go away by disconnecting from the city. Their problem is going to be our problem because you guys are not going to leave this meeting and shrug this off because if they decide to start hauling again in the middle of the night we will continue to find what we can legally do and can't under the court orders that have been put out and the stipulations that have been made and try to get clarity. As I have looked at this and talked with Bill Cobabe and our attorney this is something that should be in a different area of the code. They have rights and they know what their rights are and we are not going to grant them any more rights than what they are legally entitled to already. So we are not going to entertain a C.U.P as far as that goes because we don't even know what to do with it. We either need to strike it from the code or move it to another area or come up with a different way so that they can notify us, the city, to work with you, the citizens, of special projects or whatever they are going to do that is extraordinary and outside of normal business but still within the law and their rights. We would like to notify you or have them notify you or whatever that solution is. But for us to sit here and say you can do this in which we are not inclined to do. Having said that, I would really, really stress and beg Butters, Towers Sand and Gravel or whoever or who is doing the hauling to reevaluate their business model because apparently it is not working because they are in jeopardy of losing this business because of the way they are conducting their business. I recommended that they haul the product during normal business hours or stage it somewhere. I know that it is an economic hit but they can negotiate that during their contracting but it is more of an economic hit to the haulers than it is to Butters. They are going to provide the product and haulers are going to pay x amount per ton. It is not probably their best solution but I guarantee that having a contract and making 95% profit vs 100% profit is better than 0% and you don't get a contract because you are going to haul in the middle of the night and everyone is going to call and get the contract bounced. That is not going to do a business any good. I would invite Joe Chambers, Kevin Butters and other Butters to continue the dialogue with the city. We will work with you but this C.U.P is not the route we want to take. We want to help you solve your problem and come up with solutions. We are working a multi-million dollar solution and it is time sensitive and yours is time sensitive and I don't want to put this off. Bill Cobabe is not going to be in this week so we will have to do the engagements next week and get with our attorney, Joe Chambers and Kevin Butters and other Butters or whoever represents Butters. It is Kevin Butters or someone else we should talk to?

Joe Chambers: Ernie Butters is the CEO but he turned it over to Craig Butters and Kent Butters and delegate to Kevin Butters and Tyson (grandson) in the pit.

Mayor Call: we need to work with them like right away to discuss some of these different options. The city's position is that we are not going to grant a permit to you for two years and allow 24 hours a day hauling. Have I misspoken?

The council: no.

Mayor Call: Joe, do you have anything you would like to add?

Joe Chambers: good attorneys win cases and great attorneys find win win solutions for both sides. For the last 30 years I have taken the approach how can we have a win win situation and not just for Butters. The alternative haul route is the chose. I don't want to add anything negative but when Bill Cobabe said that they are working on it I

have heard that before. We are not in the loop on that. The last two weeks I have had no contact from anyone about potential solutions. I know that you guys are in a really hard place. There is a provision in the ordinance that talks about temporary and I know that two years is not.., but we applied for a C.U.P. and addressed the four issues and Bill Cobabe indicated that the city council is the determination authority for this. Under the land use code it is a land use decision maker but because it is not under the zoning codes I don't know what the proper terminology is for this. You have your zoning powers and your safety powers and somewhere in the middle where they cross you have a hybrid. Without waiving the Butters' position on this, we would like to work with you on this. We addressed the four issues from a safety concern because that is where the ordinance is but not from a land use because that is not where it is at. I am willing to sit down with the city attorney. I know things don't happen overnight. I am hoping for an open dialogue. This is the second trip I had to make to Ogden today. I would be happy to meet and we should be able to come up with some solution. One citizen suggested hauling one night on 500 W and one night on 900 W, etc. and that way the city council would have everyone in the city mad at them and then you would come up with a solution. The point is, let's get everyone involved in this and if anyone has a solution I would like to hear it. I would hate to see the council turn it down. I don't mind tabling it for a few weeks.

Mayor Call: we are not going to take any action. I don't think this is the appropriate way to do this. We will all get together. This may be the way to do this. I don't know.

Joe Chambers: your ordinance doesn't define what is temporary.

Mayor Call: I will tell you what we will be looking for. We still need to know the terms and what they operating under and when they are hauling. Different haul routes will only make more residents mad and won't change anything. But what that means is there will be three times more people calling Whitaker, UDOT or whoever, complaining about nighttime hauling. They know there is a gravel pit up there and they know you have to haul gravel off the mountain and you have that right. The matter is when. If you are on this road at night when they are hauling the people are not getting any sleep. I am looking for a solution.

Joe Chambers: I was hoping because I talked to Kevin Butters and he indicated that if we could secure a temporary right of access along the Skyline Drive Corridor they could cut a road in for the trucks and that could probably be done this year.

Mayor Call: WCEC is the firm that is doing the right-of-way acquisition and it might help to have him at the meetings. Let's get together and invite him because he would know about a possible road cut for hauling. They have been dealing with the property owners and Mr. Marriott.

Joe Chambers: the more we talk about the road the higher the price becomes. I don't mind to using our eminent domain power for a temporary use to solve this. I see this as safety as well as public welfare problem.

Mayor Call: Butters has an interest. They want to sell the product and if they can't sell the product because of a disruption to the neighborhood that is a business problem. That is not necessarily our job to solve a business problem but it is our problem to work with you to solve their problem. These are the people we need to solve the problem. Their problem is your problem now because of the calls and the concerns that they reached out on.

Joe Chambers. The other solution is to work with Jerry Larson to secure his property and put a staging area down there.

Randy Bates: I worked on this. This has been a problem for 25 years. I work with UDOT Region I and got them to stop the trucks a few weeks ago. It is up to us to get on this. And if it drives us insane they will stop them. We need to put the pressure on them. Does Randy Marriott own property?

Mayor Call: he sold to Staker Parsons.

CM Urry: he owns some property.

Julie Farr: I appreciate you not supporting a C.U.P. As citizens we can do more. Make the calls to UDOT Region I, Dick Saunders, and call Wadsworth in SLC and Whitaker in Brigham City. Whitakers want to be good neighbors. Mike Skeen is the project manager. I have his number and he has been helpful. I sent thank you cards to Whitaker for not using this pit. They are aware of the situation and they are using another pit even if it costs more money. If you take the night trucks and condense them during the day there is also a problem. What about a circular route for the trucks for special projects and use 1100 W, 500 W and 600 W? Some complain about a blind curb on 1100 W but not if you are going up. Sidewalks are an issue. 4300 N doesn't have sides and is completely narrow. Imagine two trucks passing on a narrow road with no curb and gutter and no place to get off the road. Have you considered a circular route? To say you will have more citizens angry is a politician speaking. School kids on the streets is minimal when look at 500 W with kids driving.

John Hendrickson: I suggest that you stand by your ordinance. You have a strong hold. Get a road cut and it doesn't have to be a legal road and get state funding. I encourage you to do everything to get them off the road. I appreciate what you have done. Thanks.

8. Discuss the gravel trucks and related codes. (Presenter: Bill Cobabe)

Item was removed from the agenda.

9. Discussion and possible action on approving the disposal of surplus property, Parcel No. 19-087-0011 (non-abandoned Evergreen Detention Pond property, 0.60 acres). (Presenter: Bill Cobabe)

CM Gibson: if the church interested in it? Mayor Call: we need to surplus it.

Motion was made by CM Gibson to approve to surplus the surplus property (Parcel No. 19-087-0011). 2nd by CM Hansen. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0.

10. Discussion and possible action to approve a 3-year lease purchase agreement for Police Fleet Vehicles with Zions Bank Public Finance. (Presenter: Ryon Hadley)

Motion was made by CM Gibson to approve a 3-year lease purchase agreement for Police Fleet Vehicles with Zions Bank Public Finance and the Resolution 2019-H. 2nd by CM Francis. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0.

11. Discussion and possible action to approve the purchase of a Plow and Bobtail Dump Truck. (Presenter: Jay Palmer)

Motion was made by CM Francis to approve the purchase of a Plow and Bobtail Dump Truck as recommended from Rush in the amount of \$117,200 (cab & chassis) and Williamsen-Godwin in the amount of \$81,150 (body and equipment) for a total of \$198,350 both the low bids. 2nd by CM Gibson. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0.

12. Discussion an possible action to purchase crack seal in the amount of \$18,885.00. (Presenter: Jay Palmer)

Jay Palmer: see new memo.

Motion was made by CM Gibson to purchase crack seal in the amount of \$18,369. 2nd by CM Burns. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0.

13. Discussion an possible action to adopt a Position Exemption Policy in the Utah State Retirement Systems. (Presenter: Laurie Hellstrom)

Motion was made by CM Hansen to adopt a Position Exemption Policy in the Utah State Retirement Systems, Policy 2019-3. 2nd by CM Urry. Roll call vote. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0.

14. Closed Meeting.

No closed meeting.

15. Discussion and possible action from the closed meeting.

No closed meeting.

Other Business:

Ryon Hadley: we have a new hire. Bill Aeschlimann and 21 year veteran. Officer Benson earned his Master III. The new hospital is keeping us busy. We had 5800 cases this year which is down from last year.

Jay Palmer: the road project is almost done. Tyson will come back with a striping bid.

CM Hansen: should there be a three-way stop on 3200 N? Ryon Hadley: the would be backup to the east. CM Hansen: there is already a lot of activity at the new school. Mayor Call: what about the school crossing sign? Jay Palmer: it takes a month to get and the got our order wrong. CM Hansen: the school should open late October.

CM Burns: four of five Eagle Scout projects are completed. The Malmborg site on 1100 W needs to be addressed. Mayor Call: that is a costly fix. Bring your ideas to the special meeting. CM Burns: we could at least cut the trees as phase 1.

Adjournment: 8:34

W

City Council
August 27, 2019

Please Sign Roll

Angie Chan
Ann Chan
Bruce H Jones Jones
Charlotte R. Christopher
BRIAN MAJOR BOR E
Inquis James
Edward Williams
Jameel Barry
Monterray J
Maurice Ruff
Mr & Mrs Larry Bramwell
Shirley Lee
Steve & Sylvia Morris
ROBERT HOOPER
Paul Todd
Maddy, Dwyer
Debra Pitts
Larry Hansen
Mae Mahan
Verna Calkins
Randy & Marsha Bates
Lyla Calkins
Mecoop Uland
Shirley Wicks
Hewitt Wain
Angie Galtner
John F. Hendrickson
George Bateman
Dee Ann Whetstone
Kimi Chisley Bailey
LARRY STEWART
Russell Lange
Core Baker

~~Nancy S. Jensen~~
~~Elect. Sec.~~
~~John~~

John Proctor

Matt Malins

Alan Ferrin

Brad Jones

Ron Oberdorfer

Dale Morgan

Tam & Kris Mendenhall

Ann Arington

Joel Chambers

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-13120 DEVELOPMENT RECEIVABLES					
JONES & ASSOCIATES	19152	DEVELOPER RECEIVABLES	08/01/2019	2,152.50	2,152.50
NORTH OGDEN CITY	ENG 19-07	BUDGE FARMS (TUCKAWAY)	08/01/2019	93.35	93.35
NORTH OGDEN CITY	ENG 19-07	DEERCREST #4	08/01/2019	31.12	31.12
NORTH OGDEN CITY	ENG 19-07	HEART OF POLE PATCH #2	08/01/2019	10.37	10.37
NORTH OGDEN CITY	ENG 19-07	HIGHLAND MEADOWS	08/01/2019	103.72	103.72
NORTH OGDEN CITY	ENG 19-07	MAYCOCK MOORE SUBDIVISION	08/01/2019	72.61	72.61
NORTH OGDEN CITY	ENG 19-07	MARK GREEN SUBDIVISION	08/01/2019	62.23	62.23
NORTH OGDEN CITY	ENG 19-07	PV ELEMENTARY SCHOOL	08/01/2019	41.49	41.49
NORTH OGDEN CITY	ENG 19-07	ROCKING G SUBDIVISION	08/01/2019	165.96	165.96
NORTH OGDEN CITY	ENG 19-07	SCOOTERS CAFE	08/01/2019	259.30	259.30
ZION'S BANK-BANKCARD CENT	081619.6	4TE*WEBER CO SERVICE FEE-RECORDING FEE-FOX ME	08/16/2019	2.40	2.40
ZION'S BANK-BANKCARD CENT	081619.6	WEBER CO UT RECORDER-FOX MEADOWS RECORDING	08/16/2019	96.00	96.00
ZION'S BANK-BANKCARD CENT	081619.6	4TE*WEBER CO SERVICE-HALES-HEALY	08/16/2019	2.35	2.35
ZION'S BANK-BANKCARD CENT	081619.6	WEBER CO UT RECORDER-HALES/HEALY	08/16/2019	94.00	94.00
Total 10-13120 DEVELOPMENT RECEIVABLES:				3,187.40	3,187.40
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERNMENTS	1577187	WORKERS COMP	08/12/2019	3,751.51	3,751.51
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				3,751.51	3,751.51
10-22500 INSURANCE PAYABLE					
AFLAC	938546	MONTHLY INSURANCE PREMIUM	08/15/2019	126.22	126.22
ALLIED ADM. FOR DELTA DENT	082519	DENTAL INS-	08/25/2019	2,500.68	2,500.68
ALLIED ADM. FOR DELTA DENT	100119	DENTAL INS-	09/01/2019	2,660.30	2,660.30
HEALTH EQUITY INC.	K1D2KXI	HSA FEES	08/06/2019	2.25	2.25
PEHP-LTD	072119	LTD COVERAGE	07/21/2019	258.94	258.94
PEHP-LTD	081719	Long Term Disability Premium	08/17/2019	258.57	258.57
PEHP-LTD	083119	Long Term Disability Premium	08/31/2019	274.64	274.64
PUBLIC EMPLOYEES HEALTH P	080119	HEALTH AND LIFE INSUR	08/01/2019	29,762.20	29,762.20
WASHINGTON NATIONAL INS C	P1933864	SECONDARY INSURANCE	08/01/2019	86.65	86.65
Total 10-22500 INSURANCE PAYABLE:				35,930.45	35,930.45
10-22600 FLEX SPENDING PAYABLE					
PEHP-FLEX	080319	FLEX SPENDING PROGRAM	08/03/2019	648.35	648.35
PEHP-FLEX	081719	FLEX SPENDING PROGRAM	08/17/2019	648.35	648.35
PEHP-FLEX	083119	FLEX SPENDING PROGRAM	08/31/2019	648.35	648.35
Total 10-22600 FLEX SPENDING PAYABLE:				1,945.05	1,945.05
10-35-100 COURT FINES					
UTAH STATE TREASURER	072019	90% SURCHARGE	07/01/2019	270.33	270.33
UTAH STATE TREASURER	072019	35% SURCHARGE	07/01/2019	2,001.53	2,001.53
UTAH STATE TREASURER	072019	80% OF \$32 COURT SECURITY SURCHARGE	07/01/2019	2,503.52	2,503.52
UTAH STATE TREASURER	072019	100% OF \$8 COURT SECURITY SURCHARGE	07/01/2019	1,760.29	1,760.29
UTAH STATE TREASURER	082019	90% SURCHARGE	08/01/2019	1,410.37	1,410.37
UTAH STATE TREASURER	082019	35% SURCHARGE	08/01/2019	1,475.51	1,475.51
UTAH STATE TREASURER	082019	80% OF \$32 COURT SECURITY SURCHARGE	08/01/2019	1,771.43	1,771.43
UTAH STATE TREASURER	082019	100% OF \$8 COURT SECURITY SURCHARGE	08/01/2019	1,244.73	1,244.73

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-35-100 COURT FINES:				12,437.71	12,437.71
10-41-220 PUBLIC NOTICES					
WATKINS PRINTING	58557	NEWSLETTER	08/27/2019	393.98	393.98
WATKINS PRINTING	58558	UTILITY & NEWSLETTER	08/27/2019	483.34	483.34
Total 10-41-220 PUBLIC NOTICES:				877.32	877.32
10-41-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	4.90	4.90
Total 10-41-240 OFFICE SUPPLIES AND EXPENSE:				4.90	4.90
10-41-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	13561	MONTHLY NETWORK SERVICES-LEGIS	09/01/2019	56.55	56.55
Total 10-41-310 PROFESSIONAL & TECHNICAL:				56.55	56.55
10-42-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	39.20	39.20
Total 10-42-240 OFFICE SUPPLIES AND EXPENSE:				39.20	39.20
10-42-310 PROFESSIONAL & TECHNICAL					
RICH GALLEGOS, ATTORNEY A	123406	PUBLIC DEFENDER-JULIE HEATH/CHUCK ROWE	07/18/2019	400.00	400.00
TECSERV, INC.	13561	MONTHLY NETWORK SERVICES-COURT	09/01/2019	56.55	56.55
Total 10-42-310 PROFESSIONAL & TECHNICAL:				456.55	456.55
10-42-330 EDUCATION & TRAINING					
ZION'S BANK-BANKCARD CENT	081619.10	BUREAU OF CRIMINAL ID-TAC CONF REGISTRATION	08/16/2019	100.00	100.00
Total 10-42-330 EDUCATION & TRAINING:				100.00	100.00
10-43-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	44.11	44.11
Total 10-43-240 OFFICE SUPPLIES AND EXPENSE:				44.11	44.11
10-43-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	13561	MONTHLY NETWORK SERVICES-ADMIN	09/01/2019	131.95	131.95
Total 10-43-310 PROFESSIONAL & TECHNICAL:				131.95	131.95
10-43-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD CENT	081619.6	UTAH LEAGUE OF CITIES &-CONF REG FOR BILL COBAB	08/16/2019	395.00	395.00
Total 10-43-330 EDUCATION AND TRAINING:				395.00	395.00
10-44-230 TRAVEL					
ZION'S BANK-BANKCARD CENT	081619.8	SLC INTERNATIONAL AIRPORTS-PARKING	08/16/2019	70.00	70.00
ZION'S BANK-BANKCARD CENT	081619.8	RENAISSANCE OKC CONVEN-LODGING FOR APT CONF	08/16/2019	931.28	931.28
Total 10-44-230 TRAVEL:				1,001.28	1,001.28
10-44-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0221306-001	OFFICE SUPPLY FOLDERS	08/01/2019	67.69	67.69

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	44.11	44.11
OGDEN STAMP COMPANY	0497938	DEPOSIT STAMP	08/05/2019	41.35	41.35
Total 10-44-240 OFFICE SUPPLIES AND EXPENSE:				153.15	153.15
10-44-310 PROFESSIONAL & TECHNICAL					
CASELLE	96429	CONTRACT SUPPORT & MAINTENANCE	08/01/2019	187.50	187.50
TECSERV, INC.	13561	MONTHLY NETWORK SERVICES-	09/01/2019	56.55	56.55
Total 10-44-310 PROFESSIONAL & TECHNICAL:				244.05	244.05
10-47-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0221282-001	BADGE REFILLS	08/01/2019	25.76	25.76
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	44.11	44.11
OGDEN STAMP COMPANY	0497938	STAMP	08/05/2019	50.45	50.45
Total 10-47-240 OFFICE SUPPLIES AND EXPENSE:				120.32	120.32
10-47-310 PROFESSIONAL/TECHNICAL SERVICE					
CASELLE	96429	CONTRACT SUPPORT & MAINTENANCE	08/01/2019	187.50	187.50
TECSERV, INC.	13561	MONTHLY NETWORK SERVICES-RECOR	09/01/2019	131.95	131.95
Total 10-47-310 PROFESSIONAL/TECHNICAL SERVICE:				319.45	319.45
10-49-300 ENGINEER					
JONES & ASSOCIATES	19151	GENERAL ENGINEERING COORDINATION	08/01/2019	2,369.50	2,369.50
JONES & ASSOCIATES	19151	GENERAL INFORMATION RELATED TO POTENTIAL DEVELOPMENT	08/01/2019	330.00	330.00
JONES & ASSOCIATES	19153	BASE MAP AND DATABASE MANAGEMENT	08/01/2019	118.50	118.50
JONES & ASSOCIATES	19153	UTILITY MAPS- STORM DRAIN	08/01/2019	956.50	956.50
JONES & ASSOCIATES	19153	UTILITY MAPS-SEWER	08/01/2019	98.75	98.75
NORTH OGDEN CITY	ENG 19-07	GENERAL ENGINEERING	08/01/2019	1,929.23	1,929.23
Total 10-49-300 ENGINEER:				5,802.48	5,802.48
10-49-310 ATTORNEY					
SNOW CHRISTENSEN & MARTI	458336	ATTORNEY FEES	08/08/2019	295.00	295.00
Total 10-49-310 ATTORNEY:				295.00	295.00
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
A-1 KEY SERVICE	31414	KEY COPIES	08/05/2019	81.25	81.25
A-1 KEY SERVICE	552837848	DUPLICATE KEYS	08/07/2019	22.50	22.50
COMMERCIAL COMFORT	0462	POLICE AC UNIT CHARGED	08/20/2019	387.50	387.50
LAYTON OFFICE SUPPLY	0221282-001	COPY CARTRIDGE	08/01/2019	126.99	126.99
LAYTON OFFICE SUPPLY	0221282-001	DISINFECTING WIPES	08/01/2019	22.30	22.30
LAYTON OFFICE SUPPLY	0221282-002	BATTERIES	08/01/2019	14.99	14.99
MODEL LINEN SUPPLY	1167967	MAT MAINTENANCE	07/02/2019	96.45	96.45
MODEL LINEN SUPPLY	1183102	MAT MAINTENANCE	07/30/2019	96.45	96.45
ZION'S BANK-BANKCARD CENT	081619.9	BELL JANITORIAL-ELITE ROLL TOWELS FOR OFFICE	08/16/2019	240.30	240.30
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				1,088.73	1,088.73
10-50-270 UTILITIES					
DOMINION ENERGY	080519	520 W ELBERTA DR	08/05/2019	21.89	21.89
DOMINION ENERGY	080519	544 W ELBERTA DRIVE	08/05/2019	13.19	13.19
DOMINION ENERGY	080519	885 W PLEASANT VIEW DR	08/05/2019	12.68	12.68
PLEASANT VIEW CITY	073119	885 W PLEASANT VIEW DRIVE #1	07/31/2019	1,956.00	1,956.00
PLEASANT VIEW CITY	073119	400 W 4300 N	07/31/2019	150.89	150.89

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
PLEASANT VIEW CITY	073119	520 W ELBERTA DR	07/31/2019	1,800.00	1,800.00
PLEASANT VIEW CITY	073119	544 W ELBERTA DR	07/31/2019	621.00	621.00
PLEASANT VIEW CITY	073119	3110 N 600 W	07/31/2019	700.00	700.00
ROCKY MOUNTAIN POWER	082019	544 W ELBERTA DR	08/20/2019	61.64	61.64
ROCKY MOUNTAIN POWER	082019	885 W PLEASANT VIEW DR	08/20/2019	20.18	20.18
Total 10-50-270 UTILITIES:				5,357.47	5,357.47
10-50-280 TELEPHONE					
CENTURY LINK	080319	PHONES	08/03/2019	240.17	240.17
CENTURY LINK	080319	PHONES	08/03/2019	670.71	670.71
CENTURY LINK	080719	PHONES	08/07/2019	319.19	319.19
CENTURY LINK	080719	PHONES	08/07/2019	382.27	382.27
Total 10-50-280 TELEPHONE:				1,612.34	1,612.34
10-51-250 EQUIP/SUPPLIES/MAINTENANCE					
COMMERCIAL COMFORT	0421	AC UNIT REPAIR AT CITY OFFICE	03/08/2019	327.00	327.00
TRI STATE OIL RECLAIMERS, I	251224	WASTE OIL AND ANTIFREEZE DISPOSAL	07/25/2019	75.00	75.00
ZION'S BANK-BANKCARD CENT	081619.12	TRI STATE OIL-OIL RECYCLING	08/16/2019	75.00	75.00
Total 10-51-250 EQUIP/SUPPLIES/MAINTENANCE:				477.00	477.00
10-51-270 UTILITIES					
DOMINION ENERGY	080519	530 W ELBERTA DR	08/05/2019	24.59	24.59
PLEASANT VIEW CITY	073119	510 W ELBERTA DR	07/31/2019	3,500.00	3,500.00
ROCKY MOUNTAIN POWER	082019	530 W ELBERTA DR	08/20/2019	75.53	75.53
ROCKY MOUNTAIN POWER	082019	520 W ELBERTA DR	08/20/2019	870.45	870.45
ROCKY MOUNTAIN POWER	082019	520 W ELBERTA DR	08/20/2019	326.39	326.39
Total 10-51-270 UTILITIES:				4,796.96	4,796.96
10-51-310 PROFESSIONAL & TECHNICAL					
IWORQ	191292	FLEET & WORK MANAGEMENT APPLICATIONS	08/01/2019	2,100.00	2,100.00
Total 10-51-310 PROFESSIONAL & TECHNICAL:				2,100.00	2,100.00
10-52-310 PROFESSIONAL/TECHINCAL SERVICE					
WEBER COUNTY CLERK/AUDIT	090419	2019 MUNICIPAL ELECTIONS	09/04/2019	8,902.80	8,902.80
Total 10-52-310 PROFESSIONAL/TECHINCAL SERVICE:				8,902.80	8,902.80
10-53-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	44.11	44.11
Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:				44.11	44.11
10-53-310 PROFESSIONAL/TECHINCAL SERVICE					
HANSEN & ASSOCIATES, INC.	2019-1035	RESTAKE SOUTH ROW 4300 N	08/07/2019	380.00	380.00
HANSEN & ASSOCIATES, INC.	2019-1097	4000 N HWY 89 PROJECT SURVEY	08/07/2019	2,318.50	2,318.50
HANSEN & ASSOCIATES, INC.	2019-927	DESCRIPTION OF SURPLUS LAND ADJACENT TO RON T	08/07/2019	612.00	612.00
JONES & ASSOCIATES	19152	CSM BAKERY DEVELOPMENT	08/01/2019	275.00	275.00
TECSERV, INC.	13561	MONTHLY NETWORK SERVICES-PLANN	09/01/2019	56.55	56.55
Total 10-53-310 PROFESSIONAL/TECHINCAL SERVICE:				3,642.05	3,642.05
10-54-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
UTAH CHIEFS OF POLICE ASS	2020	UT CHIEFS OF POLICE ASSOCIATION DUES	08/08/2019	200.00	200.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-54-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				200.00	200.00
10-54-240 OFFICE SUPPLIES AND EXPENSE					
OFFICE DEPOT	361675551001	OFFICE SUPPLIES- PD	08/13/2019	9.76	9.76
OFFICE DEPOT	361675551-00	OFFICE ELECTRONICS PD	08/12/2019	9.76	9.76
ZION'S BANK-BANKCARD CENT	081619.14	SQ*QUALITY QUICK P-OFFICER TRAINING REPORTS	08/16/2019	129.80	129.80
Total 10-54-240 OFFICE SUPPLIES AND EXPENSE:				149.32	149.32
10-54-250 SUPPLIES/MAINTENANCE					
A-1 UNIFORM	41066	PD SAFETY TRAFFIC VEST	08/27/2019	50.88	50.88
AXON ENTERPRISE, INC	SI-1602294	TAZER YEARLY CONTRACT AGREEMENT	07/26/2019	2,112.00	2,112.00
Utah Communications Authority	68139	PD RADIO PROGRAMMING	08/19/2019	30.00	30.00
ZION'S BANK-BANKCARD CENT	081619.14	CDW GOVT-PD CAR COMPUTER PRINTER ROLL	08/16/2019	222.00	222.00
ZION'S BANK-BANKCARD CENT	081619.14	HERRICK INDUSTRIAL SUPPLY-CROSSING GUARD EQUI	08/16/2019	130.40	130.40
ZION'S BANK-BANKCARD CENT	081619.14	EVIDENT INC-EVIDENCE BOX CONTAINERS	08/16/2019	105.00	105.00
Total 10-54-250 SUPPLIES/MAINTENANCE:				2,650.28	2,650.28
10-54-251 VEHICLE:FUEL					
STATE OF UTAH GASCARD	NP56670937	PD VEHICLE FUEL	08/02/2019	329.37	329.37
TOM RANDALL DISTRIBUTING	0294332	FUEL - POLICE DEPT	07/30/2019	1,636.76	1,636.76
Total 10-54-251 VEHICLE:FUEL:				1,966.13	1,966.13
10-54-253 VEHICLE: MAINTENANCE					
JACK'S TIRE & OIL COMPANY	738473-13	PD VEHICLE TIRES	08/10/2019	496.00	496.00
JACK'S TIRE & OIL COMPANY	744043-13	ANIMAL CONTROL TRUCK TIRES	08/19/2019	500.00	500.00
Total 10-54-253 VEHICLE: MAINTENANCE:				996.00	996.00
10-54-280 COMMUNICATION SERVICES					
CENTURY LINK	080319	PHONES	08/03/2019	308.12	308.12
VERIZON WIRELESS	9835227275	2 MONTHS SERVICE-PD LAPTOP AIRCARDS	08/01/2019	960.58	960.58
Total 10-54-280 COMMUNICATION SERVICES:				1,268.70	1,268.70
10-54-300 BLOCK GRANT					
ZION'S BANK-BANKCARD CENT	081619.14	MARIN CONSULTING ASSOCIA-PD TRAINING REGISTRA	08/16/2019	350.00	350.00
Total 10-54-300 BLOCK GRANT:				350.00	350.00
10-54-320 ANIMAL SERVICES					
OFFICE DEPOT	356684304001	ANIMAL SERVICES-OFFICE SUPPLIES	08/06/2019	33.87	33.87
OFFICE DEPOT	356684304-00	ANIMAL CONTROL SUPPLIES	08/05/2019	33.87	33.87
Total 10-54-320 ANIMAL SERVICES:				67.74	67.74
10-54-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD CENT	081619.14	BUREAU OF CRIMINAL ID-TAC CONF REGISTRATION FO	08/16/2019	100.00	100.00
ZION'S BANK-BANKCARD CENT	081619.14	BUREAU OF CRIMINAL ID-TAC CONF REGISTRATION FO	08/16/2019	100.00	100.00
Total 10-54-330 EDUCATION AND TRAINING:				200.00	200.00
10-54-470 UNIFORMS					
ZION'S BANK-BANKCARD CENT	081619.14	SAGELS CLEANERS-PD UNIFORM CLEANING	08/16/2019	6.54	6.54

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-54-470 UNIFORMS:				6.54	6.54
10-54-620 CONTRACTUAL SERVICES					
TECSERV, INC.	13561	MONTHLY NETWORK SERVICES-POLIC	09/01/2019	772.85	772.85
WEBER COUNTY CORPORATIO	19260	CSI CONTRACT 2019-2020	06/03/2019	13,687.00	13,687.00
ZION'S BANK-BANKCARD CENT	081619.14	SQ NOVA PRINCI-ANNUAL CONTRACT	08/16/2019	100.00	100.00
Total 10-54-620 CONTRACTUAL SERVICES:				14,559.85	14,559.85
10-58-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD CENT	081619.6	OGDEN STAMP COMPANY-PC NAME PLATE/HOLDER	08/16/2019	149.70	149.70
Total 10-58-240 OFFICE SUPPLIES AND EXPENSE:				149.70	149.70
10-58-310 PROFESSIONAL & TECHNICAL					
SUNRISE ENGINEERING INC	0103731	SERVICES THROUGH JUNE 30, 2019	06/07/2019	3,720.00	3,720.00
SUNRISE ENGINEERING INC	0104823	SERVICES THROUGH JULY 31, 2019	08/06/2019	4,690.00	4,690.00
Total 10-58-310 PROFESSIONAL & TECHNICAL:				8,410.00	8,410.00
10-59-250 EQUIPMENT-SUPPLIES & MAINTENAN					
ADVANCED COMMUNICATIONS	13841	BATTERY FOR TC-500 RADIO	08/12/2019	70.00	70.00
QUALITY QUICK-PRINT	5873	CERT COPIES	08/15/2019	31.47	31.47
Total 10-59-250 EQUIPMENT-SUPPLIES & MAINTENAN:				101.47	101.47
10-60-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0294332	DIESEL FUEL	07/30/2019	1,216.25	1,216.25
TOM RANDALL DISTRIBUTING	0294332	FUEL - PUBLIC WORKS DEPT	07/30/2019	373.29	373.29
Total 10-60-251 VEHICLE:FUEL:				1,589.54	1,589.54
10-60-253 VEHICLE: MAINTENANCE					
COMMERCIAL TIRE	85893	SKID STEER TIRES	05/28/2019	1,311.96	1,311.96
RUSH TRUCK CENTERS	3015844132	AC COMPRESSOR REPLACED ON #3	07/23/2019	1,258.98	1,258.98
Total 10-60-253 VEHICLE: MAINTENANCE:				2,570.94	2,570.94
10-60-270 UTILITIES					
ROCKY MOUNTAIN POWER	082019	STREETLIGHTS	08/20/2019	2,298.25	2,298.25
Total 10-60-270 UTILITIES:				2,298.25	2,298.25
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORKMED	3071223-OG	DOT DRUG SCREEN-JEFF STRAND	08/01/2019	51.00	51.00
JONES & ASSOCIATES	19151	2019 STREET LIGHTING EVALUATION	08/01/2019	110.00	110.00
JONES & ASSOCIATES	19151	2019 STREET MAINTENANCE	08/01/2019	219.00	219.00
TECSERV, INC.	13561	MONTHLY NETWORK SERVICES-STREE	09/01/2019	188.50	188.50
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				568.50	568.50
10-60-470 STREET SUPPLIES/MATERIALS					
INTERMOUNTAIN TRAFFIC SAF	42162	STOP SIGNS	08/14/2019	974.00	974.00
Total 10-60-470 STREET SUPPLIES/MATERIALS:				974.00	974.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-70-250 EQUIP/SUPPLIES/MAINTENANCE					
CLAIRS PLUMBING	081419	TOILET REPAIR AT PV PARK	08/14/2019	82.00	82.00
LEE'S MARKET	50011	HAND SOAP FOR BARKER PARK - BOWERY RENTAL	08/16/2019	3.87	3.87
UNITED SERVICE AND SALES I	22290	BIG DIXIE MOWER PARTS-PARKS	06/27/2019	388.98	388.98
UNITED SERVICE AND SALES I	22291	LITTLE DIXIE MOWER PORTS- PARKS	06/27/2019	719.99	719.99
ZION'S BANK-BANKCARD CENT	081619.12	HERRICK INDUSTRIAL SUPPLY-SOCKET FOR LUGNUTS	08/16/2019	35.00	35.00
Total 10-70-250 EQUIP/SUPPLIES/MAINTENANCE:				1,229.84	1,229.84
10-70-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0294332	FUEL - PARKS	07/30/2019	315.86	315.86
Total 10-70-251 VEHICLE:FUEL:				315.86	315.86
10-70-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD CENT	081619.12	OREILLY AUTO-#3 PLOW TRAILER BRAKE CONTROL	08/16/2019	69.99	69.99
ZION'S BANK-BANKCARD CENT	081619.12	RUSH TRK CTR-EXHAUST CLAMP PLOW TRUCKS	08/16/2019	32.22	32.22
ZION'S BANK-BANKCARD CENT	081619.12	FLEETPRIDE-EXHAUST CLAMPS PLOW TRUCKS	08/16/2019	36.48	36.48
ZION'S BANK-BANKCARD CENT	081619.12	OREILLY AUTO-WIPER FOR PICKUPS	08/16/2019	15.98	15.98
ZION'S BANK-BANKCARD CENT	081619.12	JACK'S TIRE & OIL INC-KUBOTA 8540 TRAILER	08/16/2019	102.00	102.00
ZION'S BANK-BANKCARD CENT	081619.12	TJ TRAILER-TRAILER WIRE	08/16/2019	29.90	29.90
ZION'S BANK-BANKCARD CENT	081619.12	TJ TRAILER-TRAILER WIRE #3 PLOW	08/16/2019	6.73	6.73
ZION'S BANK-BANKCARD CENT	081619.12	OREILLY AUTO-FUSE HOLDER/BRK HARNESS	08/16/2019	18.48	18.48
ZION'S BANK-BANKCARD CENT	081619.12	RUSH TRK CTR-REPAIR ELECTRICAL ISSUE ON INTERN	08/16/2019	449.65	449.65
ZION'S BANK-BANKCARD CENT	081619.12	RUSH TRK CTR-GREASE AND WASHER FLUID FOR TRU	08/16/2019	118.50	118.50
ZION'S BANK-BANKCARD CENT	081619.12	JACK'S TIRE & OIL-FLAT REPAIR BACKHOE	08/16/2019	25.00	25.00
ZION'S BANK-BANKCARD CENT	081619.12	RUSH TRK CTR-CREDIT FROM BILLING MISTAKE	08/16/2019	449.65-	449.65-
ZION'S BANK-BANKCARD CENT	081619.12	OREILLY AUTO-BATTERIES #5 PLOW	08/16/2019	317.70	317.70
ZION'S BANK-BANKCARD CENT	081619.12	OREILLY AUTO-A/C FOR #2 PICKUP	08/16/2019	94.48	94.48
ZION'S BANK-BANKCARD CENT	081619.9	UNITED SERVICE & SALES-DIXIE CHOPPER REPLACEME	08/16/2019	6.98	6.98
ZION'S BANK-BANKCARD CENT	081619.9	BIG O-BOBS TRUCK TIRE REPAIR	08/16/2019	34.90	34.90
Total 10-70-253 VEHICLE: MAINTENANCE:				909.34	909.34
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
MIKE SCOTT	856255	CHIPPING FOR WADMAN WALKING PATH	08/20/2019	480.00	480.00
VK ELECTRIC, INC	2902	POWER CHANGE AT MULTI SPORTS PARK	05/22/2019	3,237.66	3,237.66
ZION'S BANK-BANKCARD CENT	081619.12	DURK'S PLMBNG-WADMAN PARK SPRINKLERS	08/16/2019	607.99	607.99
ZION'S BANK-BANKCARD CENT	081619.12	CAL RANCH STORES-HINGES - PARKS TRAILER	08/16/2019	4.98	4.98
ZION'S BANK-BANKCARD CENT	081619.12	DURK'S PLMBNG-WADMAN PARK SPRINKLER	08/16/2019	315.65	315.65
ZION'S BANK-BANKCARD CENT	081619.12	FASTENAL COMPANY-SHOP SUPPLIES	08/16/2019	51.48	51.48
ZION'S BANK-BANKCARD CENT	081619.12	OREILLY AUTO-SHOP SUPPLIES	08/16/2019	34.74	34.74
ZION'S BANK-BANKCARD CENT	081619.3	THE HOME DEPOT-FENCE SLATS FOR SINK HOLE PARK	08/16/2019	336.00	336.00
ZION'S BANK-BANKCARD CENT	081619.9	DURK'S PLMBNG SUPPLY-WADMAN SPRINKLERS	08/16/2019	869.55	869.55
ZION'S BANK-BANKCARD CENT	081619.9	DURK'S PLMBNG-WADMAN PARK SPRINKLER	08/16/2019	260.00	260.00
ZION'S BANK-BANKCARD CENT	081619.9	DURK'S PLMBNG-WADMAN PARK SPRINKLERS	08/16/2019	120.61	120.61
ZION'S BANK-BANKCARD CENT	081619.9	DURK'S PLMBNG-WADMAN PARK SPRINKLER	08/16/2019	23.30	23.30
ZION'S BANK-BANKCARD CENT	081619.9	DURK'S PLMBNG-WADMAN PARK SPRINKLER	08/16/2019	64.35	64.35
ZION'S BANK-BANKCARD CENT	081619.9	DURK'S PLMBNG-WADMAN PARK SPRINKLER	08/16/2019	185.00	185.00
ZION'S BANK-BANKCARD CENT	081619.9	BELL JANITORIAL-SUPPLIES FOR RESTROOM CLEANIN	08/16/2019	263.00	263.00
ZION'S BANK-BANKCARD CENT	081619.9	BELL JANITORIAL-RETURN CREDIT	08/16/2019	188.88-	188.88-
ZION'S BANK-BANKCARD CENT	081619.9	IFA OGDEN-FERTILIZER & RETURNS	08/16/2019	13.01	13.01
ZION'S BANK-BANKCARD CENT	081619.9	IFA OGDEN-FERTILIZER WEED KILLER	08/16/2019	852.89	852.89
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				7,531.33	7,531.33
10-70-270 UTILITIES					
PLEASANT VIEW CITY	073119	550 W ELBERTA DR #2	07/31/2019	2,378.00	2,378.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
PLEASANT VIEW CITY	073119	885 W PLEASANT VIEW DRIVE #1	07/31/2019	1,394.00	1,394.00
PLEASANT VIEW CITY	073119	3100 N 600 W	07/31/2019	2,208.00	2,208.00
PLEASANT VIEW CITY	073119	3090 N 600 W	07/31/2019	744.00	744.00
ROCKY MOUNTAIN POWER	082019	1331 W HIGHWAY 89	08/20/2019	71.97	71.97
ROCKY MOUNTAIN POWER	082019	1331 W HIGHWAY 89	08/20/2019	220.76	220.76
ROCKY MOUNTAIN POWER	082019	420 W 4300 N	08/20/2019	20.20	20.20
ROCKY MOUNTAIN POWER	082019	889 W PLEASANT VIEW DR	08/20/2019	87.26	87.26
ROCKY MOUNTAIN POWER	082019	885 W PLEASANT VIEW DR	08/20/2019	30.71	30.71
ROCKY MOUNTAIN POWER	082019	3120 N 600 W	08/20/2019	19.71	19.71
ROCKY MOUNTAIN POWER	082019	3090 N 600 W	08/20/2019	39.19	39.19
ROCKY MOUNTAIN POWER	082019	3110 N 600 W	08/20/2019	10.86	10.86
Total 10-70-270 UTILITIES:				7,224.66	7,224.66
10-71-230 TRAVEL					
ZION'S BANK-BANKCARD CENT	081619.16	DELTA AIR-NRPA AIRLINE TICKET FOR ALLISON	08/16/2019	562.60	562.60
Total 10-71-230 TRAVEL:				562.60	562.60
10-71-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0221282-001	PACKING TAPE	08/01/2019	8.10	8.10
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	12.25	12.25
Total 10-71-240 OFFICE SUPPLIES AND EXPENSE:				20.35	20.35
10-71-250 EQUIP/SUPPLIES/MAINTENANCE					
USA FOOTBALL	INV-201908-11	FLAG FOOTBALL UNIFORMS	08/09/2019	3,969.75	3,969.75
ZION'S BANK-BANKCARD CENT	081619.16	SMITH & EDWARDS-ZIP TIES	08/16/2019	10.34	10.34
Total 10-71-250 EQUIP/SUPPLIES/MAINTENANCE:				3,980.09	3,980.09
10-71-280 TELEPHONE					
CENTURY LINK	080719	PHONES	08/07/2019	132.66	132.66
Total 10-71-280 TELEPHONE:				132.66	132.66
10-71-310 PROFESSIONAL/TECHINCAL SERVICE					
SWANK MOTION PICTURES, IN	DB 2723205	AUGUST MOVIE IN THE PARK	08/02/2019	275.00	275.00
TECSERV, INC.	13561	MONTHLY NETWORK SERVICES-RECRE	09/01/2019	245.05	245.05
Total 10-71-310 PROFESSIONAL/TECHINCAL SERVICE:				520.05	520.05
10-71-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD CENT	081619.16	NRPA-CONGRESS-NRPA CONFERENCE REGISTRATION	08/16/2019	485.00	485.00
Total 10-71-330 EDUCATION AND TRAINING:				485.00	485.00
10-75-630 COMMUNITY PROMOTIONS					
JONES SHIRTS AND SIGNS	829597	SUPPLIES FOR WEBER COUNTY FAIR BOOTH	08/01/2019	141.20	141.20
ZION'S BANK-BANKCARD CENT	081619.12	THE HOME DEPOT-WEBER COUNTY FAIR SUPPLIES	08/16/2019	31.80	31.80
ZION'S BANK-BANKCARD CENT	081619.12	THE HOME DEPOT-FAIR SUPPLIES	08/16/2019	35.78	35.78
ZION'S BANK-BANKCARD CENT	081619.12	THE HOME DEPOT-FAIR SUPPLIES	08/16/2019	12.31	12.31
ZION'S BANK-BANKCARD CENT	081619.16	ZION'S AMAZING DEALS-VENDOR CREDIT	08/16/2019	17.50-	17.50-
ZION'S BANK-BANKCARD CENT	081619.16	101 STANDARD PLUMBING-WEBER COUNTY FAIR BOOT	08/16/2019	16.00	16.00
ZION'S BANK-BANKCARD CENT	081619.16	101 STANDARD PLUMBING-WEBER COUNTY FAIR BOOT	08/16/2019	27.99	27.99
ZION'S BANK-BANKCARD CENT	081619.16	HARRISVILLE DI-WEBER COUNTY FAIR BOOTH	08/16/2019	6.00	6.00
ZION'S BANK-BANKCARD CENT	081619.16	DOLLAR TREE-FAIR SUPPLIES	08/16/2019	8.00	8.00
ZION'S BANK-BANKCARD CENT	081619.16	THE HOME DEPOT-FAIR SUPPLIES	08/16/2019	62.64	62.64

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
ZION'S BANK-BANKCARD CENT	081619.16	DOLLAR TREE-FAIR SUPPLIES	08/16/2019	5.00	5.00
ZION'S BANK-BANKCARD CENT	081619.16	THE HOME DEPOT-FAIR SUPPLIES	08/16/2019	26.91	26.91
Total 10-75-630 COMMUNITY PROMOTIONS:				356.13	356.13
10-75-670 FOUNDERS' DAY					
ZION'S BANK-BANKCARD CENT	081619.13	ZIONS AMAZING DEALS VENDOR CREDIT	08/16/2019	12.50-	12.50-
Total 10-75-670 FOUNDERS' DAY:				12.50-	12.50-
40-46-310 PROFESSIONAL & TECHNICAL					
ASCAP	080519	MUSIC LICENSE FOR EVENTS	08/05/2019	357.00	357.00
JONES & ASSOCIATES	19151	MULTI-SPORTS COMPLEX-FIELD AND SPRINKLER DESI	08/01/2019	385.00	385.00
JONES & ASSOCIATES	19151	MULTI-SPORTS COMPLEX-RESTROOMS	08/01/2019	247.50	247.50
JONES & ASSOCIATES	19151	MULTI-SPORTS COMPLEX-PARKING LOT	08/01/2019	2,544.50	2,544.50
JONES & ASSOCIATES	19151	MULTI-SPORTS COMPLEX-UDOT ACCESS PERMITTING	08/01/2019	55.00	55.00
Total 40-46-310 PROFESSIONAL & TECHNICAL:				3,589.00	3,589.00
40-46-730 IMPROVEMENTS - CONSTRUCTION					
TORO CONSTRUCTION, INC.	021919-3	SPORTS PARK RESTROOM	07/18/2019	29,640.37	29,640.37
TORO CONSTRUCTION, INC.	021919-4	SPORTS PARK RESTROOM	08/13/2019	10,062.52	10,062.52
Total 40-46-730 IMPROVEMENTS - CONSTRUCTION:				39,702.89	39,702.89
40-46-740 CAPITAL OUTLAY - EQUIPMENT					
ZION'S BANK-BANKCARD CENT	081619.16	STUDIO R MEDIA-MOVIE IN THE PARK BANNER	08/16/2019	31.80	31.80
ZION'S BANK-BANKCARD CENT	081619.16	WALKER CINEMAS-POPCORN FOR MOVIE IN THE PARK	08/16/2019	40.00	40.00
ZION'S BANK-BANKCARD CENT	081619.16	WALKER CINEMAS-POPCORN FOR MOVIE IN THE PARK	08/16/2019	40.00	40.00
Total 40-46-740 CAPITAL OUTLAY - EQUIPMENT:				111.80	111.80
41-40-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	2.45	2.45
WATKINS PRINTING	58558	UTILITY & NEWSLETTER	08/27/2019	96.67	96.67
Total 41-40-240 OFFICE SUPPLIES AND EXPENSE:				99.12	99.12
41-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0294332	FUEL - STORM WATER DEPT	07/30/2019	143.57	143.57
Total 41-40-251 VEHICLE:FUEL:				143.57	143.57
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	96429	CONTRACT SUPPORT & MAINTENANCE	08/01/2019	75.00	75.00
NORTH OGDEN CITY	ENG 19-07	STORM WTR/LID/DECANT/FLOOD MNG/PARKLAND DET	08/01/2019	114.09	114.09
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				189.09	189.09
41-40-510 DISPOSAL					
MOULDING & SONS LANDFILL L	52869	SWEEPER LEAK WASTE HAULED AWAY	07/15/2019	85.60	85.60
MOULDING & SONS LANDFILL L	52891	SWEEPER LEAK WASTE HAULED AWAY	07/15/2019	101.44	101.44
MOULDING & SONS LANDFILL L	52923	SWEEPER LEAK WASTE HAULED AWAY	07/15/2019	95.84	95.84
MOULDING & SONS LANDFILL L	52935	SWEEPER LEAK WASTE HAULED AWAY	07/15/2019	100.64	100.64
MOULDING & SONS LANDFILL L	52960	SWEEPER LEAK WASTE HAULED AWAY	07/16/2019	118.88	118.88
MOULDING & SONS LANDFILL L	52967	SWEEPER LEAK WASTE HAULED AWAY	07/16/2019	91.68	91.68
MOULDING & SONS LANDFILL L	52983	SWEEPER LEAK WASTE HAULED AWAY	07/16/2019	112.80	112.80
MOULDING & SONS LANDFILL L	53005	SWEEPER LEAK WASTE HAULED AWAY	07/16/2019	119.20	119.20

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
MOULDING & SONS LANDFILL L	53019	SWEEPER LEAK WASTE HAULED AWAY	07/16/2019	105.92	105.92
MOULDING & SONS LANDFILL L	53041	SWEEPER LEAK WASTE HAULED AWAY	07/17/2019	102.72	102.72
MOULDING & SONS LANDFILL L	53054	SWEEPER LEAK WASTE HAULED AWAY	07/17/2019	106.24	106.24
MOULDING & SONS LANDFILL L	53067	SWEEPER LEAK WASTE HAULED AWAY	07/17/2019	99.52	99.52
MOULDING & SONS LANDFILL L	53099	SWEEPER LEAK WASTE HAULED AWAY	07/17/2019	110.56	110.56
MOULDING & SONS LANDFILL L	53110	SWEEPER LEAK WASTE HAULED AWAY	07/17/2019	104.00	104.00
MOULDING & SONS LANDFILL L	53634	SWEEPER LEAK WASTE HAULED AWAY	07/25/2019	91.36	91.36
MOULDING & SONS LANDFILL L	53635	SWEEPER LEAK WASTE HAULED AWAY	07/25/2019	92.48	92.48
MOULDING & SONS LANDFILL L	53638	SWEEPER LEAK WASTE HAULED AWAY	07/25/2019	94.88	94.88
MOULDING & SONS LANDFILL L	53640	SWEEPER LEAK WASTE HAULED AWAY	07/25/2019	87.84	87.84
MOULDING & SONS LANDFILL L	53648	SWEEPER LEAK WASTE HAULED AWAY	07/25/2019	79.84	79.84
MOULDING & SONS LANDFILL L	53667	SWEEPER LEAK WASTE HAULED AWAY	07/25/2019	77.60	77.60
MOULDING & SONS LANDFILL L	53668	SWEEPER LEAK WASTE HAULED AWAY	07/25/2019	75.36	75.36
MOULDING & SONS LANDFILL L	53792	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	84.00	84.00
MOULDING & SONS LANDFILL L	53794	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	101.28	101.28
MOULDING & SONS LANDFILL L	53797	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	77.60	77.60
MOULDING & SONS LANDFILL L	53799	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	77.76	77.76
MOULDING & SONS LANDFILL L	53806	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	87.36	87.36
MOULDING & SONS LANDFILL L	53809	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	103.04	103.04
MOULDING & SONS LANDFILL L	53812	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	85.28	85.28
MOULDING & SONS LANDFILL L	53819	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	87.84	87.84
MOULDING & SONS LANDFILL L	53825	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	98.56	98.56
MOULDING & SONS LANDFILL L	53829	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	98.40	98.40
MOULDING & SONS LANDFILL L	53835	SWEEPER LEAK WASTE HAULED AWAY	07/29/2019	86.40	86.40
MOULDING & SONS LANDFILL L	53855	SWEEPER LEAK WASTE HAULED AWAY	07/30/2019	75.04	75.04
MOULDING & SONS LANDFILL L	53857	SWEEPER LEAK WASTE HAULED AWAY	07/30/2019	101.44	101.44
MOULDING & SONS LANDFILL L	53864	SWEEPER LEAK WASTE HAULED AWAY	07/30/2019	89.12	89.12
MOULDING & SONS LANDFILL L	53866	SWEEPER LEAK WASTE HAULED AWAY	07/30/2019	110.88	110.88
MOULDING & SONS LANDFILL L	53872	SWEEPER LEAK WASTE HAULED AWAY	07/30/2019	79.04	79.04
MOULDING & SONS LANDFILL L	53877	SWEEPER LEAK WASTE HAULED AWAY	07/30/2019	95.68	95.68
MOULDING & SONS LANDFILL L	53896	SWEEPER LEAK WASTE HAULED AWAY	07/30/2019	103.52	103.52
MOULDING & SONS LANDFILL L	53898	SWEEPER LEAK WASTE HAULED AWAY	07/30/2019	114.24	114.24
MOULDING & SONS LANDFILL L	53907	SWEEPER LEAK WASTE HAULED AWAY	07/30/2019	84.48	84.48
MOULDING & SONS LANDFILL L	53910	SWEEPER LEAK WASTE HAULED AWAY	07/30/2019	107.52	107.52
MOULDING & SONS LANDFILL L	53932	SWEEPER LEAK WASTE HAULED AWAY	07/31/2019	73.28	73.28
MOULDING & SONS LANDFILL L	53933	SWEEPER LEAK WASTE HAULED AWAY	07/31/2019	113.92	113.92
MOULDING & SONS LANDFILL L	53938	SWEEPER LEAK WASTE HAULED AWAY	07/31/2019	82.24	82.24
MOULDING & SONS LANDFILL L	53939	SWEEPER LEAK WASTE HAULED AWAY	07/31/2019	131.04	131.04
MOULDING & SONS LANDFILL L	53945	SWEEPER LEAK WASTE HAULED AWAY	07/31/2019	90.24	90.24
MOULDING & SONS LANDFILL L	53960	SWEEPER LEAK WASTE HAULED AWAY	07/31/2019	95.52	95.52
MOULDING & SONS LANDFILL L	53963	SWEEPER LEAK WASTE HAULED AWAY	07/31/2019	86.40	86.40
MOULDING & SONS LANDFILL L	53974	SWEEPER LEAK WASTE HAULED AWAY	07/31/2019	98.72	98.72
MOULDING & SONS LANDFILL L	53976	SWEEPER LEAK WASTE HAULED AWAY	07/31/2019	81.76	81.76
Total 41-40-510 DISPOSAL:				4,856.00	4,856.00
41-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT20191902	100 BLUE STAKES	07/31/2019	30.86	30.86
Total 41-40-610 MISCELLANEOUS SUPPLIES:				30.86	30.86
41-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	19151	EVERGREEN STORM DRAIN BYPASS PROJECT	08/01/2019	27.50	27.50
JONES & ASSOCIATES	19151	2018 STORM WATER CFP, IFFP AND IFA	08/01/2019	11,544.00	11,544.00
JONES & ASSOCIATES	19151	2018 STORM WATER PROJECT	08/01/2019	273.00	273.00
Total 41-46-310 PROFESSIONAL & TECHNICAL:				11,844.50	11,844.50

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
41-46-740 CAPTIAL OUTLAY - EQUIPMENT					
RUSH TRUCK CENTERS	2101-5960	NEW DUMP TRUCK	09/04/2019	8,790.00	8,790.00
Total 41-46-740 CAPTIAL OUTLAY - EQUIPMENT:				8,790.00	8,790.00
43-40-310 PROFESSIONAL & TECHNICAL					
NORTH OGDEN CITY	ENG 19-07	CITY SHOP	08/01/2019	383.77	383.77
Total 43-40-310 PROFESSIONAL & TECHNICAL:				383.77	383.77
43-40-730 IMPROVEMENTS CONSTRUCTION					
JONES & ASSOCIATES	19151	CITY MAINTENANCE BIULDING REPLACEMENT	08/01/2019	27.50	27.50
ZION'S BANK-BANKCARD CENT	081619.3	PODS-UNKOWN CREDIT BY VENDOR	08/16/2019	258.99-	258.99-
Total 43-40-730 IMPROVEMENTS CONSTRUCTION:				231.49-	231.49-
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
CDW GOVERNMENT, INC.	TLQ2502	PD OFFICE COMPUTER AND MONITOR	08/13/2019	778.17	778.17
RUSH TRUCK CENTERS	2101-5960	NEW DUMP TRUCK	09/04/2019	43,950.00	43,950.00
TECSERV, INC.	13542	1 YEAR ANTI-SPAM/SECURITY	08/12/2019	899.00	899.00
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				45,627.17	45,627.17
43-40-750 LEASE					
WHEELER CAT	RS0000130267	BACKHOE LEASE	07/24/2019	7,000.00	7,000.00
Total 43-40-750 LEASE:				7,000.00	7,000.00
45-40-240 OFFICE SUPPLIES					
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	2.44	2.44
Total 45-40-240 OFFICE SUPPLIES:				2.44	2.44
45-46-240 OFFICE SUPPLIES AND EXPENSE					
CASELLE	96429	CONTRACT SUPPORT & MAINTENANCE	08/01/2019	75.00	75.00
WATKINS PRINTING	58558	UTILITY & NEWSLETTER	08/27/2019	96.66	96.66
Total 45-46-240 OFFICE SUPPLIES AND EXPENSE:				171.66	171.66
45-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	19151	SKYLINE DRIVE PROJECT-CONCEPTUAL AND PRELIMIN	08/01/2019	55.00	55.00
JONES & ASSOCIATES	19151	SKYLINE DRIVE PROJECT-DESIGN & ROW ACQUISITION	08/01/2019	192.50	192.50
JONES & ASSOCIATES	19151	UDOT B&C MILEAGE UPDATE	08/01/2019	102.25	102.25
NORTH OGDEN CITY	ENG 19-07	SKYLINE - 4300 N	08/01/2019	383.77	383.77
WCEC ENGINEERS	6117	SKYLINE DR	08/14/2019	35,449.00	35,449.00
Total 45-46-310 PROFESSIONAL & TECHNICAL:				36,182.52	36,182.52
45-46-740 CAPTIAL OUTLAY - EQUIPMENT					
RUSH TRUCK CENTERS	2101-5960	NEW DUMP TRUCK	09/04/2019	58,600.00	58,600.00
Total 45-46-740 CAPTIAL OUTLAY - EQUIPMENT:				58,600.00	58,600.00
51-40-240 OFFICE SUPPLIES AND EXPENSE					
BONNEVILLE COLLECTIONS	281482	UTILITY ACCOUNT COLLECTED-JORDAN DUNKLEY	07/31/2019	48.66	48.66
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	2.45	2.45
WATKINS PRINTING	58558	UTILITY & NEWSLETTER	08/27/2019	96.67	96.67

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 51-40-240 OFFICE SUPPLIES AND EXPENSE:				147.78	147.78
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
ASPEN PAVING INC.	4380	500 W MAIN BREAK PATCH	08/01/2019	3,866.00	3,866.00
CUSTOM FENCE CO	K1977	LITTLE MO FENCE REPAIR	08/05/2019	1,450.00	1,450.00
HYDRO SPECIALTIES COMPAN	22059	1" METERS & EP	07/18/2019	2,875.84	2,875.84
HYDRO SPECIALTIES COMPAN	22060	NEW SERVICE GASKETS	07/18/2019	25.00	25.00
ZION'S BANK-BANKCARD CENT	081619.12	STONE SUPPLY-LITTLE MO LANDSCAPE ROCK	08/16/2019	99.00	99.00
ZION'S BANK-BANKCARD CENT	081619.4	SHERWIN WILLIAMS-PAINT SUPPLIES	08/16/2019	596.84	596.84
ZION'S BANK-BANKCARD CENT	081619.4	LOWES-FIRE HYDRANT PAINT	08/16/2019	10.96	10.96
ZION'S BANK-BANKCARD CENT	081619.4	SHERWIN WILLIAMS-PAINT SUPPLIES RETURN5140250	08/16/2019	165.45-	165.45-
ZION'S BANK-BANKCARD CENT	081619.4	SHERWIN WILLIAMS-PAINT SUPPLIES RETURN	08/16/2019	34.11-	34.11-
ZION'S BANK-BANKCARD CENT	081619.4	SHERWIN WILLIAMS-PAINT SUPPLIES RETURN	08/16/2019	397.28-	397.28-
ZION'S BANK-BANKCARD CENT	081619.4	SHERWIN WILLIAMS-RED CURB PAINT	08/16/2019	499.26	499.26
ZION'S BANK-BANKCARD CENT	081619.4	LOWES-FIRE HYDRANT PAINT	08/16/2019	71.76	71.76
ZION'S BANK-BANKCARD CENT	081619.4	THE HOME DEPOT-FIRE HYDRANT PAINT	08/16/2019	77.74	77.74
ZION'S BANK-BANKCARD CENT	081619.4	EVCO HOUSE OF HOSE-FLUSHING HOSE	08/16/2019	347.26	347.26
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				9,322.82	9,322.82
51-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0294332	FUEL - WATER DEPT	07/30/2019	201.00	201.00
Total 51-40-251 VEHICLE:FUEL:				201.00	201.00
51-40-270 UTILITIES					
DOMINION ENERGY	080519	825 W 2550 N	08/05/2019	25.23	25.23
DOMINION ENERGY	080519	4890 N BURNHAM DR	08/05/2019	21.75	21.75
ROCKY MOUNTAIN POWER	082019	340 W 4575 N	08/20/2019	255.89	255.89
ROCKY MOUNTAIN POWER	082019	4909 N BURNHAM DR	08/20/2019	788.80	788.80
ROCKY MOUNTAIN POWER	082019	5181 N JESSE CREEK DR	08/20/2019	1,355.89	1,355.89
ROCKY MOUNTAIN POWER	082019	825 W 2550 N	08/20/2019	250.64	250.64
Total 51-40-270 UTILITIES:				2,698.20	2,698.20
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
BADGER METER	80036355	BEACON SERVICE	07/31/2019	199.36	199.36
CASELLE	96429	CONTRACT SUPPORT & MAINTENANCE	08/01/2019	75.00	75.00
CHEMTECH-FORD	19H0497	5 ROUTINE BAC T'S	08/08/2019	100.00	100.00
CHEMTECH-FORD	19H1547	4 ROUTINE BAC T'S	08/22/2019	80.00	80.00
JONES & ASSOCIATES	19151	2019 DDW SYSTEM SPECIFIC SIZING REPORT	08/01/2019	137.50	137.50
MISSION COMMUNICATIONS, L	1032156	WELL #4 SERVICE	08/06/2019	623.40	623.40
TECSERV, INC.	13561	MONTHLY NETWORK SERVICES-WATER	09/01/2019	188.50	188.50
VFC	I038926-IN	DEEP WELL PROBE REPLACEMENT	07/31/2019	2,735.30	2,735.30
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				4,139.06	4,139.06
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT20191902	100 BLUE STAKES	07/31/2019	30.86	30.86
Total 51-40-610 MISCELLANEOUS SUPPLIES:				30.86	30.86
51-40-810 BOND PRINCIPAL					
US BANK	081419	2012 BOND I & P	08/14/2019	108,000.00	108,000.00
US BANK	081419	CASH ON HAND	08/14/2019	3.80-	3.80-

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 51-40-810 BOND PRINCIPAL:				107,996.20	107,996.20
51-46-730 IMPROVEMENTS-CONSTRUCTION					
HYDRO SPECIALTIES COMPAN	22059	METER REPLACEMENT PROGRAM	07/18/2019	4,720.32	4,720.32
HYDRO SPECIALTIES COMPAN	22060	METER REPLACEMENT PROGRAM LIDS	07/18/2019	500.00	500.00
HYDRO SPECIALTIES COMPAN	22139	METER REPLACEMENT PROGRAM	08/06/2019	3,062.40	3,062.40
JONES & ASSOCIATES	19151	ZONE 1 RESERVOIR-SITING STUDY	08/01/2019	357.50	357.50
JONES & ASSOCIATES	19151	ZONE 1 RESERVOIR-PROPERTY NEGOTIATION/ACQUISI	08/01/2019	27.50	27.50
VFC	0015791-IN	LITTLE MO SOURCE METER	05/28/2019	928.95	928.95
Total 51-46-730 IMPROVEMENTS-CONSTRUCTION:				9,596.67	9,596.67
51-46-820 INTERST ON BONDS					
US BANK	081419	2012 BOND I & P	08/14/2019	3,923.70	3,923.70
Total 51-46-820 INTERST ON BONDS:				3,923.70	3,923.70
53-40-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	2.45	2.45
WATKINS PRINTING	58558	UTILITY & NEWSLETTER	08/27/2019	96.67	96.67
Total 53-40-240 OFFICE SUPPLIES AND EXPENSE:				99.12	99.12
53-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0294332	FUEL - SEWER	07/30/2019	201.02	201.02
Total 53-40-251 VEHICLE:FUEL:				201.02	201.02
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	96429	CONTRACT SUPPORT & MAINTENANCE	08/01/2019	75.00	75.00
Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:				75.00	75.00
53-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT20191902	100 BLUE STAKES	07/31/2019	30.85	30.85
Total 53-40-610 MISCELLANEOUS SUPPLIES:				30.85	30.85
53-46-730 IMPROVEMENTS-CONSTRUCTION					
JONES & ASSOCIATES	19151	2019 SANITARY SEWER CFP, IFFP AND IFA	08/01/2019	55.00	55.00
Total 53-46-730 IMPROVEMENTS-CONSTRUCTION:				55.00	55.00
53-46-740 CAPTIAL OUTLAY - EQUIPMENT					
RUSH TRUCK CENTERS	2101-5960	NEW DUMP TRUCK	09/04/2019	5,860.00	5,860.00
Total 53-46-740 CAPTIAL OUTLAY - EQUIPMENT:				5,860.00	5,860.00
55-40-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0221977-001	OFFICE SUPPLIES	08/26/2019	2.45	2.45
WATKINS PRINTING	58558	UTILITY & NEWSLETTER	08/27/2019	96.67	96.67
Total 55-40-240 OFFICE SUPPLIES AND EXPENSE:				99.12	99.12
55-40-310 PROFESSIONAL AND TECH SERV					
CASELLE	96429	CONTRACT SUPPORT & MAINTENANCE	08/01/2019	75.00	75.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 55-40-310 PROFESSIONAL AND TECH SERV:				75.00	75.00
55-40-500 COLLECTION-GARBAGE					
ECONO WASTE	490939	WASTE REMOVAL	08/05/2019	9,963.55	9,963.55
Total 55-40-500 COLLECTION-GARBAGE:				9,963.55	9,963.55
55-40-501 COLLECTION-RECYCLING					
ECONO WASTE	490939	RECYCLING	08/05/2019	6,600.00	6,600.00
Total 55-40-501 COLLECTION-RECYCLING:				6,600.00	6,600.00
55-40-510 DISPOSAL-GARBAGE					
RECYCLED EARTH	142661	RECYCLING DISPOSAL	07/10/2019	234.59	234.59
RECYCLED EARTH	142663	RECYCLING DISPOSAL	07/10/2019	280.71	280.71
RECYCLED EARTH	142839	RECYCLING DISPOSAL	07/12/2019	173.50	173.50
RECYCLED EARTH	142841	RECYCLING DISPOSAL	07/12/2019	173.50	173.50
RECYCLED EARTH	143828	RECYCLING DISPOSAL	07/24/2019	298.00	298.00
RECYCLED EARTH	143832	RECYCLING DISPOSAL	07/24/2019	138.91	138.91
RECYCLED EARTH	143968	RECYCLING DISPOSAL	07/26/2019	147.56	147.56
RECYCLED EARTH	143989	RECYCLING DISPOSAL	07/26/2019	190.21	190.21
WEBER COUNTY TRANSFER S	080619	WCTS	08/06/2019	32,702.31	32,702.31
Total 55-40-510 DISPOSAL-GARBAGE:				34,339.29	34,339.29
60-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
EDC UTAH	9999	2019-2020 ANNUAL INVESTMENT BASIC LEVEL	06/11/2019	2,503.00	2,503.00
Total 60-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				2,503.00	2,503.00
60-46-310 PROFESSIONAL SERVICES					
JONES & ASSOCIATES	19151	RULON WHITE BLVD EXTENSION WACOG APPLICATION	08/01/2019	165.00	165.00
JONES & ASSOCIATES	19151	RULON WHITE BLVD EXTENSION PROJECT-FINAL DESIG	08/01/2019	1,354.00	1,354.00
NORTH OGDEN CITY	ENG 19-07	RULON WHITE	08/01/2019	41.49	41.49
Total 60-46-310 PROFESSIONAL SERVICES:				1,560.49	1,560.49
Grand Totals:				574,257.89	574,257.89

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
-------------	----------------	-------------	--------------	--------------------	-------------

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

ORDINANCE NO. 2019- 3

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY, AND OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, Pleasant View City finds that an update to the official City zoning map is needed to accommodate the request of a particular property owner in the City; 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 the City's Future Land Use Map designates the area to be Low Density Residential, allowing for 2-3 Dwelling Units per Acre; and

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

WHEREAS, Section 10-9a-503 (1) and (2) of the Utah State Municipal 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 has made a positive recommendation of the proposed amendment;

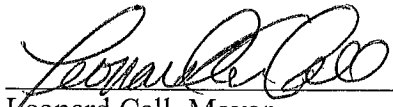
NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The Pleasant View City Municipal Code shall be and hereby amend the official City zoning map, changing that parcel which is described in EXHIBIT "A" from RE-20 to RE-15 and from RE-15 to RE-20, as depicted on the attached map.

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

DATED this _____ day of _____, 2019.

PLEASANT VIEW CITY, UTAH



Leonard Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2019

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

_____ Councilmember Burns

_____ Councilmember Francis

_____ Councilmember Gibson

_____ Councilmember Hansen

_____ Councilmember Urry

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY FOR ZONE CHANGE FROM RE-20 TO RE-15

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF MOUNTAIN MEADOW ESTATES SUBDIVISION PLAT I, RECORDED AS ENTRY NO. 742217 IN THE WEBER COUNTY RECORDERS OFFICE LOCATED 1463.46 FEET SOUTH 00°42'41" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AND 3203.67 FEET NORTH 90°00'00" EAST AND 79.21 FEET NORTH 01°23'21" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 30;

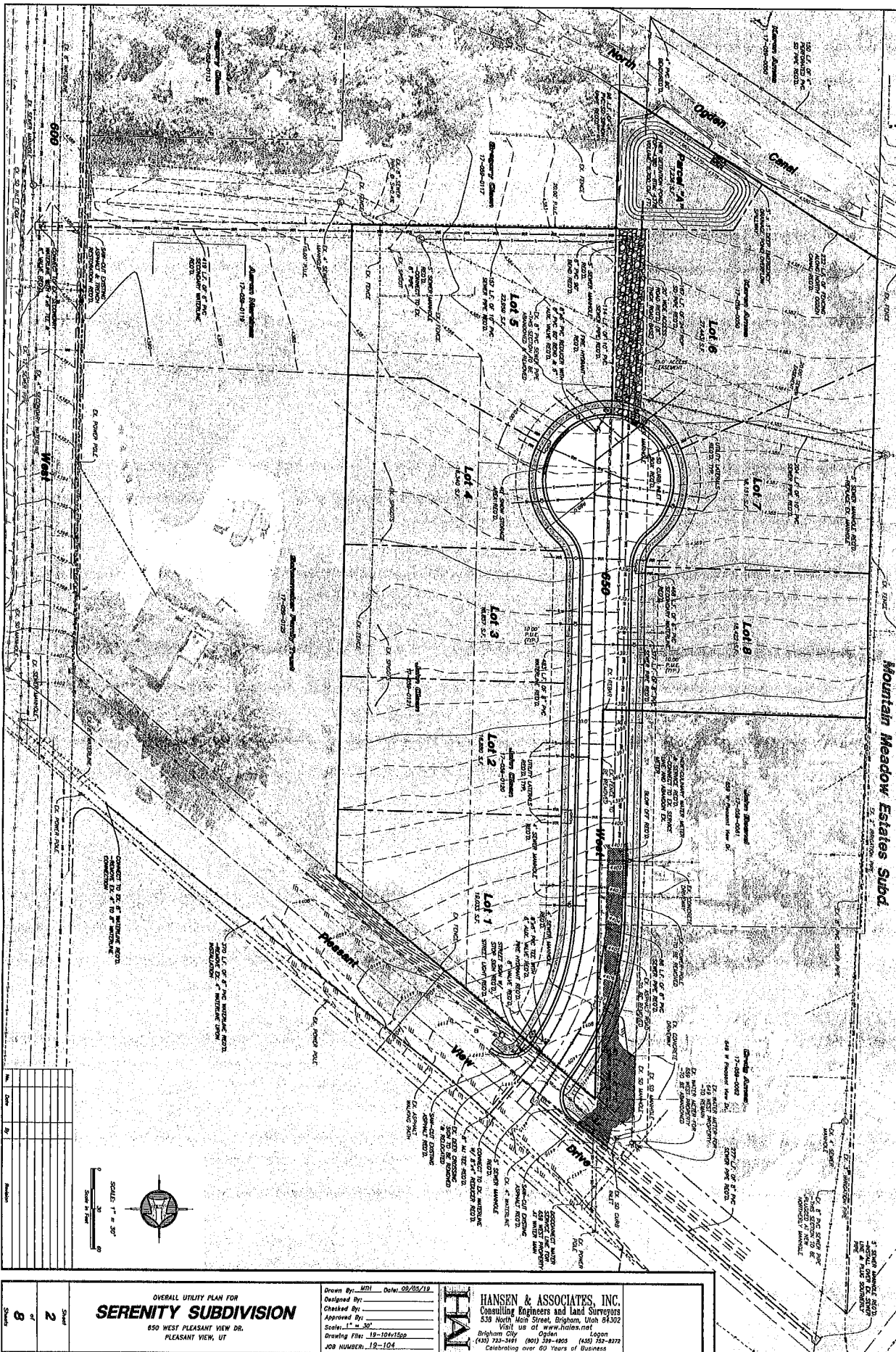
RUNNING THENCE ALONG THE BOUNDARY OF SAID MOUNTAIN MEADOW ESTATES SUBDIVISION PLAT I THE FOLLOWING TWO (2) COURSES: (1) NORTH 01°23'21" EAST (NORTH 01°00'00" EAST BY RECORD) 261.64 FEET; AND (2) NORTH 01°42'32" EAST (NORTH 01°19'11" EAST BY RECORD) 4.17 FEET; THENCE SOUTH 88°38'55" EAST 168.78 FEET; THENCE NORTH 01°10'10" EAST 152.92 FEET; THENCE NORTHERLY TO THE RIGHT ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE, A DISTANCE OF 118.79 FEET, CHORD BEARS NORTH 15°57'55" EAST 117.47 FEET, HAVING A CENTRAL ANGLE OF 29°35'31"; THENCE NORTH 01°10'10" EAST 26.00 FEET; TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE; THENCE SOUTH 49°52'55" EAST 255.78 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SCHOONMAKER FAMILY TRUST PROPERTY, TAX ID NO. 17-059-0129; THENCE SOUTH 01°14'25" WEST 378.18 FEET ALONG THE WEST LINE OF SAID SCHOONMAKER FAMILY TRUST PROPERTY TO THE NORTH LINE OF AARON AND ERICA MARTINEZ PROPERTY, TAX ID NO. 17-059-0119; THENCE NORTH 87°38'40" WEST 57.92 FEET; THENCE NORTH 61°29'57" WEST 98.21 FEET; THENCE WESTERLY OF A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE, A DISTANCE OF 133.83 FEET, CHORD BEARS NORTH 87°36'09" WEST 107.76 FEET, HAVING A CENTRAL ANGLE OF 127°47'37"; THENCE SOUTH 66°17'40" WEST 160.26 FEET TO THE POINT OF BEGINNING. CONTAINING 3.220 ACRES.

LEGAL DESCRIPTION OF PROPERTY FOR ZONE CHANGE FROM RE-15 TO RE-20

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF MOUNTAIN MEADOW ESTATES SUBDIVISION PLAT I, RECORDED AS ENTRY NO. 742217 IN THE WEBER COUNTY RECORDERS OFFICE LOCATED 1463.46 FEET SOUTH 00°42'41" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AND 3203.67 FEET NORTH 90°00'00" EAST AND 79.21 FEET NORTH 01°23'21" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 30;

RUNNING THENCE NORTH 66°17'40" EAST 160.26 FEET; THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT ON THE ARC OF A 60.00 FOOT RADIUS CURVE, A DISTANCE OF 133.83 FEET, CHORD BEARS SOUTH 87°36'09" EAST 107.76 FEET, HAVING A CENTRAL ANGLE OF 127°47'37"; THENCE SOUTH 61°29'57" EAST 98.21 FEET; THENCE SOUTH 87°38'40" EAST 57.92 FEET; THENCE SOUTH 01°14'25" WEST 112.43 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE GREGORY OLSEN PROPERTY, TAX ID. NO. 17-059-0117; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES; (1) NORTH 89°29'39" WEST 200.02 FEET; AND (2) SOUTH 01°20'14" WEST 102.97 FEET TO THE NORTH BANK OF THE NORTH OGDEN CANAL; THENCE NORTH 57°41'33" WEST 231.48 FEET ALONG SAID NORTH BANK TO THE TO THE EAST BOUNDARY LINE OF MOUNTAIN MEADOW ESTATES SUBDIVISION PLAT 1; THENCE NORTH 01°23'21" EAST 79.21 FEET ALONG SAID EAST BOUNDARY LINE TO THE POINT OF BEGINNING. CONTAINING 1.396 ACRES.



OVERALL UTILITY PLAN FOR
SERENITY SUBDIVISION
 650 WEST PLEASANT VIEW DR.
 PLEASANT VIEW, UT

Drawn By: MHI Date: 09/05/19
 Designed By:
 Checked By:
 Approved By:
 Scale: 1" = 30'
 Drawing File: 19-1041560
 JOB NUMBER: 19-104



HANSEN & ASSOCIATES, INC.
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City Council Staff Report

Serenity Subdivision Zoning Map Amendment Public Hearing September 10, 2019

BASIC INFORMATION

Application Number:	19.013
Applicant:	Mark Green
Owner:	John and Evelyn Olsen
Acreage:	approximately 4.616 acres
Lots:	Parts of four lots (existing); Eight lots (proposed) – six of the eight proposed lots would be considered for zone change
Location:	Approximately 650 W Pleasant View Drive
Future Land Use Map Designation:	Low Density Residential
Current Zoning District:	RE-20 and RE-15
Request:	Zoning Map Amendment from RE-20/RE-15 to RE-15/RE-20 (see map attached)
Date of Application:	July 18, 2019
Date of Previous Meeting:	August 15, 2019 – Planning Commission Public Hearing

PLANNING COMMISSION RECOMMENDATION

On August 15, 2019, the Planning Commission held a public hearing to discuss the proposed zoning map amendment. By a unanimous vote, the Planning Commission moved to **recommend approval of the proposed changes to the Pleasant View City Zoning Map** as requested by the applicant.

BACKGROUND

On July 18, 2010, application was made to change the zoning district for an approximately 4.616 acres parcel located on the south side of Pleasant View Drive at approximately 650 W. The property is currently vacant. The proposal for the property includes subdivision of the property (currently parts of four lots) into eight lots. Subdivision approval will be handled in a separate application.

It should be noted that while a proposed residential use is what is anticipated at this location, by changing the zoning of this property anything that is allowable (either by conditional use or permitted as of right) under the zoning ordinance as amended at the time of application will be considered as permissible. The discussion tonight really needs to focus on whether or not the proposed zone change is desirable at this time for this location, given that a whole host of potential uses could foreseeably be located on the site. Guidance for this question is generally found in the City's General Plan and Ordinances, but specific information and other parameters should be considered when making this determination.

As this proposed zone change is a legislative matter, the Planning Commission makes a recommendation to the City Council, where the final decision is made. The basic test for this kind of decision is whether or not it is a reasonable request. Broad discretion is given to the City to make this kind of decision; however, once it has been made, the follow-on applications for site plans, conditional use permits, and/or subdivision of the property are generally not discretionary (if it is permissible, and does not demonstrably affect the health, safety, and/or welfare of the community, it must be approved). What we are considering tonight is whether or not any or all of the permitted/conditional uses are desirable right now at this location.

ANALYSIS

The Zoning Ordinance provides for amending the Zoning Map of the City after holding a public hearing to discuss the proposed amendment. Section 18.60.040 states the following:

This zoning title, including the maps, may be amended from time to time by the City Council after appropriate notice and public hearing; but all proposed amendments shall be first proposed by the Planning Commission or shall be submitted to the Planning Commission for its recommendation. The City Council shall make the final determination of all amendments.

This public hearing is in fulfillment of the requirements in City Ordinance.

General Plan

The General Plan designation for this property is Low Density Residential. The current General Plan notes the following:

*Low Density Residential (2 to 3 DU/AC)
Low Density Residential is located south of the Ogden-Brigham Canal, east of US-89 and north of the 2700 North corridor. This land use classification still remains predominately low in density, but does have opportunity for lot sizes that are closer to a third-acre in size. Development should consist of high-quality construction features and up-scale architectural standards. (2017 Pleasant View City General Plan, page 13)*

The proposed development appears to meet the anticipated goals outlined in the General Plan and is generally consistent with the low density character noted.

Zoning Ordinance

The zoning district that is being proposed for this site is RE-15 and RE-20 as indicated on the attached map. The RE-15 zoning district allows for a minimum lot size of 15,000 square feet. Per Section 18.09.020, the uses that are permitted in this district are:

- A. Single family dwellings.*
- B. Accessory buildings and use customarily incidental to any permitted use.*
- C. Agriculture provided that no animals or fowl may be kept except household pets; nurseries and greenhouses provided that sale of goods or products is limited to plant materials produced on the premises and there is no retail shop operated in connection therewith.*
- D. A permanent church, synagogue, or similar building used for regular religious worship, subject to item M.*
- E. Home occupation*
- F. Household pets*
- G. Libraries subject to item M.*
- H. Parking lots accessory to uses permitted in this zone subject to item M.*
- I. Public buildings, public parks, recreation grounds, and associated buildings.*
- J. Public schools, private educational institutions having curriculum similar to that ordinarily given in public schools subject to M.*
- K. Temporary buildings, structures, and uses incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.*
- L. Signs. All signs are subject to the sign regulations of the city.*
- M. Special use requirement:*
 - 1. The minimum size of the lot or site used for such proposes shall be one acre.*
 - 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.*

Conditional uses allowed per Section 18.09.030 are as follows:

- A. Private park, playground, or recreation area are not open to the general public and to which no admission charge is made and not including privately owned commercial amusement business subject to item M of Permitted Uses.*
- B. Public utility substation or water storage reservoir developed by a public agency.*
- C. Earth sheltered homes.*
- D. Residential facility for persons with a disability subject to established rule for such facilities.*
- E. Residential facility for elderly persons subject to established rules for such facilities.*

The other zoning district that is being proposed for this site is RE-20, allowing for a minimum lot size of 20,000 square feet. Per Section 18.10.010, the uses that are permitted in this district are:

- A. Single-family dwellings;*
- B. Churches, except temporary revival tents or buildings; libraries, museums; art galleries;*
 - 1. The minimum size of the lot or site used for such proposes shall be one acre.*
 - 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.*
- C. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools;*

1. *The minimum size of the lot or site used for such recreational or other purposes shall be one acre.*
 2. *Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.*
- D. *Public parks, public recreational grounds and buildings; public buildings, public utilities;*
- E. *Agriculture, nurseries and greenhouses, provided sale of goods is limited to materials produced on the premises, and there is no retail shop operated in connection therewith; agriculture experiment stations;*
- F. *The keeping of animals and fowl for family food productions as an incidental and accessory use to the residential use of the lot; private stables; horses for private use only. Any corral, stable or building for keeping horses, animals, or fowl shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any side or rear lot line;*
- G. *The following uses, provided they are conducted on not less than five acres and under the following conditions:*
1. *Farms devoted to the hatching, raising (including fattening as an incident to raising), slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl or poultry, rabbits, fish or frogs hatched or raised on the premises.*
 2. *The raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided, that such raising or grazing is not part of nor conducted in conjunction with, any livestock feed yard, livestock sales yard, slaughter house, animal by-products business or commercial riding academy,*
 3. *Any building, structure or yard for raising, housing or sale of livestock or poultry shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any lot line.*
- H. *Household Pets;*
- I. *Signs. All signs are subject to the sign regulations of the city.*
- J. *Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work;*
- K. *Home occupations;*
- L. *Accessory uses and buildings customarily and normally incidental and subordinate to the above, and devoted exclusively to the main permitted use of the premises.*

Conditional uses allowed per Section 18.10.015 are as follows:

- A. *Nurseries and greenhouses (other than nurseries and greenhouses permitted in Section 18.10.010, paragraph E) limited to the sale of:*
1. *Plants;*
 2. *landscaping materials;*
 3. *fertilizer;*
 4. *pesticide and insecticide products;*
 5. *tools for garden and lawn care.*
 6. *Provided further that a nursery or greenhouse of this type meet the following standards:*
 - a. *The use to be on a minimum of 5 acres;*
 - b. *The location to be on a major street, arterial or collector as designated on the city's master street plan;*
 - c. *Provision of adequate off-street parking;*

- A. *d.. Hours of operation 8:00 a.m. to 7:00 p.m.;*
 - d. No exterior lighting;*
 - e. No storage of machinery on site except that used in the nursery operation (could be required to be stored in building);*
 - f. The Planning Commission may consider limits to size of retail shop.*
- B. *Neighborhood Specialty Services: Limited number client service uses, including low impact retail attendant to such services, that are designed to serve educational, artistic and well being needs of the community. Such uses may include, but are not limited to: gardening classes; instruction in yoga, self esteem, dance, art and music; massage therapy; swimming lessons; and small retail sales of items related to classes. All functions will be limited be the available on-site parking.*
 - 1. All uses must be located on a lot and within an existing dwelling, which dwelling must remain in such a condition as to readily, with no more than minor remodeling, resume use as a single family dwelling.*
 - 2. Except for additional parking facilities, as approved by the City, obvious yard uses such as gardening plots and gathering places, and a sign as allowed herein, the yard areas must remain as if used for a single family dwelling.*
 - 3. The location must be on Pleasant View Drive or a major street south of Pleasant View Drive. These streets are considered major streets: 600 West, 1000 West, 1100 West, 2700 North and Highway 89.*
 - 4. There must be approved provision of adequate off-street parking;*
 - 5. The minimum size of the lot or site used for such purposes shall be one acre.*
 - 6. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.*
 - 7. The Planning Commission may impose limits to any aspect of the proposed uses.*
 - 8. Signs. One monument style sign no more than four feet in height and less than 26 square feet in area, located within an approved landscaped area, may be allowed as a part of the conditional use.*
 - 9. Application for such uses must be accompanied by signed approval of no less than 70% of all property owners and tenants of properties within 500 feet of any portion of the property proposed for such use.*
- C. *Private recreation grounds and facilities not open to the general public and to which no admission charge is made.*
 - 1. The minimum size of the lot or site used for such recreational or other purposes shall be one acre.*
 - 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.*
- D. *Residential facility for persons with a disability subject to established rule for such facilities.*
- E. *Residential facility for elderly persons subject to established rules for such facilities.*

The proposed zone change and ultimate anticipated uses appear to meet the expectations of the City for this area.

Public Comment

The City mailed 49 individual notices of the proposed zone change. Please see comments at the Planning Commission in the minutes below.

This item was noticed in the Standard Examiner and on the State Public Notice Website.

FINDINGS

The proposed amendment to the City's Zoning Map is acceptable based on the information provided in the Staff Report. If the Planning Commission finds that the proposed zoning map amendment is desirable at the current time, a positive recommendation may be forwarded to the City Council.

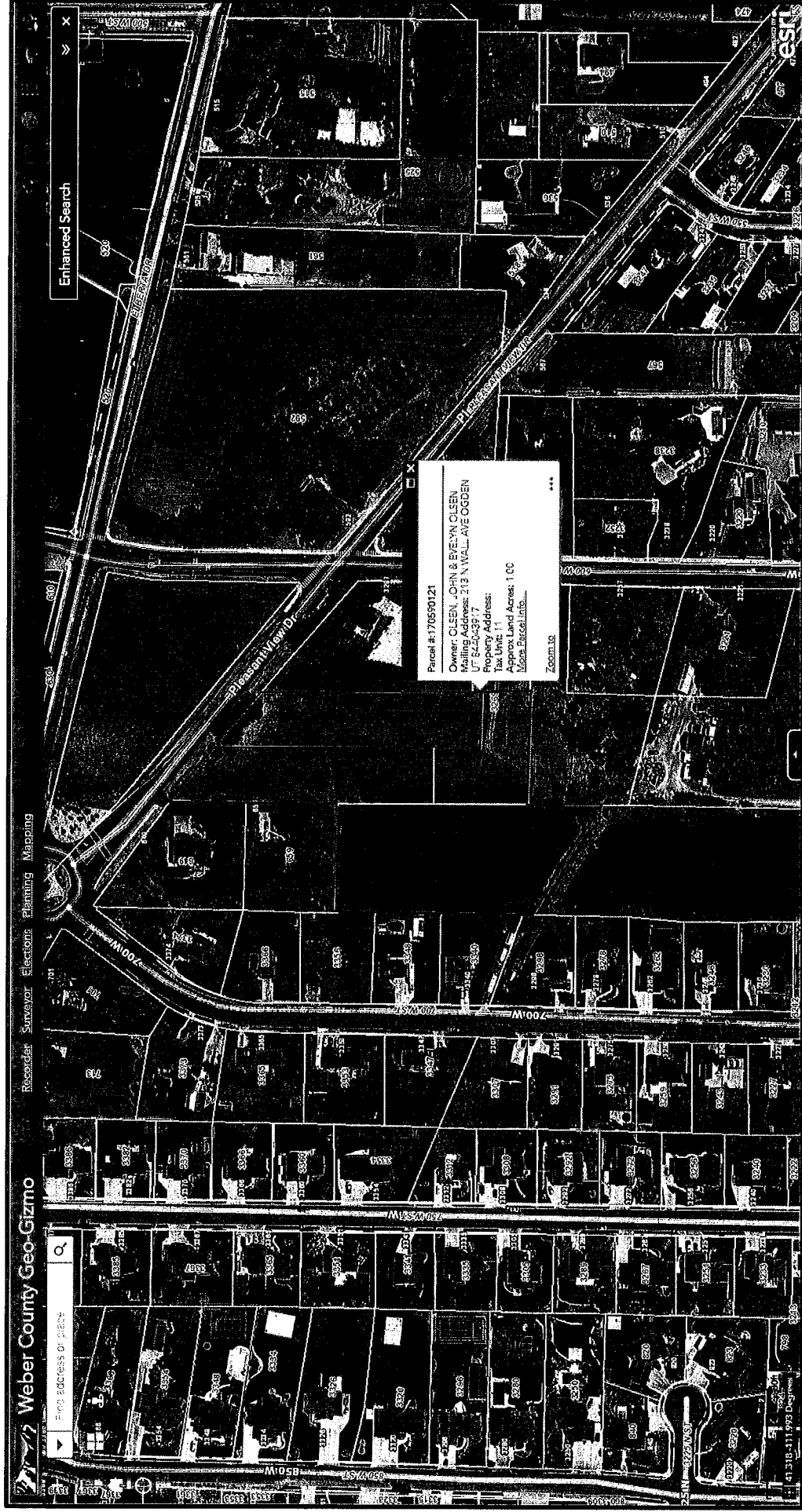
STAFF CONTACT

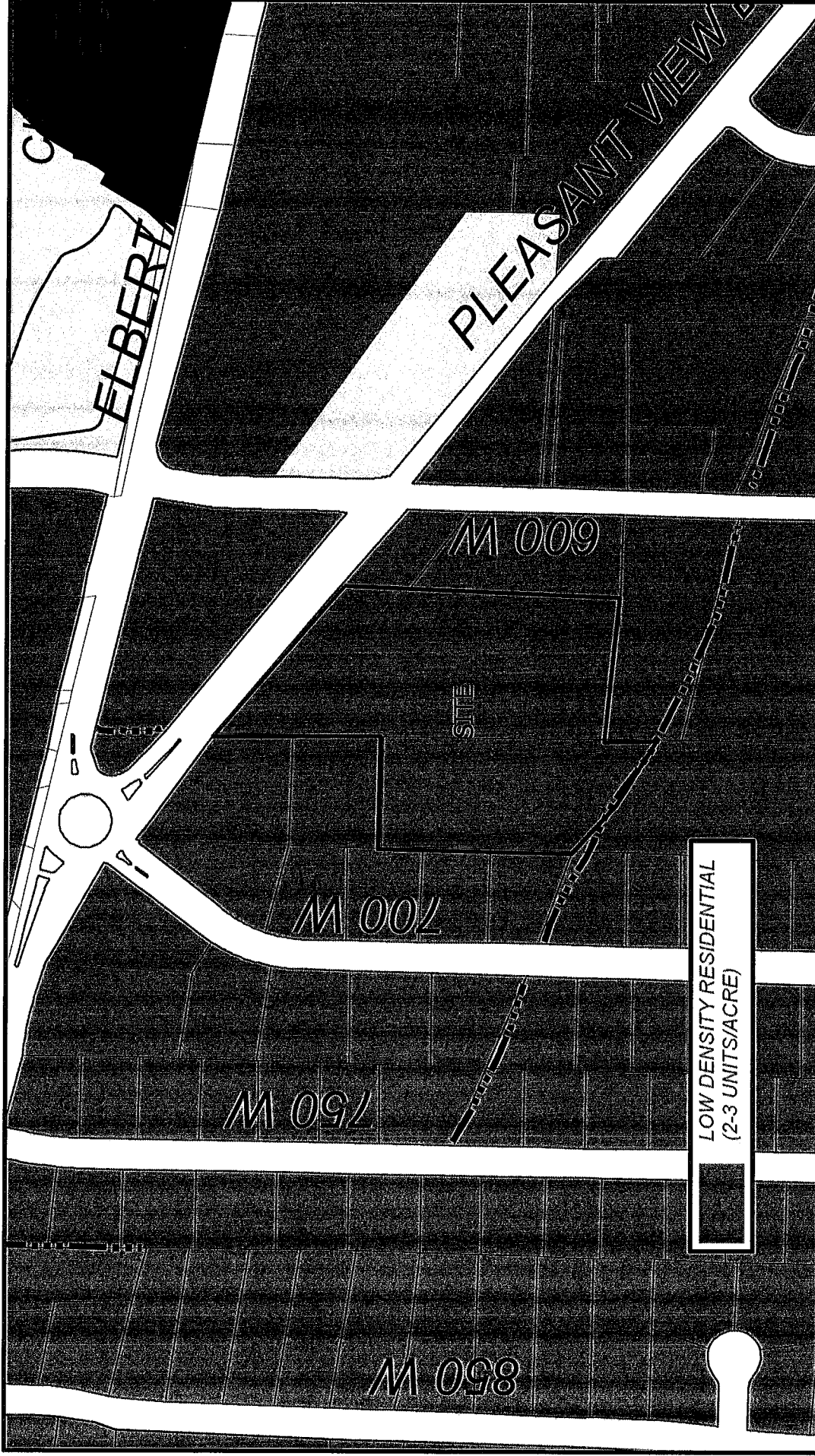
Bill Cobabe, CFM, AICP
bcobabe@pleasantviewcity.com
801-827-0468

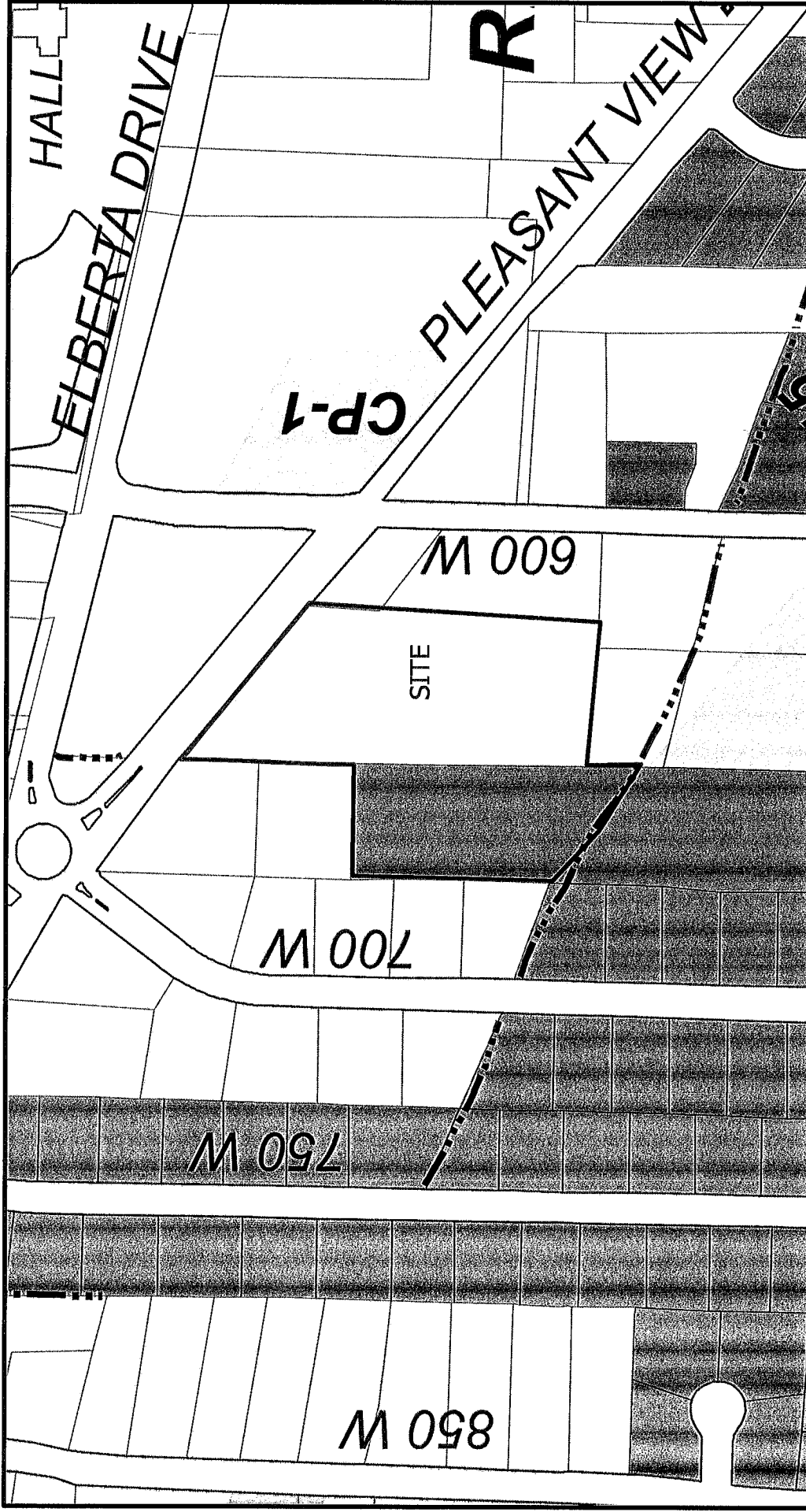
ATTACHMENTS

- 1) Vicinity Map
- 2) Future Land Use Map
- 3) Current Zoning Map
- 4) Application Materials
- 5) Proposed Zone Change Map
- 6) DRAFT Minutes – August 15, 2019 Planning Commission

ATTACHMENT 1) Vicinity Map







PLEASANT VIEW CITY
APPLICATION FOR ZONE TEXT CHANGE



CODE
CHAPTER/SECTION: _____

CURRENT
LANGUAGE RE-20

PROPOSED
LANGUAGE RE-15

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Olsen / Martinez PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

APPLICANT/AGENT:

NAME: MARK GREEN PHONE: 801-540-4410 FAX: 801-731-1123
ADDRESS: 227 W. 4050 No. EMAIL: MATS.GREEN@MSN.COM

The information on this form is true and accurate to the best of my knowledge. I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application.

[Signature]
Signature of Applicant/Agent

[Signature]
Notary

7/15/19



For City Use

DATE SUBMITTED: _____ TAKEN BY: _____

FEES (DUE AT TIME OF APPLICATION)

\$100.00	Date Paid _____	Amt. _____
\$200.00 (Noticing Fee)	Date Paid _____	Amt. _____
Other Fees (if any-see City)	Date Paid _____	Amt. _____

Form Date: June 2018

Total Paid _____

Affidavit

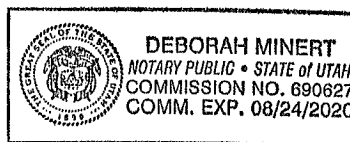
Property Owner

I (we) John + Evelyn OLSEN (please print) certify that I(we) am(are) the Owners(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my(our) knowledge.

Property Owner(s) John Olsen
Evelyn Olsen

Subscribed and sworn to me on July 18, 2019 (date)

Notary Deborah Minert
(Residing in: Weber County)
My commission expires 8/24/20 (date)



Notary Seal

Agent Authorization

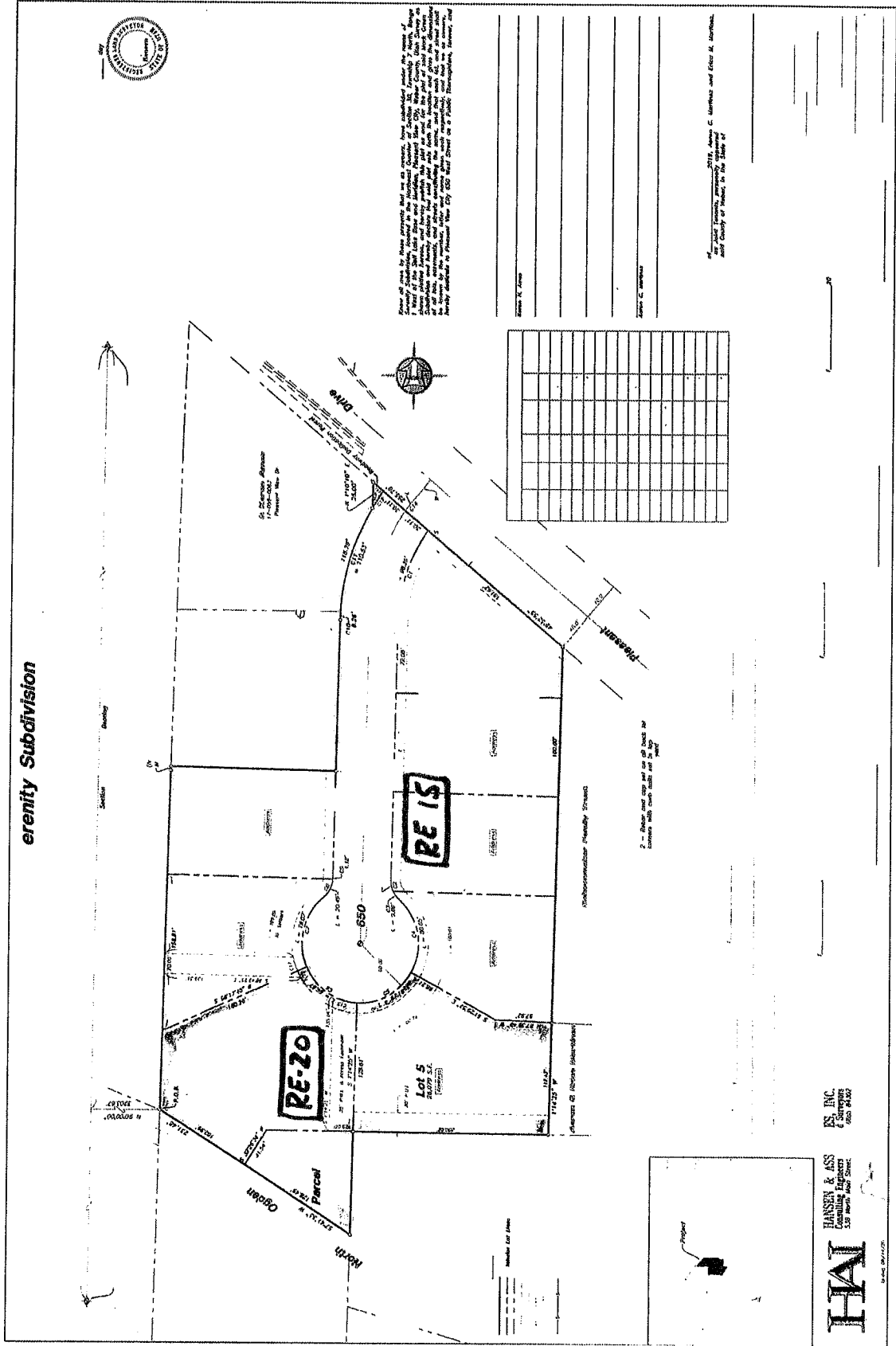
I(we) _____ (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) _____ (please print) to represent me(us) and appear on my(our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Property Owner(s) _____

Subscribed and sworn to me on _____ (date)

Notary _____
(Residing in: _____)
My commission expires _____ (date)

Notary Seal



**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

August 15, 2019

MEMBERS PRESENT

Alicia Lund
Andy Nef
Ann Arrington, *Excused*
Ashley Walker, *Excused*
Dean Stokes, *Absent*
Keith Preece
Kristi Hales, *Excused*
James Cummings
Nate Karras
Sara Urry, City Council
Bill Cobabe, City Administrator
Heather Gale, City Treasurer

VISITORS

Margaret Thinnies
Mitch Thinnies
Donna Jensen
Tom Jensen
Janet Green
Karen Ames
Craig Ames
Susan Stewart
Mark Green
Dan Blum
Ken Jensen
Mike Schoonmaker
John Olsen
Evelyn Olsen
John Becnel
Craig Stokes
Lori Maki

LEGISLATIVE

1. Public Hearing: Discussion/Decision:

Andy Nef moved to open a public hearing. Motion was seconded by James Cummings. Voting was unanimous in favor.

Bill Cobabe explained the zoning amendment request and told the Commission that they will be making a recommendation to the City Council. Bill said that this project is a little unusual because we'll be hearing both the zone change and preliminary plat requests on the same night and I don't feel entirely comfortable doing it. Pleasant View City and Mr. Green have worked for months to get this where it is and both are in a position to move forward. The applicant needs to understand that the City Council will have to approve the zone change before the preliminary plat.

Keith Preece said that he would like to see the re-submittal that Lorin recommended. Bill said that's up to you or you could make it a requirement of the motion. There's nothing illegal or inappropriate and I know that the waters are getting muddied up here. Keith said you're muddying up the waters Bill. We've all had a sidebar discussion. Bill explained the application and location of the subdivision including current zones. The project fits both the RE-15 and RE-20 zones as well as the Future Land Use map. Remember we should be recommending what's the best value and use of the property. They would like to keep the bottom 2 lots RE-20 to allow the keeping of horses, but keep the remaining lots RE-15 which don't allow the horses or other animals. Bill ended by saying if the Commission is comfortable you may make a recommendation to the City Council to approve or deny.

John Becnel said that the public notice online showed only the RE-15 zone (8 lots) and no talk of rezoning. Bill said 2 lots would stay RE-20 but the remaining lots would be RE-15. Andy Nef asked Bill if the noticing was done correctly and Bill said he believed it was. Jim Flint said he knows it's confusing and although there are some problems, it's a good thing at the same time and I'll explain. This project has gone through 10-15 gyrations and we would have never been able to come up with this when we started so it's a good thing.

Ken Jensen asked what other uses are allowed in the RE-20 zone, specifically; what other animals and are there limits on the number of animals. Bill said there's an extensive list within our Family Food Production ordinance that allows for some pigs, chickens, 2 cows, etc. Three sides of this property are already RE-20. Keith Preece said that he doesn't see the minimum or maximum listed for animals. Sara Urry said that she would look for the ordinance. Bill Cobabe said there are limits for each animal. Sara Urry read "

18.04.270 Family Food Production. "Family food production" means the keeping of not more than two cows, two plgs, two sheep, two goats, twenty rabbits, fifty chickens, fifty pheasants, ten turkeys, ten ducks, ten geese and twenty pigeons provided that an additional number of animals equal to two times the number listed above and an additional number of fowl equal to five times the number listed above may be kept for each one-half acre in the lot over and above the minimum number of square feet required for a single-family residential lot in the zone and provided that not more than three of the above listed animals and fowl are permitted at any one time on any lot smaller than one-half acre. (Ord. 87-17.03 (part), 1987: prior code §34-1-6(part))

Sara Urry said that Mr. Flint brought up Preliminary plat and it's like there's an assumption. The City Council has to approve the zone change before a preliminary plat is even submitted. I think there's a process and an assumption, which isn't great. Just some thoughts to consider. Keith said he thinks those questions could be answered at the same time.

Dan Blume asked if he could have pigs on his lot and then said that 2 years ago there was talk about rezoning of the property and now we're going back to RE-20. The previous change was because it was going to make it more profitable for the developer. I've heard the word "unusual" multiple times tonight and feel we're trying to shoe horn this thing. I'm concerned on how the road will be built; some of the lots will have to have berms. Jim Flint said the road will grade down off Pleasant View Drive and lot 1 would have a big berm. Mr. Blume said we're not looking at what's going to really be built in the front yard. Keith Preece said he's perplexed as well now because everything and this property is already RE-15. We are flipping 2 lots. Bill said this plan anticipates both RE-15 and RE-20. Andy Nef said the Future Land Use map shows all RE-15, right, and this is just a shuffle of what it already is. Bill said no, it's just a minimum of RE-15. Nate Karras said they can have bigger lots. The applicant is trying to get the benefits of an RE-20 zone which is typical of the area, RE-15 or RE-20 is ok, they'll be set.

Mark Green, the subdivision developer, said that he would like to build on lot 6 and this has the least impact to the city and the results are the best use for him. A parcel will be given to the city for a detention pond. Mr. Green said he doesn't plan on raising any animals but wants RE-20 for the future when he eventually sells the home. Lot 5 is part of the Martinez's property and they want a horse but want to build on this lot and move off 600 West because it's too busy. Financial considerations showed this is the only way it's going to work. I could enforce no raising certain animals in our CC&R's. I could also keep my eyes on it because I'll be living there. Keith Preece said the HOA monitors the CC&R's, the city won't monitor it. Bill Cobabe said you must have an HOA or architectural committee to have CC&R's. Mr. Green said that he would like to get everything out there and work it out now so we don't have any contention. A short conversation took place with the entire audience regarding pigs and which lots should be what size.

John and Evelyn Olsen said the land belonged to Dolores Olsen and they respect the Thinnes'. Hindsight would have been great as this is an inheritance. There were to be 2 houses on 1 acre which I thought was reasonable. Respecting Greg Olsen and the Thinnes' and we were shocked there would even be 3 houses. Bill said the RE-15 zone has been in place for a long time. Keith Preece said that land doesn't have to be sold and you can keep your land. When someone else wants to buy it and then when they do they can do what they want and that's ok, they just have to go through the hoops.

Mrs. Olsen said that they were told only 3 houses would be going in, not 8 and they just really need the money from the sale of the property so we can pay our taxes, but I don't like the change. John Olsen said that he's ok with the 8 lots because they're large lots unlike the North Ogden apartments. I know that families with kids, dogs, etc. will be moving in and I just want to pay my \$3,200 tax bill because I'm sick of it. There was no other way this could work out. Our property value increased by 20% and coming up with the money for taxes is going to be hard unless we get the money from this sale.

With no further public comment Andy Nef moved to close the public hearing. Motion was seconded by Nate Karras. Voting was unanimous in favor.

Bill Cobabe said that Mr. Green could be more restrictive than our Family Food Production code with CC&R's.

Andy Nef said there are rules about locations such as not less than 100' from a public street or 25' from a property line so some buffer exists.

Andy Nef said that whereas we have seen the Future Land Use map of the area and the applicant has met the requirement I move to recommend approval of the zone change to the City Council based on the staff report and discussion. Motion was seconded by James Cummings. Voting was unanimous in favor.



City Council Staff Report

Serenity Subdivision Preliminary Plat September 10, 2019

BASIC INFORMATION

Application Number:	19.007
Applicant:	Mark Green
Owner:	John and Evelyn Olsen
Acreage:	4.39 acres
Lots:	Proposed 8 lots (see plat)
Location:	approximately 650 West and Pleasant View Dr
Future Land Use Map Designation:	Low Density Residential
Current Zoning District:	RE-15/RE-20
Request:	Preliminary Plat Review/Approval
Date of Application:	May 30, 2019
Date of Previous Meeting:	August 15, 2019

PLANNING COMMISSION RECOMMENDATION

On August 15, 2019, the Planning Commission held a public meeting to discuss the proposed application. By a unanimous vote, the Planning Commission voted to forward a positive recommendation to the City Council for the requested preliminary plat application for the Serenity Subdivision based on the following findings and with the conditions noted:

Findings:

1. That the proposed plat meets the requirements of the City's General Plan and the Future Land Use Map.
2. That the proposed plat meets or shall meet the requirements of Chapter 17.06 (Preliminary Subdivision Application and Approval) of the City's Subdivision Code (Title 17).
3. That the current uses are permitted by the City's Zoning Ordinance (Title 18).
4. That the proposed plat is generally not harmful to the health, safety, and welfare of the community or neighborhood.

Conditions:

1. That all requirements of the City Engineer are met (see attached).

2. That all requirements of the City Public Works Director are met.
3. That all outstanding requirements of the State and City Code are met.
4. That all outstanding fees/fines are paid prior to recordation of the plat.
5. That the Developer enter into a Development Agreement with the City addressing the following requests:
 - a. Pleasant View City would like to have replaced, at its expense, run of sewer line from the west of the subdivision to 650 West.
 - b. Pleasant View City would like to have replaced, at its expense, new sewer line along Pleasant View Drive from the northwest corner of Craig Ames property, along PV Drive, to and down 650 West.
 - c. Pleasant View City proposes, in lieu of connecting the culinary water line easement to 600 W through private property, to install a water line along PV Drive from 600 West to 650 West on the north side of PV Drive.
6. That the plat be revised for the Final Plat to include all properties being affected by the proposed subdivision.

BACKGROUND

This subdivision request is being brought on behalf of John and Evelyn Olsen by Mr. Mark Green. In May 2019, the developer presented the City with a proposed preliminary plat for the Serenity Subdivision, which is to ultimately include 8 lots over approximately 4.39 acres. The lots will connect to Pleasant View Drive, with a stub road to the south for eventual connection to 3200 N. The lots are each approximately 15,000 and 20,000 square feet as required in the RE-15/RE-20 zoning districts, as applicable.

With the attached conditions, the proposed subdivision appears to meet all of the requirements of the zoning and subdivision ordinances. Please refer to the attached engineer's comments for further information.

ANALYSIS

As noted above, this subdivision will be for eight lots. The Chapter of the ordinance that applies is Chapter 17.06, the Preliminary Plat provisions. This Chapter states the platting requirements of the City in order to result in a legal subdivision. A specific analysis of pertinent sections of the Code follows:

17.06.020 -

2. *Preliminary Subdivision Plat. A preliminary plat, prepared by a licensed land surveyor, or engineer, shall be provided. The preliminary subdivision plat shall be prepared in permanent ink and all sheets shall be numbered. A minimum of one (1) 11x17 size and five (5) 24x36 size paper copies, and a digital copy in format acceptable to the City Engineer shall be required. The Minor subdivision plat shall show the following:*

- a. *A layout plan of the proposed subdivision, at a scale of no more than 1" = 100', or as recommended by the City Planner and/or City Engineer.*
- b. *The proposed name of the subdivision and the section, City, range, principal median, and County of its location shall be located at the top and center of the preliminary plat.*
- c. *A title block, placed on the lower right hand corner of the plat showing:*
 - i. *Name and address of owner of record and the name and address of the licensed surveyor responsible for preparing the preliminary plat.*
 - ii. *Date of preparation of the preliminary subdivision plat, and all revision dates.*
- d. *North arrow, graphic and written scale, and basis of bearings used.*
- e. *All proposed lots, rights-of-way, and easements created by the proposed subdivision and their bearings, lengths, widths, name, number, or purpose. Each proposed lot shall identify, including dimensions, required setback lines (the buildable area) including front, side, and rear as required by the Zoning District in which the proposed subdivision is located.*
- f. *A vicinity map of the site at a minimum scale of 1" = 1000'.*
- g. *Surveyed boundary of the proposed subdivision; accurate in scale, dimension and bearing, and giving the location of and ties to the nearest survey monument.*
- h. *The location of the property with respect to surrounding property and roads, and the names of all adjoining property owners of record.*
- i. *The legal description of the entire subdivision site boundary.*

Staff Response: This information has been provided by the developer. Please refer to the proposed plat attached.

3. *Required Subdivision Site Information. The following subdivision site information is required and shall be provided at the same scale as the preliminary subdivision plat, but may be on separate sheets, if necessary:*
 - a. *The identification of known natural features on a map including, but not limited to, jurisdictional or potential wetlands as identified by the U.S. Army Corps of Engineers, flood channels as identified by a Federal or State Agency, all water bodies and drainage ways, any sensitive lands including well protection areas, any potential natural hazards including geological conditions, and any other prominent or unique natural features, or as may be specifically required by the City, for the entire subdivision site, including the total acres in each such feature.*
 - b. *Existing site contours, at intervals of no greater than ten feet, unless otherwise approved or required by the City Engineer, overlaid with the proposed subdivision layout. Slope calculations, according to the requirements of this title, shall also be provided.*
 - c. *The location of any known man-made features on, or contiguous to the subdivision site, including existing platted lots, utility easements, railroads, power lines and power poles, bridges, culverts, drainage channels, road rights-of-way and easements, field drains, and well or spring protection areas.*
 - d. *The location and dimensions of all existing buildings, fence lines and property lines, overlaid with the proposed subdivision layout.*

- e. *The layout of existing overhead and underground utilities such as power, gas, cable, telephone, and other public utilities, overlaid with the proposed subdivision layout.*
- f. *All existing and proposed roadway locations and dimensions, with cross sections of all new roads, showing the grades of all proposed streets and roads, and all proposed cuts and fills exceeding three feet.*
- g. *The location and size of existing culinary water and sewer lines, the location of all wells and springs, and/or the location of any secondary water locations, overlaid with the proposed subdivision layout plan.*
- h. *The location of all existing fire hydrants, including the sizes of water lines serving fire hydrants.*

Staff Response: This information has been provided by the developer. Please refer to the proposed plat attached.

- 4. *Subdivision Roads and Streets. The preliminary subdivision plat, and other application materials, shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets, as required by the City. All subdivision streets shall be designed as required by the City. The City shall review the proposed street and road design for compliance with the requirements of the City. The proposed street and road layout shall provide adequate and safe access to all proposed lots and proposed and existing roads, streets, and adjacent properties. If the subdivision will be accessed from a State Highway, proof of preliminary application for an appropriate access permit from the State of Utah Department of Transportation, shall be provided with the application materials.*

Staff Response: This information was be provided by the developer in association with the preliminary plat application.

- 5. *Evidence of Availability of Necessary Services. The following information is necessary to establish the availability of basic services to the proposed subdivision. The city may refer plans to other agencies for their review as applicable. The applicant shall be responsible for any fees charged by such agencies.*
 - a. *Culinary and Secondary Water Requirements. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed culinary and secondary water system.*
 - b. *Wastewater Requirements. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed sanitary sewer system.*
 - c. *Storm Drainage. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed storm drainage system.*
 - d. *Fire Protection. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the Fire Department and the city to evaluate the proposed fire protection capacity and system design in the*

- development area. A letter shall be provided by the developer from the Fire Department to the city of any requirements relating to fire protection.*
- e. Special Service District or Special Service Area. If the proposed subdivision is located within the boundaries of a Special Service District or a Special Service Area, a letter shall be provided from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision. The applicant shall be responsible for any fees charged by such agencies.*
 - f. Additional Information and Materials when Necessary. When the City Staff, Planning Commission, or City Council deem necessary, the applicant(s) may be required to provide other information or letters of feasibility, conduct studies, and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, traffic impact studies, ground water protection, plant cover maintenance, geologic or flood hazard, erosion control, and access to existing and planned trails.*

Staff Response: This information has been provided by the developer.

Public Comment

Public comment has been received by the City and is included at the end of this Staff Report with the Planning Commission minutes from August 15, 2019.

Notice of this item was sent to adjacent property owners. 55 letters were sent.

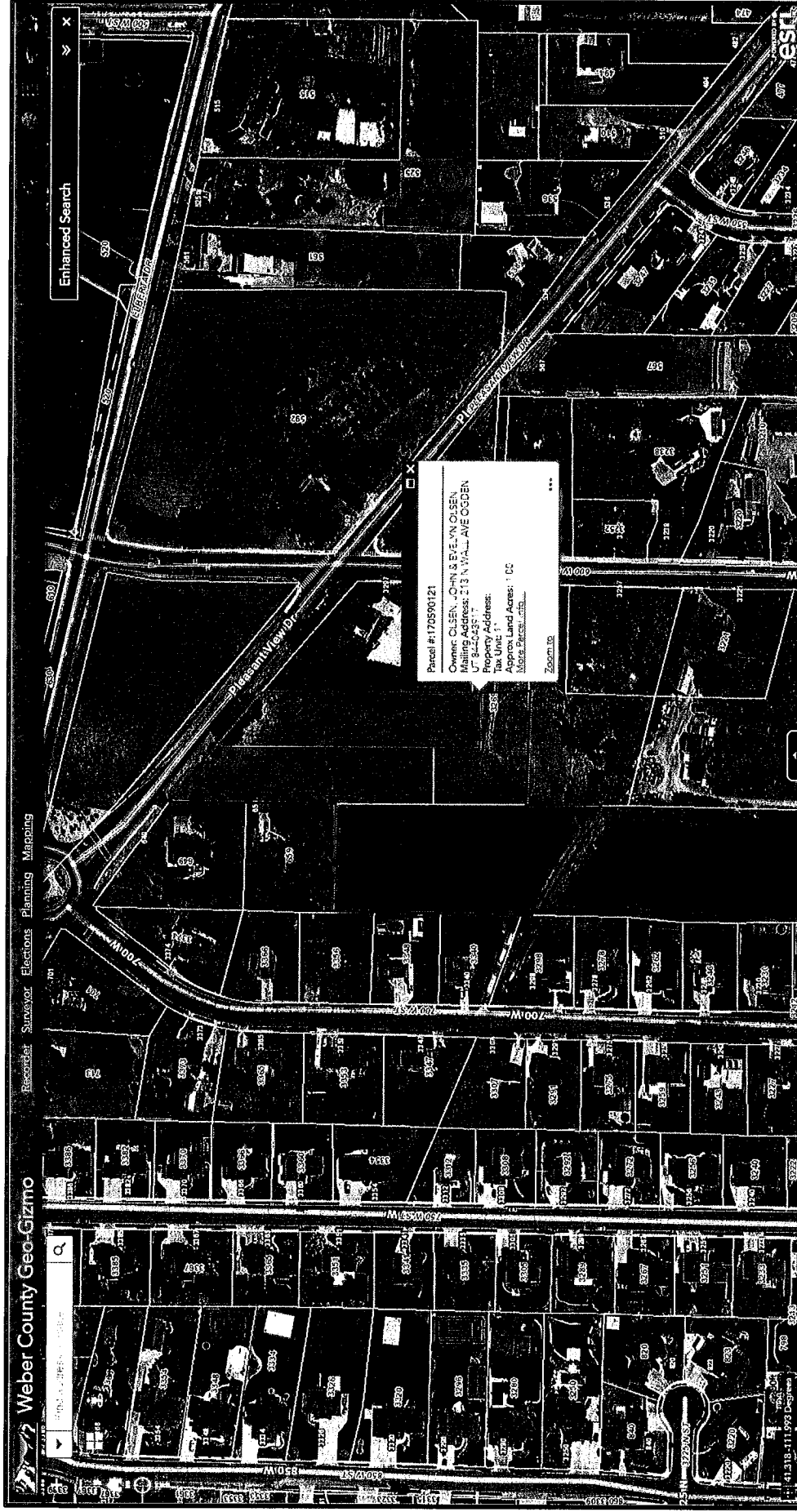
STAFF CONTACT

Bill Cobabe, CFM, AICP
bcobabe@pleasantviewcity.com
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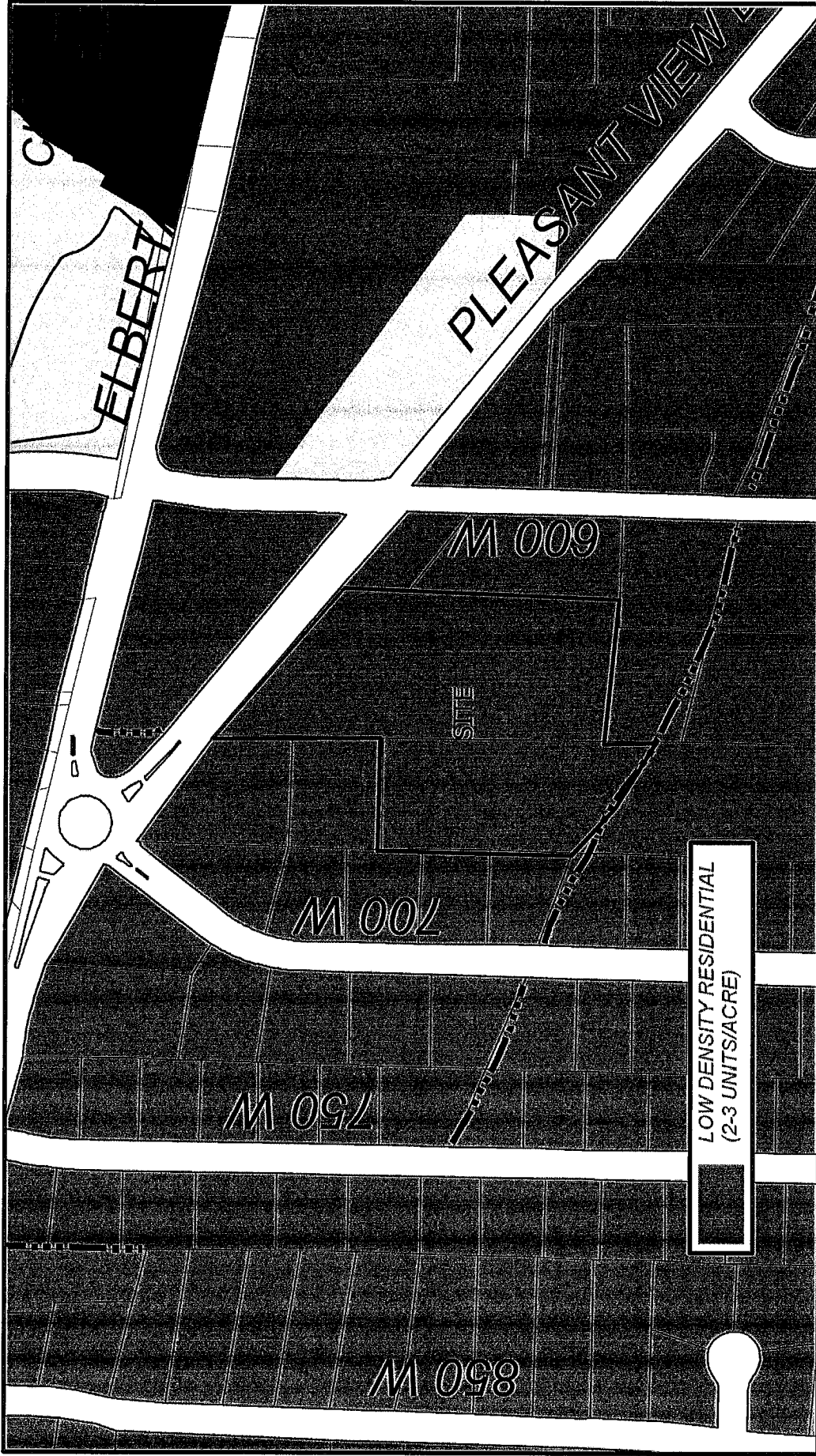
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- 1) Vicinity Map
- 2) Future Land Use Map
- 3) Current Zoning Map
- 4) Application Materials
- 5) Proposed Preliminary Plat
- 6) Staff Comments
- 7) DRAFT Minutes – August 15, 2019 Planning Commission

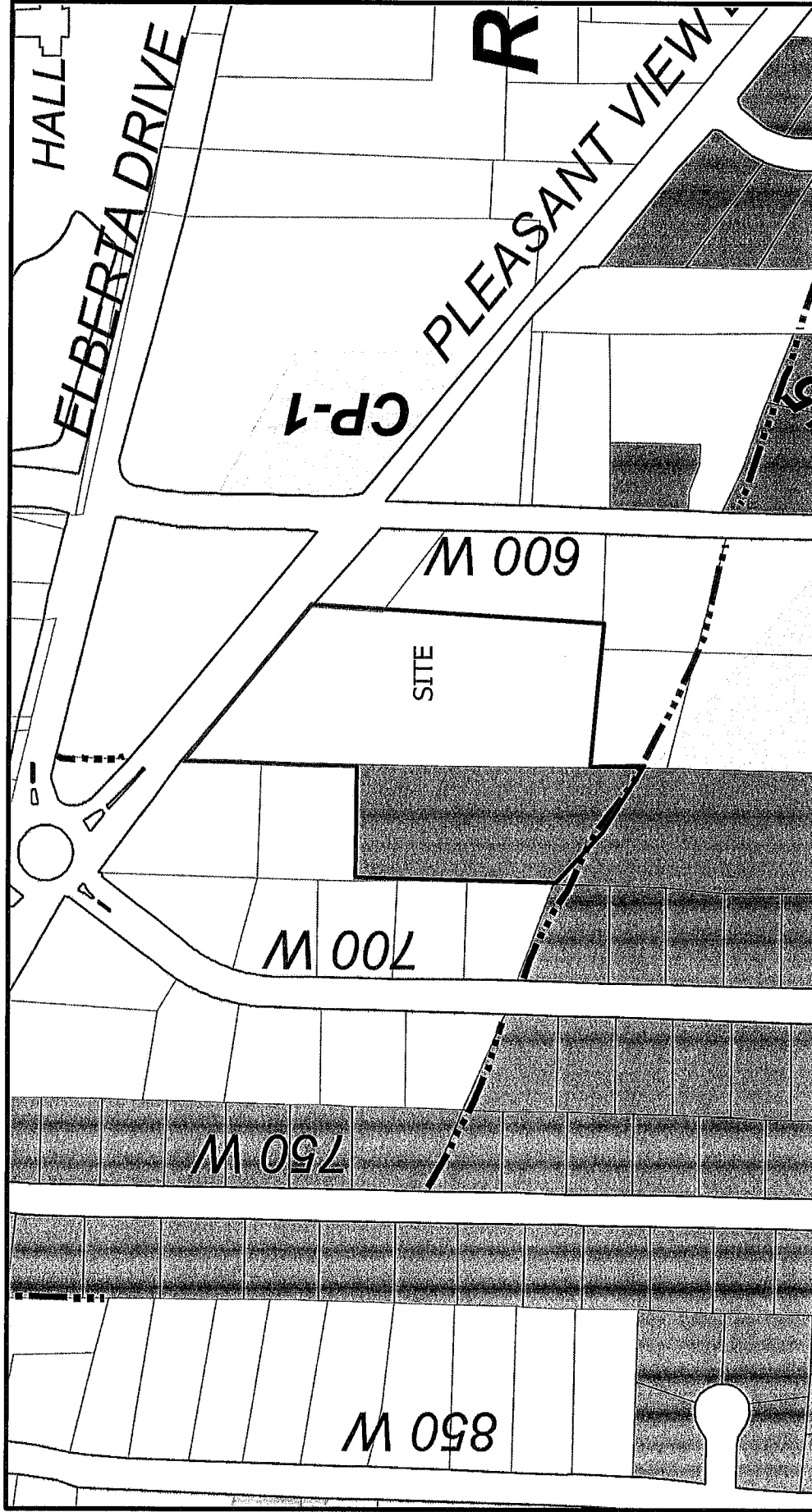
ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Future Land Use Map



ATTACHMENT 3) Current Zoning Map



ATTACHMENT 4) Application Materials



PLEASANT VIEW CITY
APPLICATION FOR SUBDIVISION PRELIMINARY PLAT

SUBDIVISION

NAME: Serenity LOCATION: 650 W. Pleasant View Dr.

ACREAGE: 4.39 NUMBER OF LOTS 8 ZONE: RE-15 & RE-20

PARCEL ID NUMBERS: 17-059-0050, 0120, 0121 & Part of 0119

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Donald Hales Trust PHONE: _____ FAX: _____

ADDRESS: 679 W. Pleasant View Dr. EMAIL: _____

John Olsen

APPLICANT/RESPONSIBLE PARTY:

NAME: MARK GREEN PHONE: 801-540-4410 FAX: 801-731-1123

ADDRESS: 2741 Midland Dr. Ogden 84401 EMAIL: MGREEN@OmegaGroupInc.com

BILLING ACCOUNT CONTACT: Same As Above EMAIL: _____

ADDRESS: _____ PHONE: _____

SURVEYOR:

NAME: Hansen & Assoc. Inc PHONE: 801-399-4905 FAX: 435-723-3491

ADDRESS: 538 W. Main Brigham City UT EMAIL: GREGH@HALES.NET

ENGINEER:

NAME: Same As Above PHONE: _____ FAX: _____

ADDRESS: _____ EMAIL: _____

The information on this form is true and accurate to the best of my knowledge. I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application as stated in section 17.02.100 of the subdivision ordinance.

[Signature]
Signature of Applicant/Agent

[Signature]
Notary



For City Use

DATE SUBMITTED: _____ TAKEN BY: _____

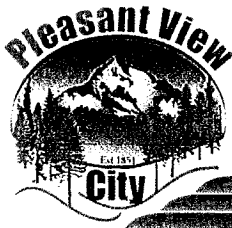
		FEES (DUE AT TIME OF APPLICATION)	
Deposit for Engineering:	2400.00	\$300.00 per lot #Lots <u>8</u>	Date Paid _____ Amt. <u>\$2400.00</u>
Preliminary Subdivision Fee:	\$150.00		Date Paid _____ Amt. <u>\$150.00</u>
Per Lot Fee:	200.00	\$25.00 #Lots <u>8</u>	Date Paid _____ Amt. <u>\$200.00</u>
Noticing Fee:	\$200.00		Date Paid _____ Amt. <u>\$200.00</u>
Accounts Receivable Deposit	\$8,000.00		Date Paid _____ Amt. <u>\$8,000.00</u>

Form Date: June 2018

Total Paid _____

10,950.00

ATTACHMENT 7) Staff Comments



520 W. Elberta Dr.
Pleasant View, Ut 84414
Main Office (801) 782-8529
Police Dept. (801) 782-6736

MEMORANDUM

TO: Bill Cobabe,
Pleasant View City Administrator

FROM: Lorin Gardner, P.E. 
City Engineer

CC: Jay Palmer
Public Works Director

RE: Mark Green Subdivision
Preliminary Review Memo - Revised

DATE: June 17, 2019

The City Engineer has completed a review of the Preliminary plan for Mark Green Subdivision located at the 650 West Pleasant View Drive. The following are my comments and recommendations:

1. Once preliminary approval has been granted and the changes incorporated into the project, a detailed review of the improvements and plat will be conducted. Once this has occurred, then the development may be recommended for Final Approval.
2. Improvement plans shall be submitted which include both plan and profile of the street and utilities. Such improvements shall also include street signage/stripping, street lighting, street trees, and may also include fencing along the canal.
3. Include the addresses for the lots and indicate on the Final Plat. Addresses and Street Names will be assigned by Dana Shuler, Jones and Associates.
4. The Final Plat shall include the owners of parcels. 17-059-0061 & 17-059-0062 as they will also be dedicating portions of their property as roadway.
5. All remnant parcels created or remaining following the subdivision must be indicated on the final plat, if any.
6. All utility locations shall be per current standards. Sanitary lines on east and Culinary Water on the west.
7. The existing waterline in 650 West is only a 2" instead of the 8" shown. Upgrade to 8" along with connection described below.

8. A 10' PUE is required along the frontages of all lots. A 20' minimum width PUE will be required along the existing SS line which crosses Lots 5, 6 & 7. Include dedication language for the P.U.E. on the plat in the Owner's Dedication.
9. Indicate how existing lots/parcel are being served by sewer. 17-059-0061 & 17-059-0062.
10. Driveway access to parcel to 17-059-0062 shall be provided such that it doesn't adversely affect access to the lot and interfere with sight visibility issues with 650 W and Pleasant View Drive.
11. Curb, gutter and sidewalk shall be required on both 650 West as well as Pleasant View Drive.
12. The water line loop from 650 West into 600 West requires a public utility easement. It shall be of sufficient width to allow for access and maintenance of the line(s).
13. The offsite easement will require a separate easement document as it crosses property not within the subdivision.
14. Snow storage area will be required in the Cul-de-Sac bulb. Such area will not permit Fire Hydrants, driveways or other above ground obstructions.
15. Provide Secondary Water service to every lot. Show connection point(s). Provide a Will Serve Letter from Pineview Water. Provide a PUE on Lot 8 to accommodate the connection to the existing secondary system.
16. Show all existing utilities.
17. Provide a Will Serve Letter from Central Weber Sewer Improvement District.
18. Laterals into the Sanitary Sewer shall connect at the mainline and not the manholes as shown on Lot 1.
19. The relocated Sanitary Sewer line on Lot 5 requires a PUE of 20' in width. Also, the north-south connection to the existing 8" SS line appears to be outside of the subdivision. The offsite easement will require a separate easement document. Access for maintenance purposes shall be required to all SSMHs.
20. The Sewer easement on Lot 5 will need to go through a formal easement vacation process.
21. The existing Sanitary Sewer Manhole on the east side of Lot 5 needs to be replaced with a 5' diameter MH.
22. Proposed Sanitary Sewer and Water Crossing shall meet separation requirements.
23. Cul-de-Sac length shall be limited to 500' maximum length.
24. 650 West roadway intersection angle with Pleasant View Drive is too acute. 90 degrees $\pm$ 10 degrees is allowable. May require a shift to the east into the proposed Lot 1.
25. Cul-de-Sac bulb radius to right-of-way shall be 60'.
26. The Detention Pond will end up being City owned and maintained and as such, will have to be on a separate parcel.
27. Paved access and within a PUE, will be required to the control structure of the Detention Basin.
28. With the detention basin discharge occurring to the east to the existing storm drain in 600 West, a public utility easement will be required. It shall be of sufficient width to allow for access and maintenance of the line(s). SDMH spacing shall not exceed 400' and access shall be provided.
29. Normal discharge to the canal of storm water flows will not be allowed. The excess of the 200 year emergency spillway may be allowed to have a canal discharge or other acceptable route/location as appropriate.

30. The storm drain inlet box in the Cul-de-Sac and the downstream piping, due to it being in a "Sump" condition, are required to be designed to carry the 100 year storm event. The Detention pond shall be designed to handle the 25 year storm event.
31. The 2019 revision to the Engineering Standards requires that the development provide retainage of the 90% storm event. Include such in sizing and designing the storm water facilities.

Proposed Development Agreements:

1. Pleasant View City would like to have replaced, at its expense, run of sewer line from the west of the subdivision to 650 West.
2. Pleasant View City would like to have replaced, at its expense, new sewer line along Pleasant View Drive from the northwest corner of Craig Ames property, along PV Drive, to and down 650 West.
3. Pleasant View City proposes, in lieu of connecting the culinary water line easement to 600 W through private property, to install a water line along PV Drive from 600 West to 650 West on the north side of PV Drive.
4. See attached map for sketches.

Should you have any questions, please let me know.

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

August 15, 2019

MEMBERS PRESENT

Alicia Lund
Andy Nef
Ann Arrington, *Excused*
Ashley Walker, *Excused*
Dean Stokes, *Absent*
Keith Preece
Kristi Hales, *Excused*
James Cummings
Nate Karras
Sara Urry, City Council
Bill Cobabe, City Administrator
Heather Gale, City Treasurer

VISITORS

Margaret Thinnies
Mitch Thinnies
Donna Jensen
Tom Jensen
Janet Green
Karen Ames
Craig Ames
Susan Stewart
Mark Green
Dan Blum
Ken Jensen
Mike Schoonmaker
John Olsen
Evelyn Olsen
John Becnel
Craig Stokes
Lori Maki

ADMINISTRATIVE

2. Discussion/Decision: Proposed preliminary subdivision named Serenity. It will contain 8 lots, located about 650 W and Pleasant View Dr. Applicant: Mark Green.

Bill said he wanted to point out that lot #7 has a sanitary sewer easement for properties to the west. It's a sewer main and there's a belly in it that causes problems. We're grateful that that's going to be resolved. So we will put some restrictions on the buildable area for lot #7. Lot #5 will be kept by the Martinez's for future sell and/or building and moving. Others lots are being affected that we'd like to pull into the subdivision. Please add that as a condition of the plat for legal purposes.

Keith Preece asked about shifting of the road and Lot #1. I'm worried about breaking distance with the round-a-bout so close. Jim Flint showed the easement on a map and said that's a topographical challenge because of the substantial drop-off. Jim said he doesn't know how to topographically fix that. Lorin said we'd have no more right-of-way and it's really steep. They/we could make the inside radius 20' or 25'. It wouldn't affect the properties and would allow for some safety. Nate Karras said that when you come off the round-a-bout it's an acceleration lane.

Andy Nef asked why the detention basin is being turned over to the city and if that's normal? Bill said yes we maintain them. Andy asked if we're better to table this because of the development agreement.

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Bill said no, we have no way of knowing what those numbers would be and we would work those out going forward.

Andy Nef said that when this property came before this body previously there was talk about a road and we want to make sure we're not land locking any lots or tying anyone's hands. Keith Preece said he has a concern that Lorin has 31 items of concerns listed before approval. Jim Flint said they re-submitted to Lorin and he has marked the list down to 5 items. Keith said he'd still like to see more information. Nate Karras said there are a lot of things that are still being worked out. I look at it and say it's contingent to the list and if City Council wants to hold it, they can. I don't have a problem with it. Nate asked if we can put restrictions on lot #1 and the lot to the west, let's make it part of the conditions.

Mike Schoonmaker said that he's the lucky guy that gets 4 homes behind him and that's not the definition of "Serenity". Mr. Schoonmaker said 600 West is a joke and the result of bad, bad planning. My major concerns are the fence, the cost should be shared. Mr. Green said talk to the new neighbors and I was put off by him and his comments. Mr. Green doesn't even own the property. I've got anxiety over it and it used to be a quiet area, but not anymore. I've got to fight that fight to protect my property line and as a contractor I met 50% as a minimum in these situations. Mark Green said there's no requirement by the city and it's not the developers' responsibility. Mr. Green said he's willing to work with everyone to benefit everyone else. Keith Preece asked if he'd be willing to ask those 4 owners to participate in fencing because I don't know how you require it. Mr. Schoonmaker said he doesn't want vinyl fencing because it's crap and it shouldn't be his full responsibility. Property markers have been established and sent to the County and I don't know how you can just move a property line. I'm disappointed, my first neighbors ever. Bill Cobabe said he wants to be careful about property lines and that's a civil matter.

Jim Flint said that Rocky Mountain Power won't begin to speak to us until we have a plan. The desire is to not affect you and Ames. It will all be up to the city standards and it will be underground. John and Evelyn Olsen asked how long we're looking at before we can close on our property deal? Keith Preece said it could be a month. Mr. Green said his offer is contingent upon final approval and asked if he could go to the August City Council meeting or can we get into the September meeting? Bruce said we actively look to get things through the process while not skirting the code. We'll look at it and see what we can do.

Alicia Lund moved to recommend approval to the City Council based on the discussion and the staff report requirements. Motion was seconded by Andy Nef. Voting was unanimous in favor.

Dear City Planning Commission:

I am writing regarding the sale and plans for the properties on 600 West and Pleasant View Drive, properties sold by the Olson/ Hale families.

I live at 659 West Pleasant View Drive so the properties border us on the South and East. As much as I have loved the seclusion our land has allowed, I realize things change and the families involved are anxious to sell the properties. What I do not understand is the city's mandate that there be a major road extended from the south of the property to Pleasant View Drive.

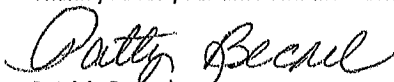
The expense of building such a wide, long road appears to be the main problem surrounding the sales. We have talked to many developers interested in the land, but who could not afford to buy it for the one or two homes they planned to build on it. Only numerous homes will justify the cost of the street.

This is my question. What is the necessity of a road that expands the length of the property? The Olson property on the East of us could easily exit onto 600 West and the properties to the South could exit to 700 West, where there is an access already. Creating a road so near to the round about presents numerous liabilities. The cost of a major street requires builders to build homes on smaller lots, thus devaluing the surrounding homes. It also adds additional costs to Pleasant View City with road maintenance, snow plowing, etc. It will also increase traffic, demands on water, and more children in our schools. Also, 600 West just underwent a major expansion with the ability to handle increased traffic, and 1000 West is another easy access. I do not see the need for a wide public street in front of our home. Without it, one or two homes could be built on the property surrounding us and thus the value of the current homes would be maintained.

I recently told a neighbor who was irate at the proposed road expansion and increased home development that I had the utmost confidence in Pleasant View administrators to make a wise decision. I feel you have the best interest of our community in mind and the desire to maintain our "country" feel while still progressing. I ask you to please reject the requirement for a 2-4 lane road to the aforementioned properties, and allow exits to follow a shorter, less obtrusive and less expensive route. Then, reject the proposal for 8 homes on a lot that should hold 3-4 at the most.

I understand the families' urgency in selling the lands and I understand Pleasant View's desire to increase the tax base, but I believe this current proposal would erode surrounding property values and increase maintenance costs and traffic for Pleasant View City in an area where there is no need for a major road. Of course, I do not want a major street in front of my home, but I think there are bigger issues that need to be considered in the sale of these properties.

Thank you for your time and the work you do.


Patricia Bechel

659 West Pleasant View Drive

Pleasant View, Utah

July 18, 2019

CITY LIGHT

Preserving Dark Skies in Pleasant View, UT

Presentation to the City Council

By Alicia Foad

September 10, 2019

Why is light pollution is harmful?

Negatively affects ecosystems

Disrupts proper function of food chain

Messes with navigational ability of nocturnal animals

Harms fauna that relies on the Dark night for survival

Disturbs insects that react strongly to light sources

Spilled light = spilled energy

Wasted energy leads to a negative economic impact

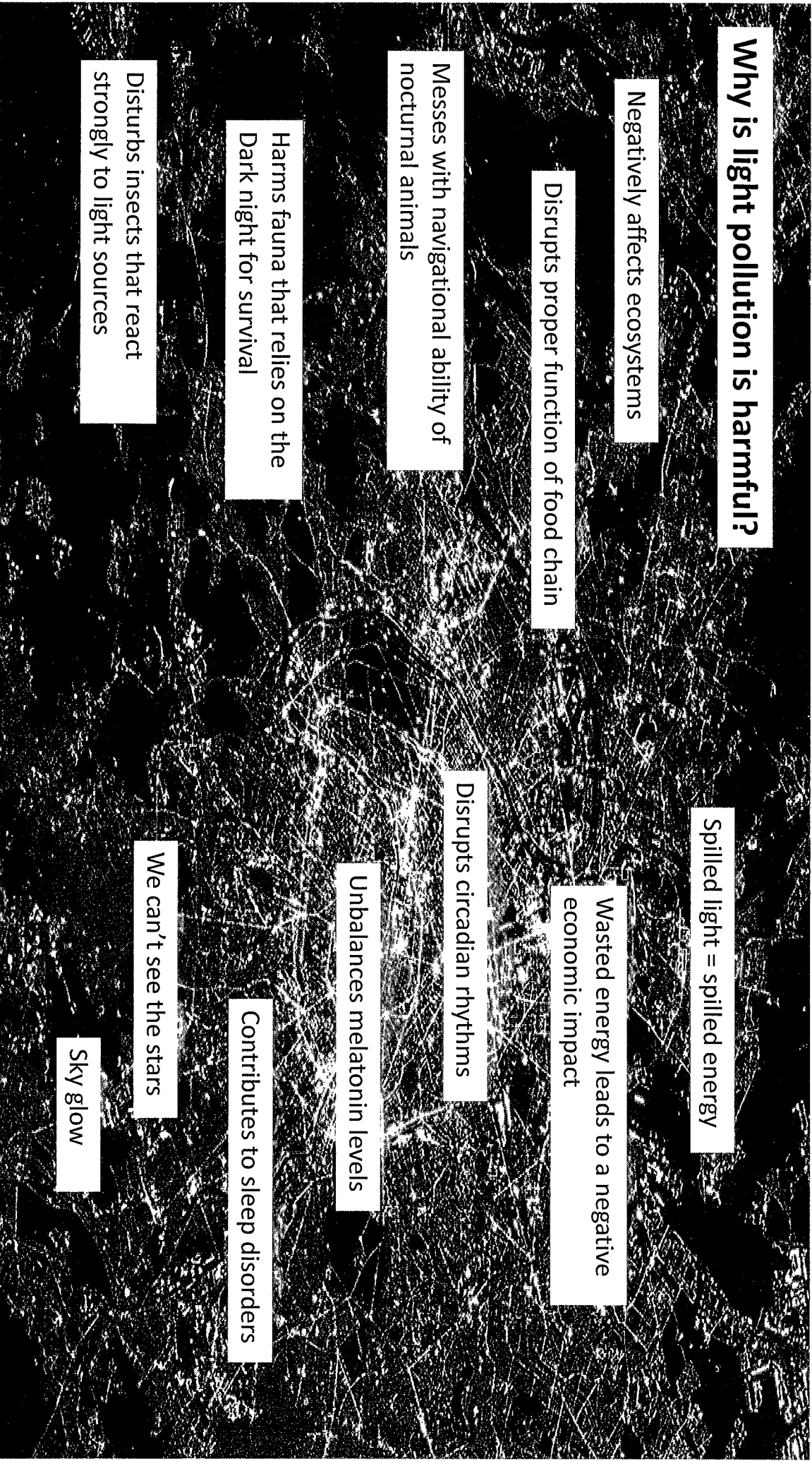
Disrupts circadian rhythms

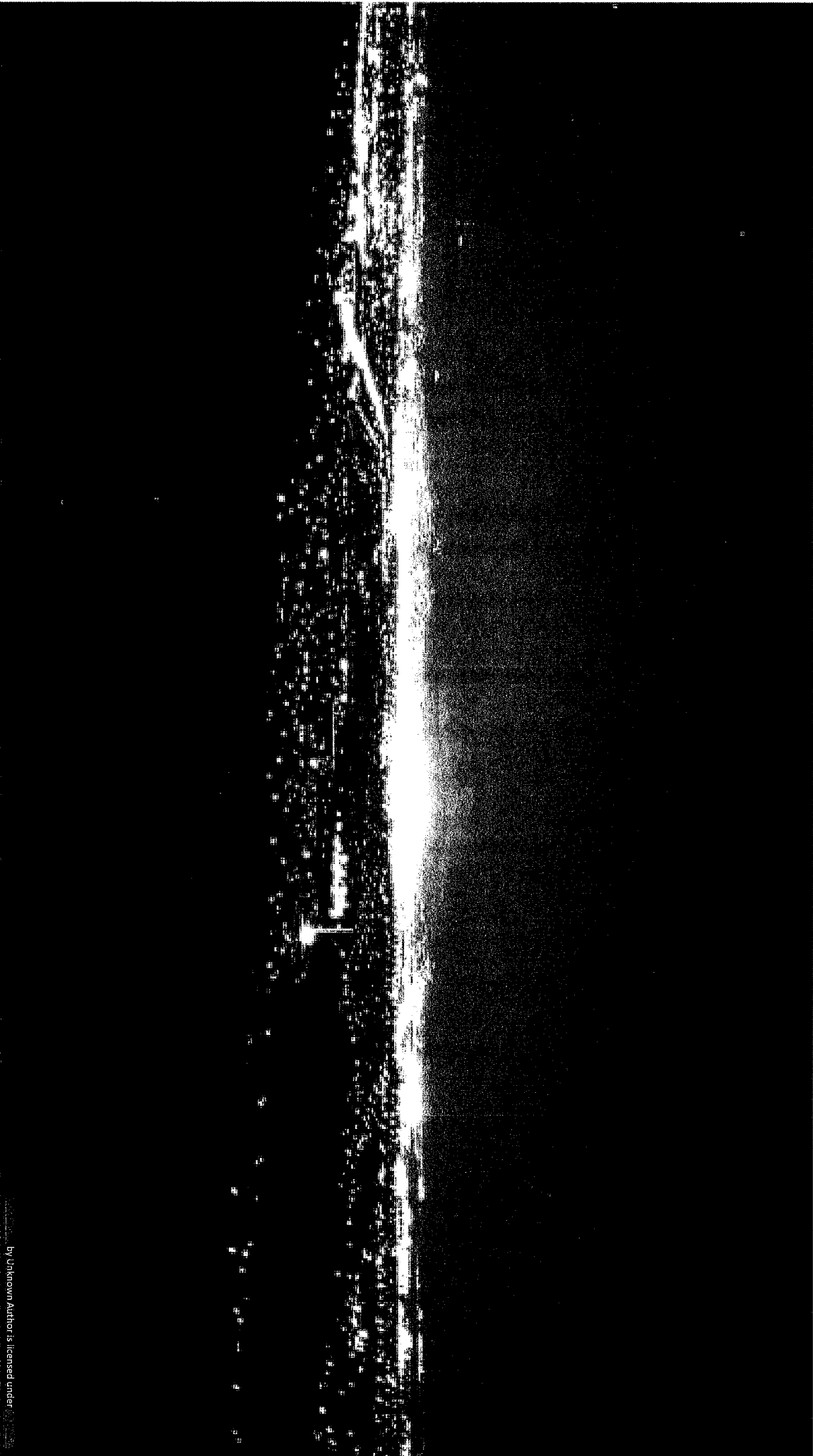
Unbalances melatonin levels

Contributes to sleep disorders

We can't see the stars

Sky glow





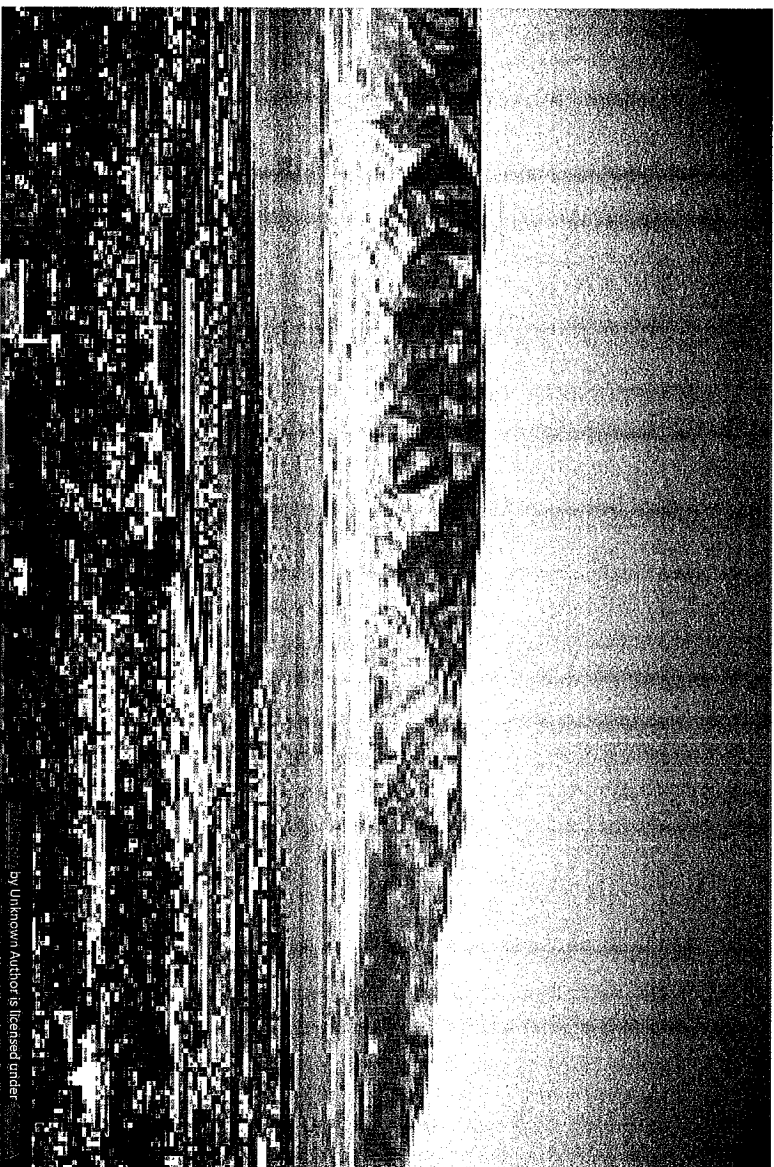
Why Pleasant View, UT?

To keep this light pollution from spreading any further up the side of the mountain

To own and operate our own lights and lamp posts

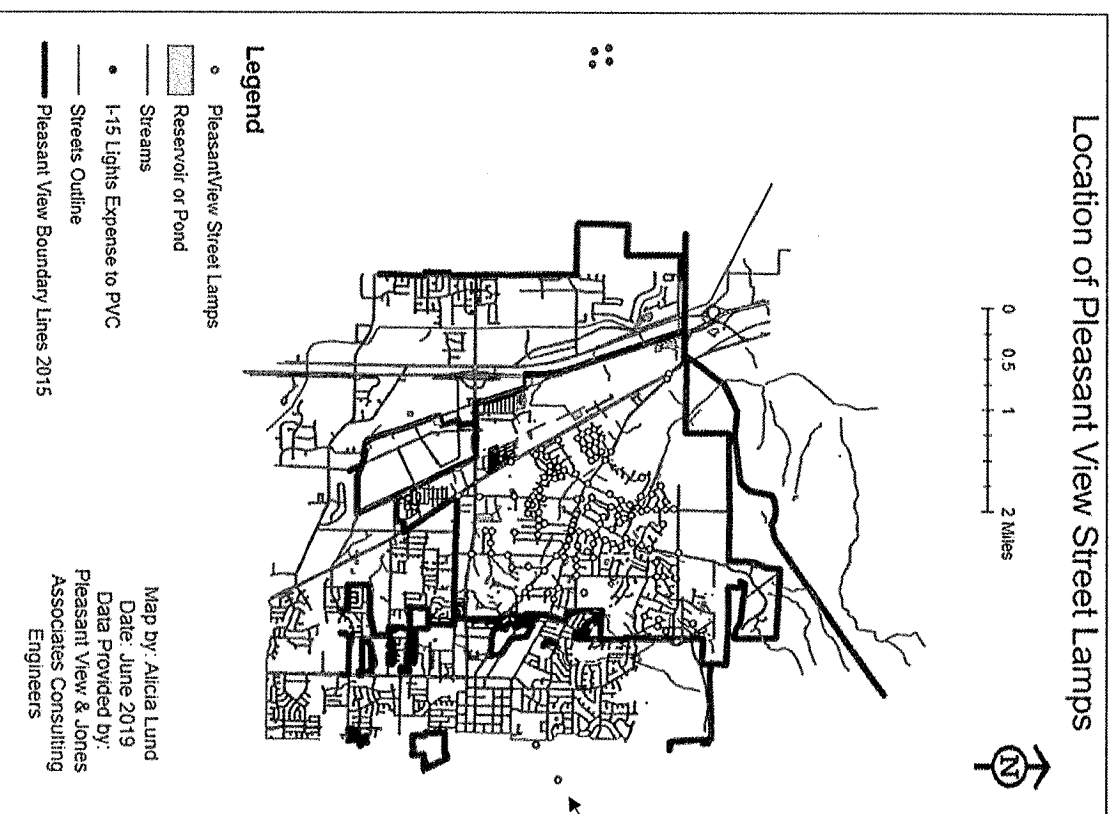
To hang on to what is left of Pleasant View's rural farmer feel





*Where are
the lights
in Pleasant
View?*

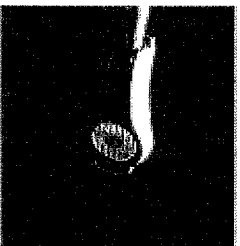
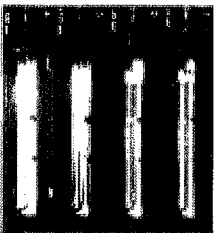
Some lights
are *outside*
Pleasant
View
boundaries.



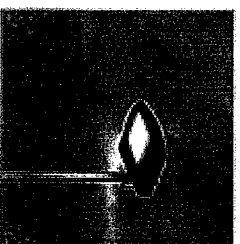
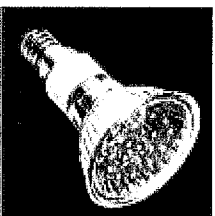
Pleasant View City's lights are made
up of three different kinds of lights.



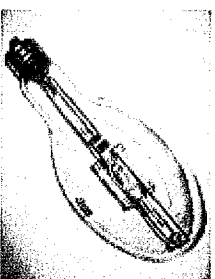
High Pressure
Sodium Vapor
Lamps



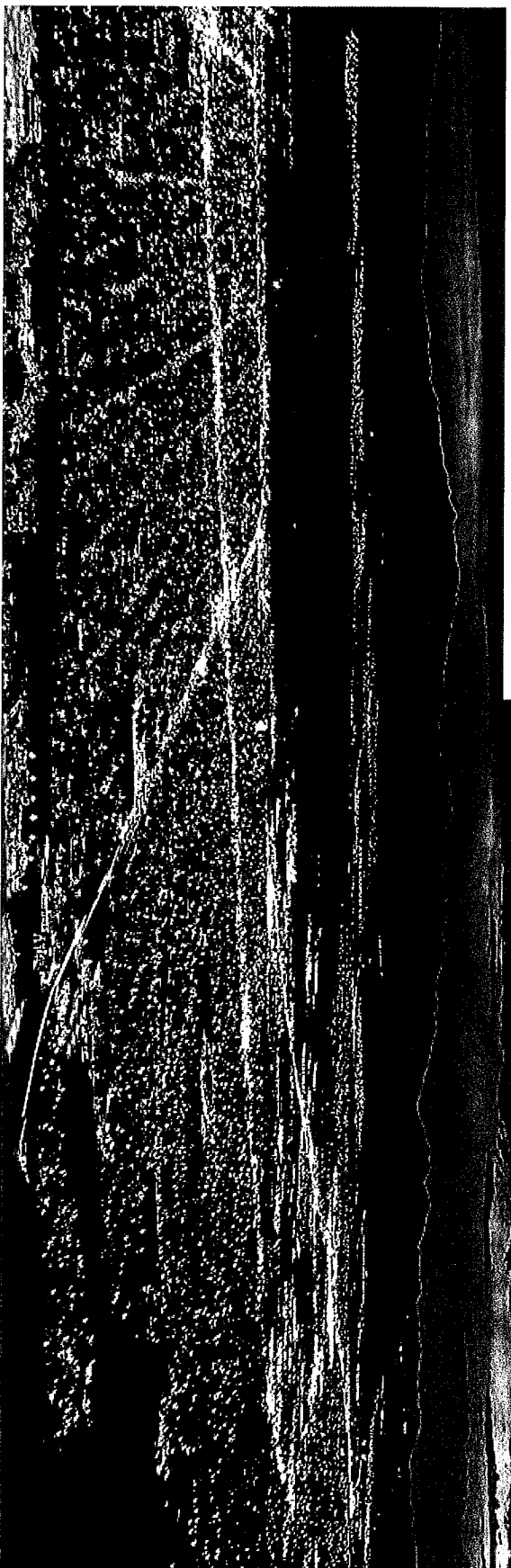
Led Lamps

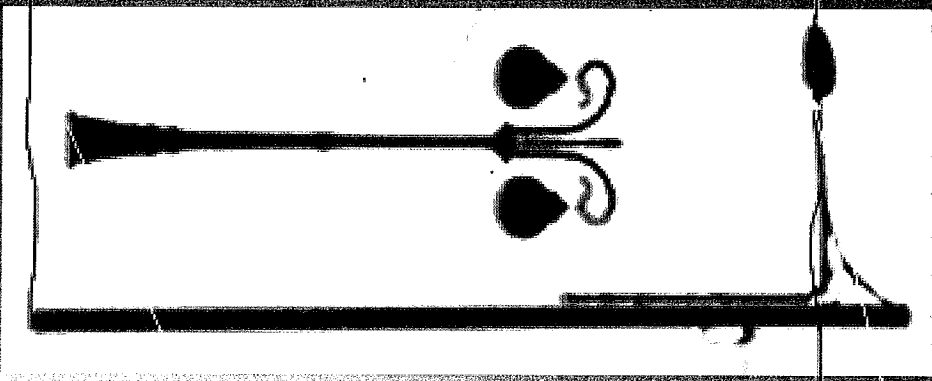


Metal
Halide



How much light pollution
does Pleasant View
currently spill
into the night sky?





Amount of lumens at the top

Distance from top to bottom

Amount of lumens at the bottom

$I = \text{Light Intensity at the top}$

$D = \text{distance from the bottom to the top of the fixture}$

$I = \text{Light intensity at the ground}$

$$I = 1/d^2$$

A 50 watt LED light bulb = 4,500 lumens

The distance from the top to the bottom of the lamp post is 7.62m

$$I = 4,500 / 7.62m^2$$

$$I = 77.5m$$

How much light is projected by each type of light? Who is getting this light?

First-

Took the amount of wattage produced by the associated lamp light and applied it to the Watts to Lumens calculator.

Second-

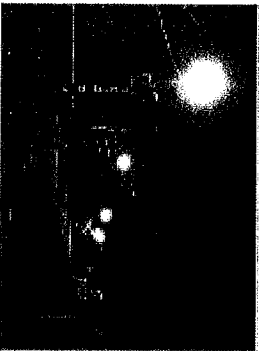
Understanding the average height of a street lamp is 7.62m.

Third-

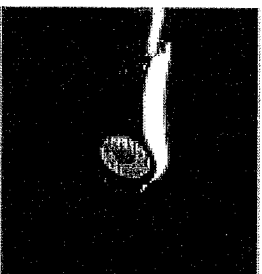
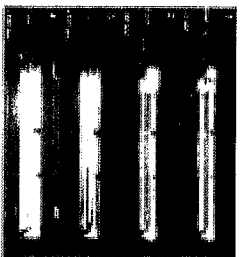
Applied the amount of lumens into the formula: $\longrightarrow$

$$\begin{aligned} \text{light intensity is proportional to } & \frac{1}{\text{distance squared}} \\ I \propto \frac{1}{d^2} \\ I = \text{light intensity (candela, W/m}^2\text{)} \\ \propto \text{ means "is proportional to"} \\ d = \text{distance from a light source (m)} \end{aligned}$$

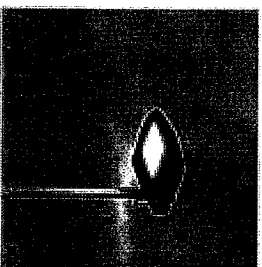
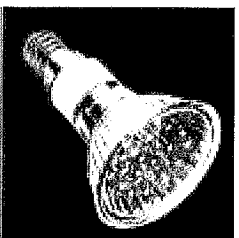
Knowing these are the kinds of lights
we have, and after applying the
formula to these kind of lights...



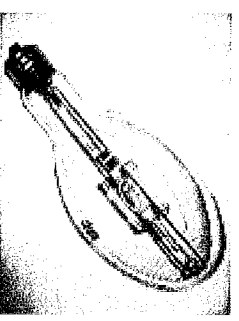
High Pressure
Sodium Vapor
Lamps

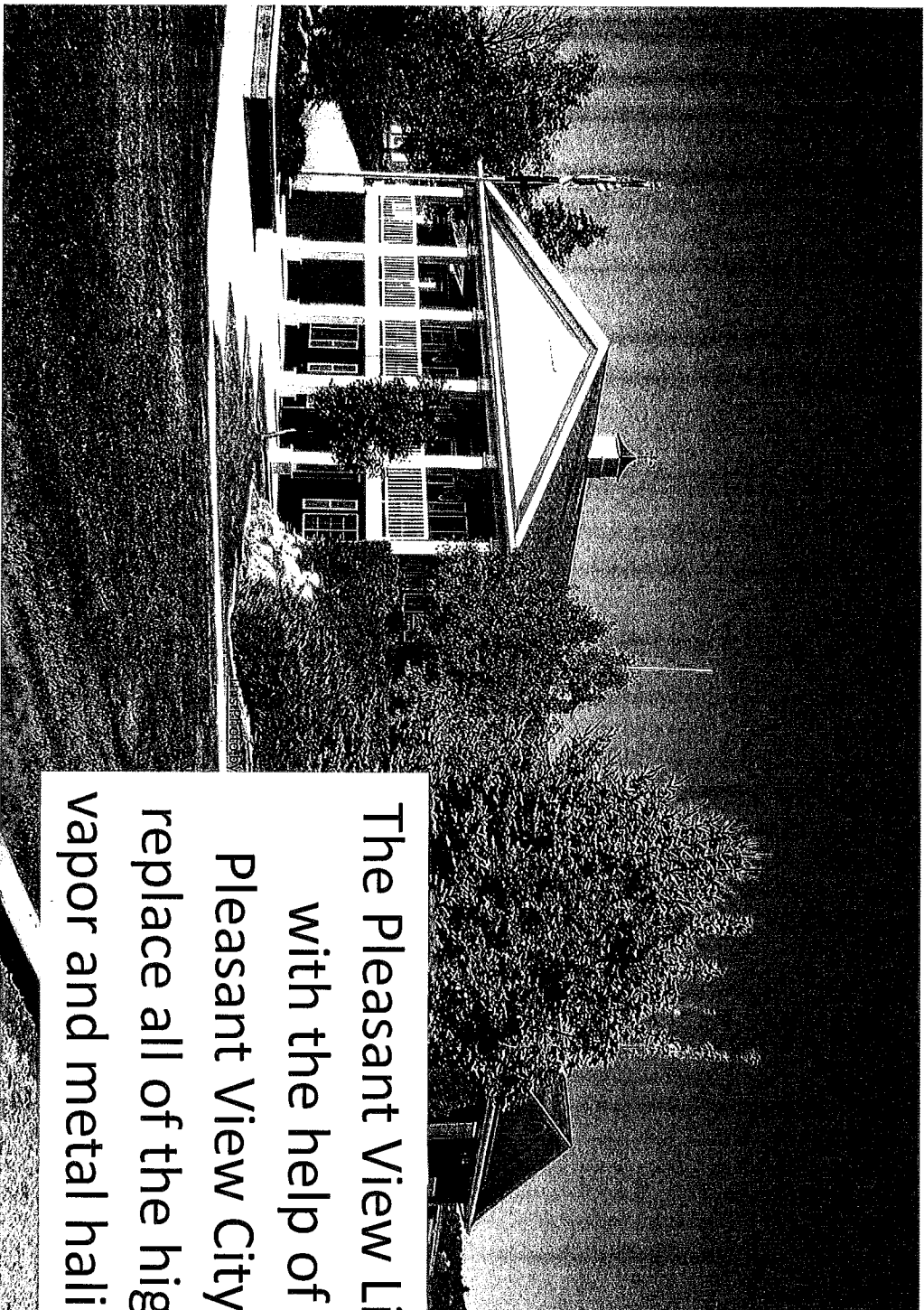


Led Lamps



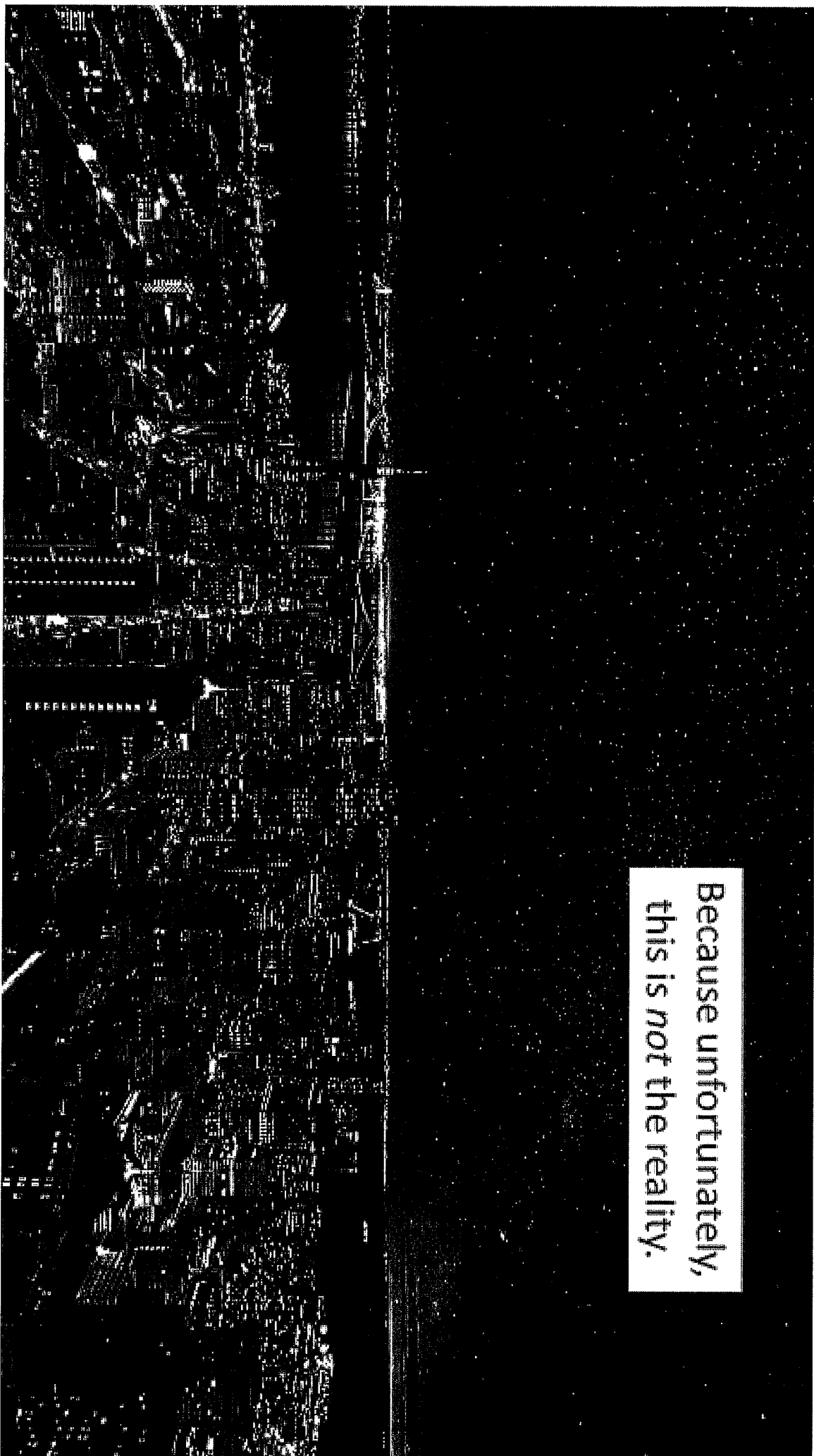
Metal
Halide





The Pleasant View Lighting Committee,
with the help of the Mayor and
Pleasant View City Council, hope to
replace all of the high pressure sodium
vapor and metal halide lamps in the city.

Because unfortunately,
this is *not* the reality.



PLEASANT VIEW CITY CITY COUNCIL MEETING

September 10, 2019



SERENITY SUBDIVISION - ZONING MAP AMENDMENT

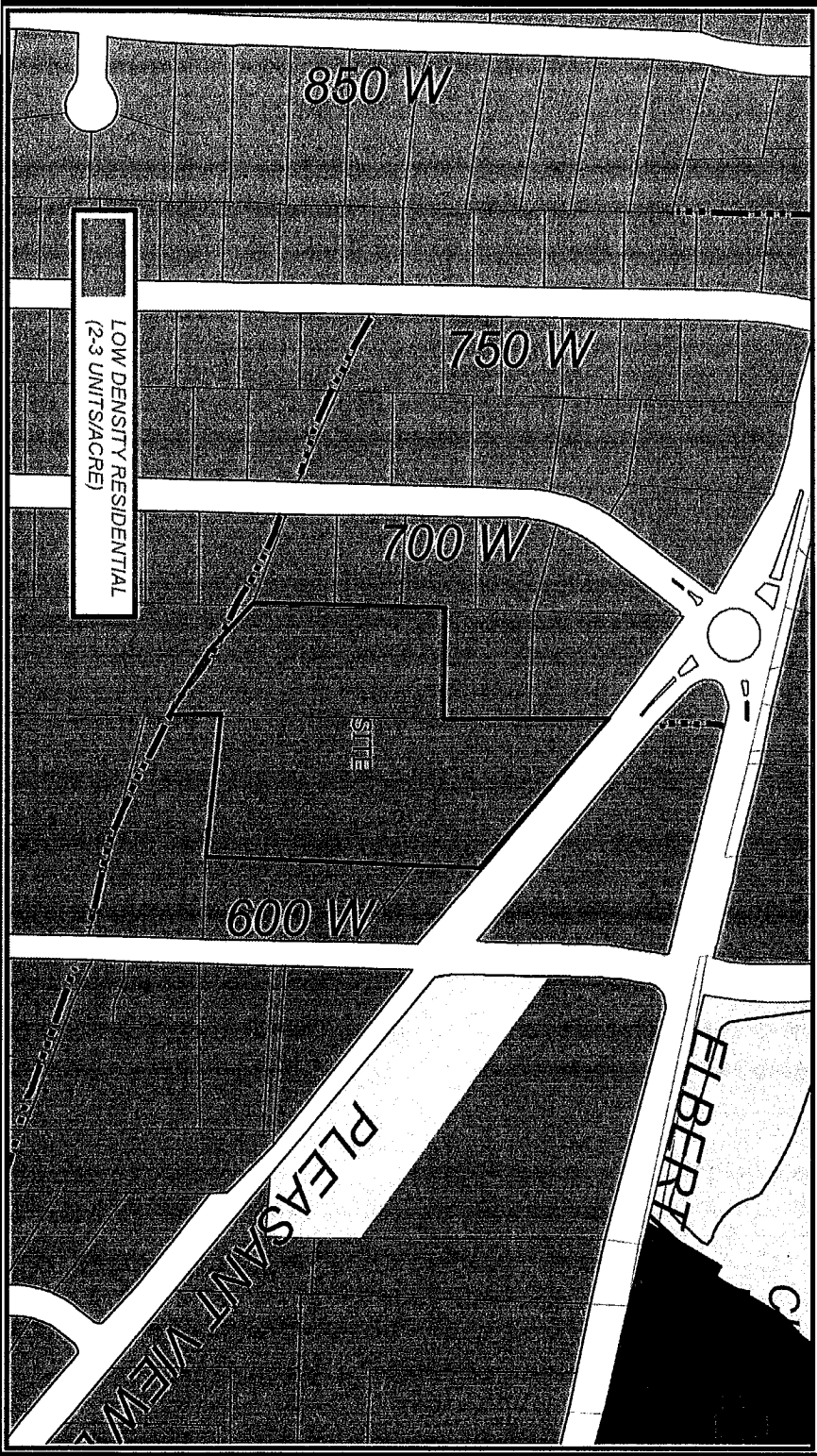


SERENITY SUBD. – ZONING MAP AMENDMENT

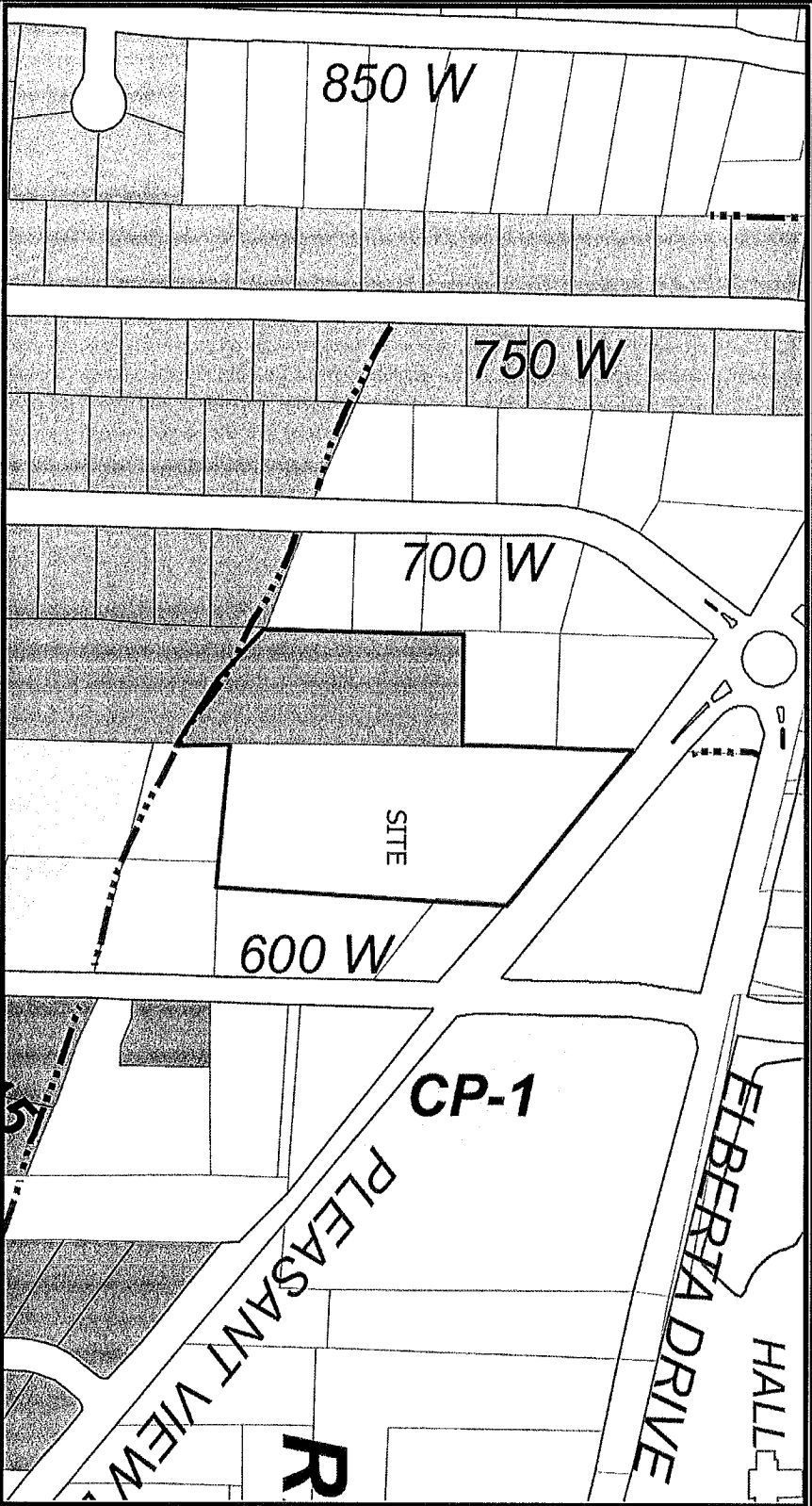
- Owner: John and Evelyn Olsen
- Applicant: Mark Green
- Address/Location: approximately 650 W Pleasant View Dr
- Lots/Acreage: parts of 4 existing lots – proposed 8 lots
- Future Land Use Designation: Low Density Residential
- Current Zoning: RE-20 and RE-15
- Application Date: July 18, 2019
- Date of Previous Meeting/Hearing: August 15, 2019 – Planning Commission Public Hearing



SERENITY REZONE - FLUM



SERENITY REZONE - CURRENT ZONING



SERENITY SUBDIVISION - PRELIMINARY PLAT



SERENITY SUBD. – PRELIMINARY PLAT

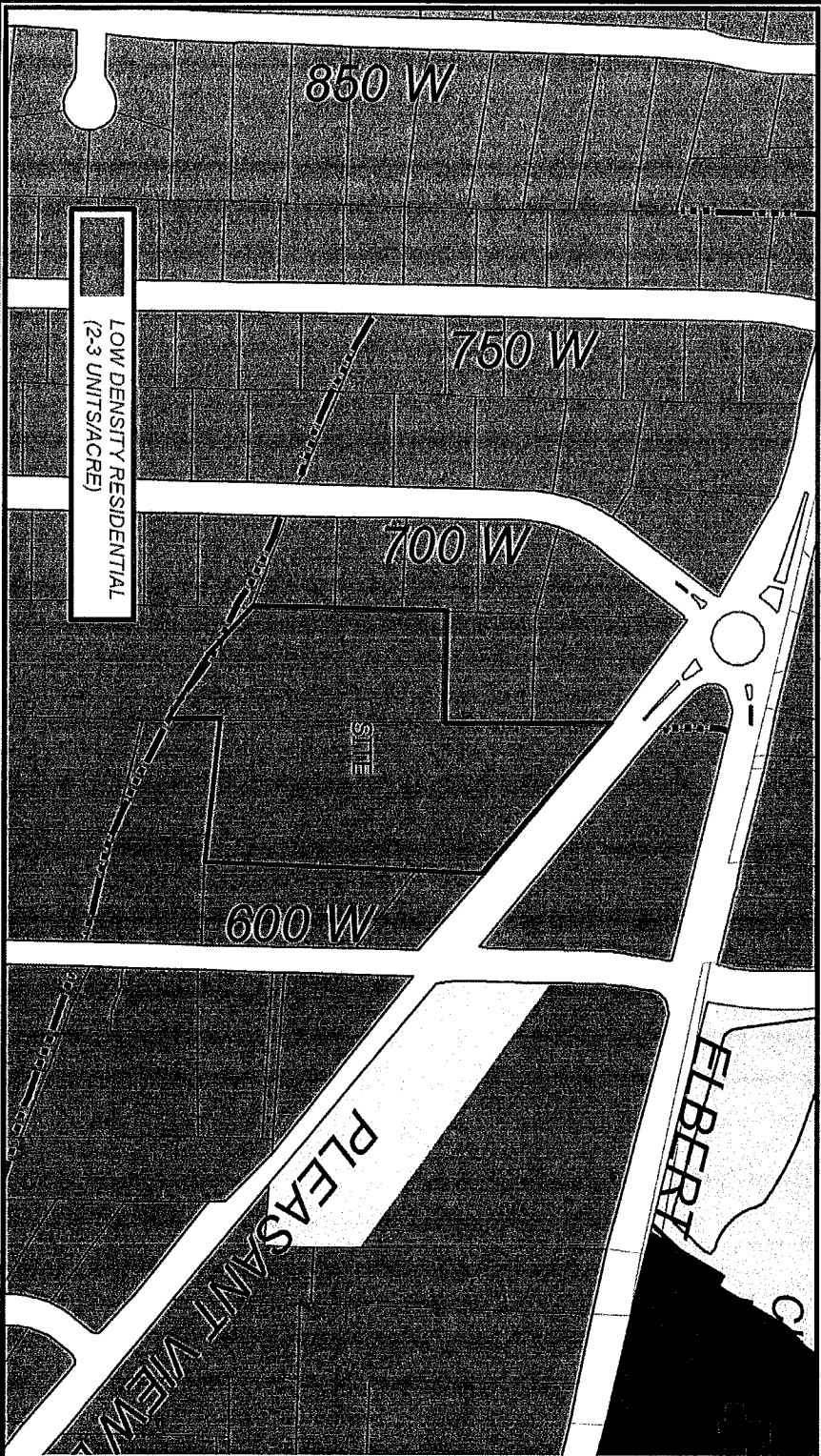
- Owner: John and Evelyn Olsen
- Applicant: Mark Green
- Address/Location: approximately 650 W Pleasant View Dr
- Lots/Acreage: Proposed 8 lots
- Future Land Use Designation: Low Density Residential
- Current Zoning: RE-20 and RE-15
- Application Date: May 30, 2019
- Date of Previous Meeting/Hearing: August 15, 2019 – Planning Commission Public Meeting



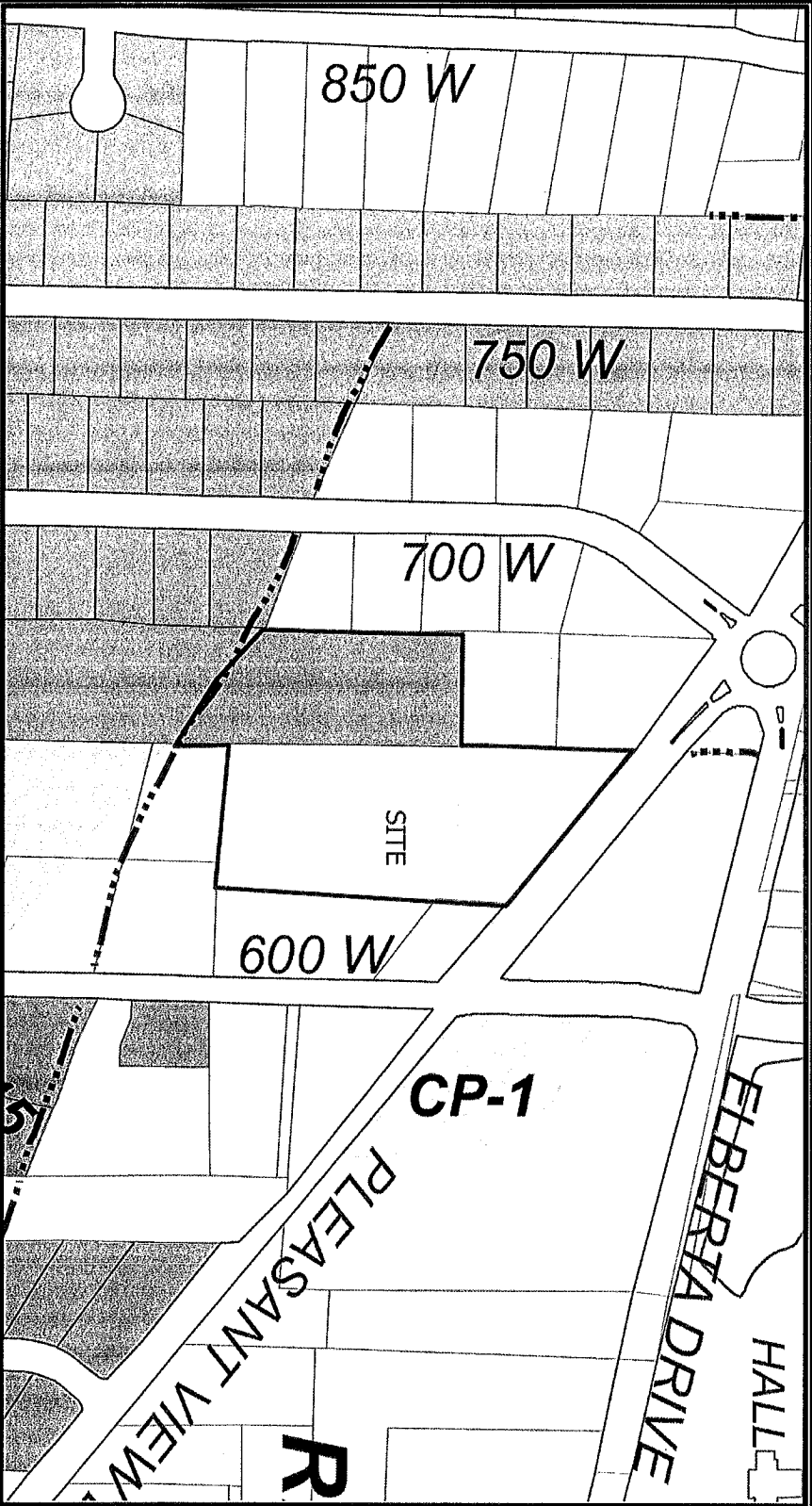
SERENITY SUBD. PRELIM. PLAT - VICINITY



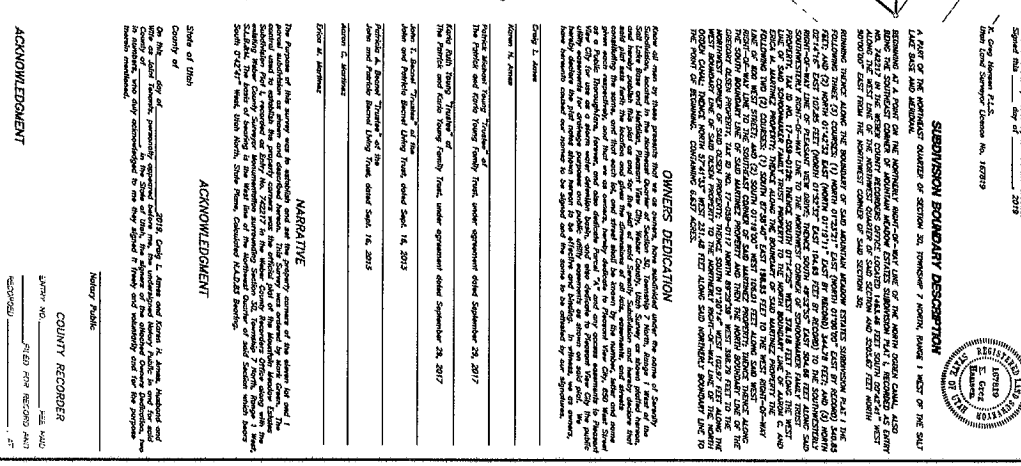
SERENITY SUBD. PRELIM. PLAT - FLUM



SERENITY SUBD. PRELIM. PLAT - ZONING



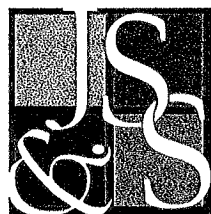
Serenity Subdivision
Pleasant View, Weber County, Utah
A Part of the Northeast Quarter of Section 30,
Township 7 North, Range 1 West, Salt Lake Base & Meridian
June 2019

[illegible]





deep red
and dark royal
(shown)



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