

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

December 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, December 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 November 12, 2019 (open and closed) and November 19, 2019

-Bills of Pleasant View City

Business:

- 6:10 P.M. 1. Recognize and thank the outgoing City Councilmembers.
- 6:20 P.M. 2. Audit presentation. *(Presenter: Childs Richards CPAs and Advisors)*
- 6:35 P.M. 3. Discussion and possible action on approval of the Adequate Public Facilities Determination for Serenity Subdivision. *(Presenters: Bill Cobabe and Dana Shuler)*
- 6:40 P.M. 4. Discussion and possible action to consider final plat for the Serenity Subdivision located at approximately 650 W and Pleasant View Dr. Applicant: Mark Green. *(Presenter: Bill Cobabe)*
- 6:50 P.M. 5. Discussion and possible action on approval of the Adequate Public Facilities Determination for Highland Meadows located at approximately 4260 N 1100 W. *(Presenters: Bill Cobabe and Dana Shuler)*
- 7:00 P.M. 6. Discussion and possible action to amend an Interlocal Agreement with North Ogden for Staff Engineering Services. *(Presenter: Bill Cobabe)*
- 7:10 P.M. 7. Discussion and possible action to amend Chapter 16.04-Fences regarding heights, Ordinance 2019-5. *(Presenter: Bill Cobabe)*
- 7:30 P.M. 8. Discussion and possible action to enter into a contract with E.K. Bailey Construction for the Old City Shop Demo and Replacement and Shop Covered Parking Bay Project in the amount of \$_____. *(Presenter: Lorin Gardner)*
- 7:45 P.M. 9. Discussion and possible action to approve an agreement between Pleasant View City and CStore, LLC at 1584 W 2700 N. Tax ID#19-390-0001 regarding the regulating and control of storm and surface waters. *(Presenter: Bill Cobabe)*

7:50 P.M. 10. Discussion and possible action to approve and Escrow Agreement with Cadence Development for the CStore Development at 1584 W 2700 N in the amount of \$35,313.50. *(Presenter: Bill Cobabe)*

8:00 P.M. 11. Discuss and possible action regarding recycling and recycling rates.

8:20 P.M. 12. Closed Meeting.

13. 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.



Pleasant View City * 520 W Elberta Dr * Pleasant View, UT 84414 * (801) 782-8529*
Adequacy Determination Application (REV. 1-20-2015)

Applicant/Representative's Name:		
Applicant Company Name (if applicable):		
Check box if this address is to be used for refund ☐		
Applicant's Address :		
Phone:	Cell:	Email:
Property Owner's Name:		
Company Name (if applicable):		
Check box if this address is to be used for refund ☐		
Owner's Address:		
Phone:	Cell:	Email:
PROJECT LOCATION:		
TIN:	Acreage:	
Current Zoning:	Proposed Zoning (if applicable):	
Culinary Water Service Provider, if known:		
PROJECT INFORMATION Fill out the applicable project information below. Use additional pages and provide any necessary documentation to demonstrate full compliance with City Code Section 18.70		
Check the box that most closely describes the Project Type: ☐ Residential ☐ Non-Residential ☐ Both (Mixed-Use)		
IF RESIDENTIAL and BOTH (MIXED-USE):		
Anticipated density:	Number of Units:	
Type of Units:	Average SF of Unit:	
IF NON-RESIDENTIAL and BOTH (MIXED-USE):		
Describe what type of development or use is anticipated (use separate sheet, if necessary):		
Anticipated square footage of development:		
Projected peak water demand for development:		
Projected number of trips per day:		
ANY OTHER PERTINENT INFORMATION FOR CONSIDERATION:		



Pleasant View City * 520 W Elberta Dr * Pleasant View, UT 84414 * (801) 782-8529*

Adequacy Determination Application (REV. 1-20-2015)

*Additional information may be required upon review of initial submittal. The City will contact the applicant via email with written comments of what is needed to continue processing of application. City relies on applicant to submit in a timely manner to continue processing. When the application is deemed technically complete it will then be scheduled for the next available City Council meeting. Please allow 6 to 8 week for full processing.

**Any monies in the initial deposit that are not used in the course of review of the application will be refunded to the individual marked above. Refunds will be processed upon complete processing of application, which may be 6 to 8 weeks after adopted determination.

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 City Code 18.60.045.** Furthermore, I understand that the submittal of this application is not a guarantee of the City granting or approving the request.

Signature of Applicant/Representative

Signature of Property Owner

For City Use

Date Submitted:	Received By:
\$1500.00 DEPOSIT DUE AT TIME OF APPLICATION	
Routed to:	Case No. AD -

DATE		Amount
	INITIAL DEPOSIT	\$1500.00
	Engineering Invoice	-\$
	Engineering Invoice	-\$
	REFUND or AMOUNT DUE (Sent by:)	

Affidavit

Property Owner

STATE OF UTAH }
COUNTY OF } : SS

Dated this _____ day of _____, 20_____, personally appeared
before me _____, the signer(s) of the
above agent authorization, who duly acknowledge to me that they executed the same.

Notary

Residing in: _____

My commission expires_____

Applicant/Representative

STATE OF UTAH }
COUNTY OF : SS }

Dated this _____ day of _____, 20_____, personally appeared
before me _____, the signer(s) of the
above agent authorization, who duly acknowledge to me that they executed the same.

Notary

Residing in: _____

My commission expires

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

November 12, 2019

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR: Leonard Call

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

STAFF: Laurie Hellstrom Bill Cobabe
Tyson Jackson Ryon Hadley

VISITORS: Ann Arrington Dave Marriott
Emily Thomas Kevin Bailey
Lorin Gardner Dana Shuler

Pledge of Allegiance: Sara Urry

Opening Prayer, Reading or Expression of Thought: Sara Urry

Declaration of Conflicts of Interest:

None were given.

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

None were given.

Youth City Council Report:

None.

Consent:

Motion was made by CM Gibson to accept the consent items (Minutes of October 8, 2019 and October 22, 2019 (open & closed) and the bills of Pleasant View City. 2nd by CM Burns. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

Business:

1. Discussion and possible action to award the Street Light Supplier contract for all new streetlights in Pleasant View City. (Presenters: Emily Thomas & Bill Cobabe)

Emily Thomas: after the presentations given the committee reviewed the proposals and Stevens Sales Company (SSCO) is proposed to be the street light supplier. This is the supplier. Next will be the agreement. This is not tied to a purchase order but they will help us pick the lighting and fine tune what will be chosen. CM Gibson: are we going out to bid next? Bill Cobabe: this was the bid process for this. Emily Thomas: he

will be part of our team and help us with pricing. CM Gibson: how will this affect old subdivisions with different designs? Emily Thomas: this is a phased approach.

Motion was made by CM Francis to accept the recommendation to partner with Stevens Sales Company (SSCO) as outlined in memo. 2nd by CM Hansen. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

2. Discussion and possible action to award the Property Acquisition Agent contract to Bonneville Acquisitions for the Zone Reservoir and Transmission Line Project. (Presenter: Dana Shuler)

Dana Shuler: we need some property and easements. We had five proposals and we interviewed two. We are recommending Bonneville Acquisitions. They are also working with the Skyline Drive project. He provided his cost proposals. He will represent the city. CM Gibson: have we determined the property? Bill Cobabe: sort of. It depends on negotiations.

Motion was made by CM Burns to award the Property Acquisition Agent contract to Bonneville Acquisitions. 2nd by CM Urry. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

3. Discussion and possible action to approve Reconciliation Change Order for Evergreen Storm Drain Project. (Presenter: Dana Shuler)

Dana Shuler: this is to reconcile the cost and only paper work. All has been paid. Motion was made by CM Hansen to accept. 2nd by CM Burns. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

4. Discussion on a proposed amendment to Chapter 16.04-Fences regarding heights. (Presenter: Bill Cobabe)

Bill Cobabe: there is a wide variety of fences. An 8' fence was installed between Fox Meadows #5 and the road. Eight foot is a standard height for fences and for aesthetics and security but debatable as a sound barrier. CM Francis: why go from 7' to 6' if the other is 8'? Bill Cobabe: it is a standard height. CM Urry: what about types of material? Bill Cobabe: we are still a farming community and it may not be a popular restriction. CM Gibson: don't change the 7' fence to 6'. Front yards also need to include bushes and trees in the height limit. Bill Cobabe: it does. CM Burns: we need to work on the fence height at Jensen's place.

This will be placed on the next agenda.

5. Discussion and possible action to enter into a contract with E.K. Bailey Construction for the Old City Shop Demo and Replacement and Shop Covered Parking Bay Project in the amount of \$416,910. (Presenter: Lorin Gardner)

This was pulled from the agenda. The contract is not ready.

6. Closed Meeting.

Motion was made by CM Gibson to go into the closed meeting to discuss the character and professional competence of an individual. 2nd by CM Burns. Roll call vote. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0

Mayor Call signed a sworn statement affirming the reason for the closed meeting.

Motion was made by CM Hansen to end the closed meeting. 2nd by CM Urry. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0

7. Discussion and possible action from the closed meeting.

No action from the meeting.

Other Business:

Ryon Hadley: it went better with the new school than was expected. There was a stolen truck and trailer. We found the trailer on 12th street. We have a new hire that started today, Jacob Wiese. He has 10 years of service. He is replacing Shea Gillies. Trent Wilson resigned today for health reasons. Bill Aeschlimann is working on grants for police equipment. For October there were 691 calls, 60 citations, and 7 arrests.

CM Hansen: we need to send letters to those by school and remind them that they have sidewalks to clear? CM Urry: it still belongs to the school. Bill Cobabe: the school has not yet received final on the improvements. Once they have final we can send letters.

Tyson Jackson: we are working on seasonal changes. The sweeper is out picking up leafs and crack sealing. We are working on the work order system. Cherrywood has 22 of the 24 residents signed up for water. I will be keeping the water reporting with my position. We are going to hire two O&Ms. We have four applicants. I have talked to all on 1000 W except Wells and Cragun's. I hope to have something for the budget process. CM Hansen: put more gravel at Ferrin's.

Bill Cobabe: I attended the Utah City Managers Association Meeting last Thursday and Friday. It has been a couple of interesting weeks for me. I am super excited and charged up about new things and I am excited for the new year. I got great ideas how to get the staff all enthusiastic and excited, not that they need it, it is always helpful to have a refresher and charge my own batteries and give it back to the rest of the staff and put some good things in place. I also met with Jason Waterson from the Trust and he mentioned several safety things that we need to do including some trainings and other things we are going to get put into place to make sure all our folks go home in one piece at the end of their shifts. It's been a busy week and I have been working hard. CM Urry: what about the Industrial Park? Bill Cobabe: Harrisville City is meeting tonight. Debbie Minert is there to provide a letter for their record. It was in our annexation plan since 1/14/2003. Mayor Call: we will continue to work with the Weber County Commissioners and the Mayors. We need to wait and see what happens tonight.

Laurie Hellstrom: you have the financials and business license list in your packets. Remember about the meeting on November 19th to canvas the elections.

CM Gibson: CM Burns should continue to be the Founders Day Chair. For Veterans Day we didn't do much. We should have some banners or flags.

Adjournment: 7:19 P.M.

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

November 12, 2019

MAYOR: Leonard Call

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

STAFF: Bill Cobabe
Laurie Hellstrom
Ryon Hadley

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:59 P.M.

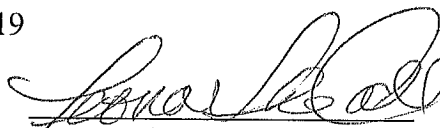
BUSINESS:

6. Closed Meeting – Discuss the character and professional competence of an individual.

Motion was made by CM Gibson to go into the closed meeting to discuss the character and professional competence of an individual. 2nd by CM Burns. Roll call vote. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0

Pursuant to Utah Code Annotated, Section 52-4-206, I, Leonard M. Call, do solemnly swear that the sole purpose for closing the meeting dated November 12, 2019 was to discuss the character and professional competence of an individual.

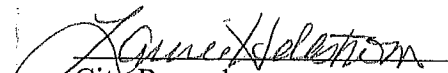
Dated this 3rd day of December 2019



Mayor, Pleasant View City

Subscribed and sworn to before me this 3rd day of December, 2019





City Recorder

Motion was made by CM Hansen to end the closed meeting. 2nd by CM Urry. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen & CM Urry. 5-0

Adjournment: 7:19 P.M.

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

November 19, 2019

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 5:00 P.M.

MAYOR: Leonard Call (*absent*)

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

STAFF: Laurie Hellstrom Bill Cobabe
Ryon Hadley Jill Hunt
Heather Gale Debbie Minert

VISITORS: Ann Arrington Dave Marriott
Carson Jones Bruce Jones
Lewis Weaver

Pledge of Allegiance: Bill Cobabe

Opening Prayer, Reading or Expression of Thought: Jerry Burns

Business:

1. Canvas the Municipal Election. (*Presenter Laurie Hellstrom*)

Laurie Hellstrom presented the canvas material and memo.

Motion was made by CM Hansen to declare nominated Ann Arrington, Sara B. Urry, David Marriott for the four-year city council seats and Kevin Bailey for the two-year city council seat. 2nd by CM Francis. Voting aye: CM Burns, CM Francis, CM Gibson, CM Hansen and CM Urry. 5-0

2. Discussion and possible action to grant final plat approval of the Heart of Pole Patch Phase 2, adding 8 additional lots in the Heart of Pole Patch subdivision, located at approximately 250 W 4450 N. Requester; Carson Jones. (*Presenter: Bill Cobabe*)

CM Burns: we hope to learn something about this application. Bill Cobabe: the information is in your staff report. This is highly unusual that staff finds themselves in. We don't like to have reports before you until they are complete and we feel confident in the quality of the submittal. We are recommending denial for the proposed application and there is no official application in our office at this current time. You see the salient points in the memo. It is sufficient to say we have no application and we have been working with the developer to meet the requirements. We are not at a point where staff feels comfortable to recommend approval of this so we are recommending denial as it currently stands. CM Burns: it was put on the agenda at a late moment because of the

recommendation of two city councilmembers. In doing so the purpose was not to create a precedent for applications. We appreciate the good work our staffs does. Our hope this evening is to make sure the applicant knew what we were expecting of him and that felt that we have dealt fair with him. CM Urry: with what Bill Cobabe has said and in talking with staff there is no application submitted so frankly there is no need to discuss this. Things have not been met. Ample time has been provided. Just meet the requirements of the code and then submit it and then we can approve based on the requirements being met. CM Francis: I agree. There is no application. We shouldn't discuss it and to not set a precedent. CM Urry: it is essential that the applicant understands what is required. Bill Cobabe: the preliminary plat was approved in March of this year so the developer had since that time to present an application for final plat to the city. We have been looking over preliminary final, just an odd term, just in anticipation of receiving an application. We have been spending our time and using resources to look over the proposed subdivision. There is not a lot of wiggle room for staff or the city council in these kinds of decisions. They either meet the parameters or not. If they meet the parameters they 'shall' be approved and on the other hand if a developer has not or can't meet the requirements of the code then it should be denied. This is unusual that we don't even have an application yet. We have been reviewing preliminary to a final plat because that is the next stage in the development process, final plat submission. CM Urry: the requirements for final plat have not been met? Bill Cobabe: correct. CM Gibson: is this handout from Jill Hunt? Bill Cobabe: yes. CM Gibson: regarding the comment on #1 'I just found out about this today...' and #3 'I just found out about his today....'. CM Urry: that was from Jim Flint his engineer. CM Gibson: what does that mean? Bill Cobabe: it's a little bit disingenuous for a developer to say that they just found out about something or there are certain requirements. CM Urry: it is Jim Flint's (Carson's engineer) questions with responses to them from Jill Hunt. Bill Cobabe: Jill's comments to the engineering is not a mystery to anybody. They are in the code and she cited them. The developer has done business in the city before. This is not new to anybody. CM Gibson: what is the application? A paper with attachments or packet? Do they keep handing in information until the packet is complete? Bill Cobabe: correct. CM Gibson: several years ago I asked staff to put together a check list for building a garage or etc. and I know a subdivision is a bigger task than building a garage. Is there a check list? Bill Cobabe: the short answer, yes. There is a check list and it is attached to the application as they go out. I push back a little bit about check lists because sometimes developers feel that they did the check list and they don't have to check the code. The code is really the arbiter of what is required in our subdivision process. CM Gibson: there should be some kind of list. Bill Cobabe: you are right there is a list they need. CM Gibson: so what is missing? Bill Cobabe: final application and fees. There are five different things but these are significant things that need to be turned in. The application is number one on the list. CM Gibson: did he just find out about this? Is it our fault or is it Carson's fault - probably or their engineer's fault for not knowing these things? Bill Cobabe: I am not aware of a subdivision that goes in that doesn't at least require an application, fees paid and an escrow agreement for final plat. That is just across the board. Every city requires it. It is in state code as well as our code. CM Francis: I just want to reiterate that the application is incomplete and staff is not recommending approval and it is wise to follow staff's recommendation. Carson Jones: I like to thanks the council for offering this chance of a discussion tonight

along with staff. I know that this is not normal or how we do things in the city or any city. This discussion is a little more than meets the eye from the landowner and developer perspective than the perspective of staff is. My first comment is the preliminary plat that was submitted in February of this year. From February of this year to now we have been working on this and that comes from all sort of different reasons but the fact is it is difficult and it is cumbersome and it is hard to get these things through but in reality that is not when it started. Our original plat was August of 2013. So we have been working on this project over six years. And we have two lots developed. And that hasn't been a lack of effort on the developer's part. It hasn't been a stagnations on the city's part but there is a mix that I think that we should try to work with as a city so it is not so cut and dry and bound by ordinances that are important to a point but if that is so important that it stops the city from doing business then that is a problem. I want to go over the bullet points and the reasons for denial. I'll hit the five bullet points and make this fast. #1 the final application: it is my firm belief that we have filed this already. I can't find record of it. I asked staff if we needed to file this a number of weeks ago and I found out about this yesterday that this hasn't been filed yet. I have the application in the truck. I have the check in the truck. And I can't hand it in because I need the application signed by the property owner. We don't have an application right now. The property owner is in Colorado and I can't get the affidavit signed. It tried to hand it in yesterday, and admittedly, Bill did what he needed to do and tell me he couldn't accept it and I appreciate that. #2 the escrow agreement: it says that the city doesn't accept a letter of credit. In my experience we do quite a bit of work in the city. We have always had a project moving forward in Pleasant View for the last 60 years almost, 50 years anyways. We have been active participants in the the city for 50 years. We have Harris Hills 1 & 2 & 3 that is on a letter of credit guarantee, so to state that we don't have letter of credit guarantee is factually inaccurate. Jim's comment is true. We do them in Pleasant View in North Ogden, in Weber County, in Syracuse, it is standard business. #4 the off-site easement is something we will record with the plat, so we don't require the plat to have signatures on it before we come for approval but part of recording is getting the plat signed. In my opinion that is what #4 is. The easement and plat should record together. #5 we already have the Central Weber Sewer Improvement. So the only thing we are missing is the application which I have in my truck but no way to get it until the landowner gets back. I want to point out that in the last eight years we have done six projects in Pleasant View and three of them had to be instigated by legal action. So in my opinion we need to made this a little more amenable and give staff the tools they need so they don't have to be constrained by very boxed in set of ordinances that may or may not make sense at the time. Hope we can see the importance of this if you own land in Pleasant View too bad because it is just too hard and it is too expensive, too long and too cumbersome. CM Hansen: what is the time frame for her, Ann Dodgson, property owner to get back in town? Carson Jones: a week. She goes there for a week here for a week. CM Urry: what else needs to be done? Bill Cobabe: let me say I am grateful for Carson for pointing out that we work under a system of constraints also known as the code and we as staff apply the code as written. The things that are outstanding come from the code itself. I can't speak to what happened in the past with letters of credit or escrows all I know is that the code specifically requires an escrow. It is 115% required in the code and the state code actually requires 110% and that is our standard which state code supersede our code but still requires an escrow and an

escrow agreement. There are a number of other things. I know that Lorin has approved the plans for construction. A few other outstanding items including this utility easement that needs to be dedicated. We have the language for that it just needs to be signed by the property owner. CM Hansen: the worst things we need are an application with signature and escrow. The easement could be later. Bill Cobabe: we also need the fees. CM Urry: is there the adequate facilities? Bill Cobabe: that has been taken care of. The last thing, the will serve letter. I have seen an email that it is their intention to issue but it needs to be official and in writing on letter head. Again this is all tied to an application that we don't have yet. CM Gibson: Carson, I sense urgency here. Our next meeting is December 10th. Is there a problem getting everything done by then? Carson Jones: it is an issue with money and the problem we are having right now is the land owner needs money. We have a vehicle to make that happen tonight but actually we extended it down a couple of days because this wasn't ready. Money and getting money to cover their needs to the 10th and don't think we will. CM Urry: you don't think you will have this done by the 10th? Carson Jones: no we need a signature. CM Gibson: if she is really hard for money, Colorado is not that far away. CM Francis: without a signature the application is incomplete. CM Burns: we appreciate your comments Carson. In this meeting we cannot discuss the changing of our ordinance. I appreciate the Jones Family and the excellent work you have done in Pleasant View for generations. The other side of that you have been in Pleasant View long enough to know what the expectations are. It is not a surprise and it is not the first time you have gone down this road. We would be glad to approve just as soon as it is complete.

Motion was made by CM Francis to accept the recommendation of staff and deny final plat as stated and until further time there is an application, 2nd by CM Urry.

Discussion. CM Hansen: because we are not meeting again we shouldn't be holding someone up but the same token without a signature our hands are tied. Bill Cobabe: we could consider a special meeting when it is complete. We are heading into a holiday season and hate to mention it. We are not ready tonight.

Voting aye: CM Hansen, CM Francis, CM Urry, CM Burns. Voting nay: CM Gibson.
4-1.

Adjournment: 5:36 P.M.

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	19307	DEVELOPER RECEIVABLES	11/01/2019	3,439.50	3,439.50
NORTH OGDEN CITY	ENG 19-10	DESIGN TEK PLASTICS	11/20/2019	64.78	64.78
NORTH OGDEN CITY	ENG 19-10	HEART OF POLE PATCH #1 AMENDMENT	11/20/2019	129.57	129.57
NORTH OGDEN CITY	ENG 19-10	HEART OF POLE PATCH #2	11/20/2019	291.52	291.52
NORTH OGDEN CITY	ENG 19-10	HIGHLAND MEADOW SUBDIVISION	11/20/2019	437.28	437.28
NORTH OGDEN CITY	ENG 19-10	MOORE OFFICE/WAREHOUSE	11/20/2019	48.59	48.59
NORTH OGDEN CITY	ENG 19-10	ROCKY POINT ESTATES #1	11/20/2019	437.28	437.28
NORTH OGDEN CITY	ENG 19-10	SERENITY SUBDIVISION	11/20/2019	226.74	226.74
NORTH OGDEN CITY	ENG 19-10	SCOOTER'S CAFE	11/20/2019	64.78	64.78
Total 10-13120 DEVELOPMENT RECEIVABLES:				5,140.04	5,140.04
10-13122 UTAH SALES TAX PAID RECEIVABLE					
VALLEY GLASS CORPORATION	WO4224687	TAX ON WINDSHIELD	10/09/2019	12.98	12.98
Total 10-13122 UTAH SALES TAX PAID RECEIVABLE:				12.98	12.98
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERNMENTS	1579048	WORKERS COMP	12/10/2019	3,751.51	3,751.51
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				3,751.51	3,751.51
10-22500 INSURANCE PAYABLE					
AFLAC	201939	MONTHLY INSURANCE PREMIUM	11/14/2019	126.22	126.22
ALLIED ADM. FOR DELTA DENT	12119	DENTAL INS-2 MONTHS	11/15/2019	4,841.74	4,841.74
HEALTH EQUITY INC.	ZKDK3SQ	MONTHLY HSA FEE BILL COBARE	11/06/2019	2.25	2.25
PEHP-LTD	102619	LTD COVERAGE	10/26/2019	242.45	242.45
PEHP-LTD	11919	LTD COVERAGE	11/09/2019	238.69	238.69
PUBLIC EMPLOYEES HEALTH P	110119	EMPLOYEES HEALTH INSURANCE PREMIUMS	11/01/2019	29,759.62	29,759.62
WASHINGTON NATIONAL INS C	P1960569	SECONDARY INSURANCE	11/01/2019	86.65	86.65
Total 10-22500 INSURANCE PAYABLE:				35,297.62	35,297.62
10-22600 FLEX SPENDING PAYABLE					
PEHP-FLEX	091419A	JAP PALMER FLEX SPENDING	09/17/2019	16.67	16.67
PEHP-FLEX	092819A	JAP PALMER FLEX SPENDING	09/28/2019	16.67	16.67
PEHP-FLEX	101219A	JAP PALMER FLEX SPENDING	09/17/2019	16.67	16.67
PEHP-FLEX	102619	FLEX SPENDING MONTHLY FE	10/26/2019	631.68	631.68
PEHP-FLEX	102619	JAP PALMER FLEX SPENDING	10/26/2019	16.67	16.67
PEHP-FLEX	110919	FLEX SPENDING PROGRAM	11/09/2019	631.68	631.68
PEHP-FLEX	110919	JAP PALMER FLEX SPENDING	11/09/2019	16.67	16.67
Total 10-22600 FLEX SPENDING PAYABLE:				1,346.71	1,346.71
10-35-100 COURT FINES					
UTAH STATE TREASURER	102019	90% SURCHARGE	10/31/2019	1,000.93	1,000.93
UTAH STATE TREASURER	102019	35% SURCHARGE	10/31/2019	1,226.09	1,226.09
UTAH STATE TREASURER	102019	80% OF \$32 COURT SECURITY SURCHARGE	10/31/2019	1,280.96	1,280.96
UTAH STATE TREASURER	102019	100% OF \$8 COURT SECURITY SURCHARGE	10/31/2019	900.27	900.27
Total 10-35-100 COURT FINES:				4,408.25	4,408.25

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-41-220 PUBLIC NOTICES					
WATKINS PRINTING	59422	ENVELOPES	10/31/2019	297.50	297.50
WATKINS PRINTING	59565	NEWSLETTER	11/04/2019	487.91	487.91
WATKINS PRINTING	59566	NEWSLETTER AND UTILITY BILL	11/04/2019	591.83	591.83
Total 10-41-220 PUBLIC NOTICES:				1,377.24	1,377.24
10-41-240 OFFICE SUPPLIES AND EXPENSE					
GREENHALGH AWARDS	1050	CITY COUNCIL PLAQUES	11/16/2019	135.00	135.00
Total 10-41-240 OFFICE SUPPLIES AND EXPENSE:				135.00	135.00
10-41-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	13617	MONTHLY NETWORK SERVICES-LEGIS	11/01/2019	56.55	56.55
Total 10-41-310 PROFESSIONAL & TECHNICAL:				56.55	56.55
10-42-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	13617	MONTHLY NETWORK SERVICES-COURT	11/01/2019	56.55	56.55
Total 10-42-310 PROFESSIONAL & TECHNICAL:				56.55	56.55
10-43-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	13617	MONTHLY NETWORK SERVICES-ADMIN	11/01/2019	131.95	131.95
Total 10-43-310 PROFESSIONAL & TECHNICAL:				131.95	131.95
10-44-310 PROFESSIONAL & TECHNICAL					
CASELLE	98154	CONTRACT SUPPORT & MAINTENANCE	11/01/2019	187.50	187.50
TECSERV, INC.	13617	MONTHLY NETWORK SERVICES-	11/01/2019	56.55	56.55
Total 10-44-310 PROFESSIONAL & TECHNICAL:				244.05	244.05
10-47-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0224334-001	BUSINESS LICENSE PAPER	11/20/2019	41.10	41.10
LAYTON OFFICE SUPPLY	0224334-001	ENVELOPES	11/20/2019	31.66	31.66
Total 10-47-240 OFFICE SUPPLIES AND EXPENSE:				72.76	72.76
10-47-310 PROFESSIONAL/TECHNICAL SERVICE					
CASELLE	98154	CONTRACT SUPPORT & MAINTENANCE	11/01/2019	187.50	187.50
TECSERV, INC.	13617	MONTHLY NETWORK SERVICES-RECOR	11/01/2019	131.95	131.95
Total 10-47-310 PROFESSIONAL/TECHNICAL SERVICE:				319.45	319.45
10-49-300 ENGINEER					
JONES & ASSOCIATES	19306	GENERAL ENGINEERING COORDINATION	11/01/2019	1,006.00	1,006.00
NORTH OGDEN CITY	ENG 19-10	GENERAL ENGINEERING (HOLIDAY, VAC, TRAINING, TIM	11/20/2019	2,348.40	2,348.40
NORTH OGDEN CITY	ENG 19-10	GENERAL ENGINEERING (CC MTNGS, PC MTNGS)	11/20/2019	226.74	226.74
NORTH OGDEN CITY	ENG 19-10	GENERAL ENGINEERING (DRC MTNGS, MISC. REVIEWS &	11/20/2019	502.07	502.07
Total 10-49-300 ENGINEER:				4,083.21	4,083.21
10-49-310 ATTORNEY					
HELGESEN, HOUTZ & JONES	11/01/19	ATTORNEY'S FEES	11/01/2019	750.00	750.00
JONES & ASSOCIATES	19306	BASE MAP AND DATABASE MANAGEMENT	11/01/2019	97.50	97.50

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-49-310 ATTORNEY:				847.50	847.50
10-49-510 INSURANCE AND SURETY BONDS					
INTERMOUNTAIN HEALTHCAR	EAP-02787	EAP SERVICE	10/30/2019	245.70	245.70
UTAH LOCAL GOVERNMENTS	1579047	AUTOMOBILE POLICY INVOICE	12/10/2019	237.72	237.72
Total 10-49-510 INSURANCE AND SURETY BONDS:				483.42	483.42
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
DIRECT FIRST AID & SAFETY	DFA0008155	FILL MEDICINE CABINET	11/21/2019	125.15	125.15
LAYTON OFFICE SUPPLY	0223460-003	OFFICE HEATERS	10/29/2019	194.97	194.97
LAYTON OFFICE SUPPLY	0223822-001	OFFICE SUPPLIES	11/01/2019	19.78	19.78
LAYTON OFFICE SUPPLY	0224334-001	DESK CALENDARS	11/20/2019	46.13	46.13
MODEL LINEN SUPPLY	1213705	MAT SERVICE	09/24/2019	96.45	96.45
MODEL LINEN SUPPLY	1229119	MAT SERVICE	10/22/2019	96.45	96.45
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				578.93	578.93
10-50-270 UTILITIES					
DOMINION ENERGY	110519	885 W PLEASANT VIEW DR	11/05/2019	.03	.03
DOMINION ENERGY	110519	520 W ELBERTA DR	11/05/2019	176.79	176.79
DOMINION ENERGY	110519	544 W ELBERTA DRIVE	11/05/2019	89.64	89.64
ROCKY MOUNTAIN POWER	101819	544 W ELBERTA DR	10/18/2019	52.69	52.69
ROCKY MOUNTAIN POWER	101819	520 W ELBERTA DR	10/18/2019	361.11	361.11
ROCKY MOUNTAIN POWER	111419	885 W PLEASANT VIEW DR	11/14/2019	20.35	20.35
Total 10-50-270 UTILITIES:				700.61	700.61
10-50-280 TELEPHONE					
CENTURY LINK	102219	PHONES	10/22/2019	72.76	72.76
CENTURY LINK	110119	PHONES	11/01/2019	716.05	716.05
CENTURY LINK	110119	PHONES	11/01/2019	356.66	356.66
Total 10-50-280 TELEPHONE:				1,145.47	1,145.47
10-51-270 UTILITIES					
DOMINION ENERGY	110519	530 W ELBERTA DR	11/05/2019	96.71	96.71
ROCKY MOUNTAIN POWER	101819	530 W ELBERTA DR	10/18/2019	62.16	62.16
ROCKY MOUNTAIN POWER	101819	520 W ELBERTA DR	10/18/2019	191.97	191.97
Total 10-51-270 UTILITIES:				350.84	350.84
10-53-220 PUBLIC NOTICES					
OGDEN PUBLISHING CORP	1019100306	SUB & SUB PLAN 1700 W 2700 N	10/01/2019	72.25	72.25
OGDEN PUBLISHING CORP	1019100306	LOT LINE ADJ 1086 W 4150 N	10/01/2019	54.25	54.25
Total 10-53-220 PUBLIC NOTICES:				126.50	126.50
10-53-310 PROFESSIONAL/TECHINCAL SERVICE					
JONES & ASSOCIATES	19307	PV C STORE	11/01/2019	137.50	137.50
TECSERV, INC.	13617	MONTHLY NETWORK SERVICES-PLANN	11/01/2019	56.55	56.55
Total 10-53-310 PROFESSIONAL/TECHINCAL SERVICE:				194.05	194.05
10-54-240 OFFICE SUPPLIES AND EXPENSE					
OFFICE DEPOT	392916637001	PD OFFICE SUPPLIES	10/22/2019	83.40	83.40
OFFICE DEPOT	398699985001	PD OFFICE SUPPLIES	11/05/2019	17.74	17.74

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-54-240 OFFICE SUPPLIES AND EXPENSE:				101.14	101.14
10-54-251 VEHICLE:FUEL					
STATE OF UTAH GASCARD	NP57180675	PD VEHICLE FUEL	11/01/2019	2,050.60	2,050.60
TOM RANDALL DISTRIBUTING	029480	FUEL - POLICE DEPT	11/13/2019	1,387.67	1,387.67
Total 10-54-251 VEHICLE:FUEL:				3,438.27	3,438.27
10-54-253 VEHICLE: MAINTENANCE					
VALLEY GLASS CORPORATION	WO4224687	PD VEHICLE WINDSHIELD	10/09/2019	179.00	179.00
WOODRUFF AUTO	83247	ANIMAL CONTROL VEHICLE BATTERY	10/29/2019	208.47	208.47
Total 10-54-253 VEHICLE: MAINTENANCE:				387.47	387.47
10-54-280 COMMUNICATION SERVICES					
CENTURY LINK	110119	PHONES	11/01/2019	308.12	308.12
VERIZON WIRELESS	9841283857	MONTHLY SERVICE-PD LAPTOP AIRCARDS	11/01/2019	559.74	559.74
Total 10-54-280 COMMUNICATION SERVICES:				867.86	867.86
10-54-310 PROFESSIONAL/TECHNICAL SERVICE					
JODI BEUS	100419	BLOOD DRAW-EDMUNDO J. TORRES	10/04/2019	70.00	70.00
JODI BEUS	101119	BLOOD DRAW-CHRISTOPHER J. KEMNITZ	10/11/2019	70.00	70.00
Total 10-54-310 PROFESSIONAL/TECHNICAL SERVICE:				140.00	140.00
10-54-620 CONTRACTUAL SERVICES					
TECSERV, INC.	13617	MONTHLY NETWORK SERVICES-POLIC	11/01/2019	772.85	772.85
Total 10-54-620 CONTRACTUAL SERVICES:				772.85	772.85
10-58-310 PROFESSIONAL & TECHNICAL					
SUNRISE ENGINEERING INC	01067361	SERVICES THROUGH OCTOBER 31, 2019	11/11/2019	6,040.00	6,040.00
Total 10-58-310 PROFESSIONAL & TECHNICAL:				6,040.00	6,040.00
10-60-250 EQUIP/SUPPLIES/MAINTENANCE					
JONES & ASSOCIATES	19306	1000 WEST STREET IMPROVEMENTS (DESIGN)	11/01/2019	55.00	55.00
LEGACY EQUIPMENT	00094897	SWEEPER MAIN BROOM	11/05/2019	310.53	310.53
Total 10-60-250 EQUIP/SUPPLIES/MAINTENANCE:				365.53	365.53
10-60-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	029480	DIESEL FUEL	11/13/2019	1,034.80	1,034.80
TOM RANDALL DISTRIBUTING	029480	FUEL - PUBLIC WORKS DEPT	11/13/2019	295.25	295.25
Total 10-60-251 VEHICLE:FUEL:				1,330.05	1,330.05
10-60-253 VEHICLE: MAINTENANCE					
LEGACY EQUIPMENT	00095030	SWEEPER BROOMS	11/13/2019	115.82	115.82
RUSH TRUCK CENTERS	3016104560	#4 DUMP TRUCK-ELECTRICAL SWITCH	08/12/2019	449.65	449.65
Total 10-60-253 VEHICLE: MAINTENANCE:				565.47	565.47
10-60-270 UTILITIES					
ROCKY MOUNTAIN POWER	101819	681 W ELBERTA DR	10/18/2019	15.93	15.93
ROCKY MOUNTAIN POWER	111419	STREETLIGHTS	11/14/2019	2,218.91	2,218.91

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
WEBER COUNTY TREASURER	111519	170510065-PINEVIEW DIRECT CHARGES	11/15/2019	85.81	85.81
Total 10-60-270 UTILITIES:				2,320.65	2,320.65
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
JONES & ASSOCIATES	19306	2019 STREET LIGHTING EVALUATION	11/01/2019	1,056.25	1,056.25
JONES & ASSOCIATES	19306	2019 STREET MAINTENANCE	11/01/2019	677.00	677.00
JONES & ASSOCIATES	19306	STREETS MAP	11/01/2019	325.00	325.00
TECSERV, INC.	13617	MONTHLY NETWORK SERVICES-STREE	11/01/2019	188.50	188.50
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				2,246.75	2,246.75
10-60-470 STREET SUPPLIES/MATERIALS					
C.E. BUTTERS CONSTR.	2522320324	ROAD, BASE STOCK	10/28/2019	1,651.95	1,651.95
INTERMOUNTAIN TRAFFIC SAF	42581	JAY'S RETIREMENT - STREET SIGN	10/09/2019	30.60	30.60
INTERMOUNTAIN TRAFFIC SAF	42595	350 W 4350 N REPLACEMENT	10/10/2019	49.45	49.45
INTERMOUNTAIN TRAFFIC SAF	42667	STOCK	10/18/2019	1,113.82	1,113.82
INTERMOUNTAIN TRAFFIC SAF	42668	1000 W SCHOOL ZONE	10/18/2019	6,581.46	6,581.46
Total 10-60-470 STREET SUPPLIES/MATERIALS:				9,427.28	9,427.28
10-60-491 TRANSPORTATION SALES TX EXPEND					
STAKER & PARSON COMPANIE	100119	2019 STREET MAINTENANCE PROJECTS	10/01/2019	5,545.15	5,545.15
Total 10-60-491 TRANSPORTATION SALES TX EXPEND:				5,545.15	5,545.15
10-60-610 PERSONNEL UNIFORMS					
JONES SHIRTS AND SIGNS	830210	UNIFORMS	10/22/2019	1,529.29	1,529.29
Total 10-60-610 PERSONNEL UNIFORMS:				1,529.29	1,529.29
10-70-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	029480	FUEL - PARKS	11/13/2019	442.88	442.88
Total 10-70-251 VEHICLE:FUEL:				442.88	442.88
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
MIKE SCOTT	856257	CHIPPING, ETC.	11/20/2019	600.00	600.00
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				600.00	600.00
10-70-270 UTILITIES					
BONA VISTA WATER DISTRICT	103119	MULTI SPORTS COMPLEX WATER BILL	10/31/2019	1.62	1.62
ROCKY MOUNTAIN POWER	101819	420 W 4300 N	10/18/2019	17.56	17.56
ROCKY MOUNTAIN POWER	101819	1331 W HIGHWAY 89	10/18/2019	174.55	174.55
ROCKY MOUNTAIN POWER	111419	3110 N 600 W	11/14/2019	10.86	10.86
ROCKY MOUNTAIN POWER	111419	3090 N 600W	11/14/2019	20.35	20.35
ROCKY MOUNTAIN POWER	111419	3120 N 600 W	11/14/2019	11.67	11.67
ROCKY MOUNTAIN POWER	111419	889 W PLEASANT VIEW DR	11/14/2019	74.11	74.11
ROCKY MOUNTAIN POWER	111419	885 W PLEASANT VIEW DR	11/14/2019	21.84	21.84
Total 10-70-270 UTILITIES:				332.56	332.56
10-71-250 EQUIP/SUPPLIES/MAINTENANCE					
OGDEN CITY	2867	JR HIGH FLAG FOOTBALL OFFICIALS FOR OGDEN LEAG	10/24/2019	360.00	360.00
Total 10-71-250 EQUIP/SUPPLIES/MAINTENANCE:				360.00	360.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-71-280 TELEPHONE					
CENTURY LINK	102219	PHONES	10/22/2019	140.15	140.15
Total 10-71-280 TELEPHONE:				140.15	140.15
10-71-310 PROFESSIONAL/TECHINCAL SERVICE					
TECSERV, INC.	13617	MONTHLY NETWORK SERVICES-RECRE	11/01/2019	245.05	245.05
Total 10-71-310 PROFESSIONAL/TECHINCAL SERVICE:				245.05	245.05
40-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	19306	MULTI-SPORTS COMPLEX-PARKING LOT	11/01/2019	1,175.50	1,175.50
JONES & ASSOCIATES	19306	MULTI-SPORTS COMPLEX-UDOT ACCESS PERMITTING	11/01/2019	137.50	137.50
Total 40-46-310 PROFESSIONAL & TECHNICAL:				1,313.00	1,313.00
40-46-740 CAPITAL OUTLAY - EQUIPMENT					
LEE'S MARKET	51414	PUMPKIN PALOOZA SUPPLIES	10/11/2019	90.13	90.13
Total 40-46-740 CAPITAL OUTLAY - EQUIPMENT:				90.13	90.13
41-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	59422	ENVELOPES	10/31/2019	59.50	59.50
WATKINS PRINTING	59566	NEWSLETTER AND UTILITY BILL	11/04/2019	118.36	118.36
Total 41-40-240 OFFICE SUPPLIES AND EXPENSE:				177.86	177.86
41-40-250 EQUIP/SUPPLIES/MAINTENANCE					
LEGACY EQUIPMENT	97172	SWEEPER BROOMS	11/05/2019	310.53	310.53
PRO-PIPE	6600000180	4300 N 780 W BACK UP VACTOR SERVICE	08/21/2019	850.00	850.00
Total 41-40-250 EQUIP/SUPPLIES/MAINTENANCE:				1,160.53	1,160.53
41-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	029480	FUEL - STORM WATER DEPT	11/13/2019	118.10	118.10
Total 41-40-251 VEHICLE:FUEL:				118.10	118.10
41-40-253 VEHICLE: MAINTENANCE					
LEGACY EQUIPMENT	00094747	SWEEPER PARTS	10/26/2019	51.73	51.73
LEGACY EQUIPMENT	96876	SWEEPER CREDIT	10/23/2019	254.71-	254.71-
Total 41-40-253 VEHICLE: MAINTENANCE:				202.98-	202.98-
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	98154	CONTRACT SUPPORT & MAINTENANCE	11/01/2019	75.00	75.00
JONES & ASSOCIATES	19306	STORM WATER ANNUAL REPORT	11/01/2019	55.00	55.00
JONES & ASSOCIATES	19306	UTILITY MAPS-STORM DRAIN	11/01/2019	3,851.25	3,851.25
NORTH OGDEN CITY	ENG 19-10	STORM WTR/LID/DECANT/FLOOD MNG/PARKLAND DET	11/20/2019	145.76	145.76
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				4,127.01	4,127.01
41-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT20192252	132 BLUE STAKES	10/31/2019	39.08	39.08
Total 41-40-610 MISCELLANEOUS SUPPLIES:				39.08	39.08

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
41-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	19306	EVERGREEN STORM DRAIN BYPASS PROJECT	11/01/2019	447.50	447.50
JONES & ASSOCIATES	19306	2018 STORM WATER CFP, IFFP AND IFA	11/01/2019	3,353.00	3,353.00
JONES & ASSOCIATES	19306	2018 STORM WATER PROJECT	11/01/2019	495.00	495.00
Total 41-46-310 PROFESSIONAL & TECHNICAL:				4,295.50	4,295.50
41-46-730 IMPROVEMENTS - CONSTRUCTION					
STAKER & PARSON COMPANIE	100119	2019 STREET MAINTENANCE PROJECTS	10/01/2019	444.60	444.60
Total 41-46-730 IMPROVEMENTS - CONSTRUCTION:				444.60	444.60
43-40-310 PROFESSIONAL & TECHNICAL					
NORTH OGDEN CITY	ENG 19-10	CITY SHOP	11/20/2019	518.26	518.26
Total 43-40-310 PROFESSIONAL & TECHNICAL:				518.26	518.26
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
CARD SIGNS	24329	POLICE VEHICLE STRIPING	10/25/2019	1,140.00	1,140.00
CARD SIGNS	SLC18868	POLICE VEHICLE STRIPING	09/27/2019	1,520.00	1,520.00
TRAFFIC LOGIX CORPORATIO	SIN05796	RADAR SPEED SIGN	10/17/2019	2,699.00	2,699.00
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				5,359.00	5,359.00
45-46-240 OFFICE SUPPLIES AND EXPENSE					
CASELLE	98154	CONTRACT SUPPORT & MAINTENANCE	11/01/2019	75.00	75.00
WATKINS PRINTING	59422	ENVELOPES	10/31/2019	59.50	59.50
WATKINS PRINTING	59566	NEWSLETTER AND UTILITY BILL	11/04/2019	118.36	118.36
Total 45-46-240 OFFICE SUPPLIES AND EXPENSE:				252.86	252.86
45-46-310 PROFESSIONAL & TECHNICAL					
NORTH OGDEN CITY	ENG 19-10	SKYLINE - 4300 N	11/20/2019	64.78	64.78
WCEC ENGINEERS	6317	SKYLINE DR	10/11/2019	57,700.20	57,700.20
Total 45-46-310 PROFESSIONAL & TECHNICAL:				57,764.98	57,764.98
45-46-730 IMPROVEMENTS-CONTRUCTION					
CRAFCO INC	9402154129	CRACK SEAL TAR	10/01/2019	19,219.00	19,219.00
Total 45-46-730 IMPROVEMENTS-CONTRUCTION:				19,219.00	19,219.00
51-40-100 WEBER BASIN WATER CONSERV.DIST					
WEBER BASIN WATER CONSE	111519	ANNUAL WATER CHARGES	11/15/2019	112,904.00	112,904.00
Total 51-40-100 WEBER BASIN WATER CONSERV.DIST:				112,904.00	112,904.00
51-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	59422	ENVELOPES	10/31/2019	59.50	59.50
WATKINS PRINTING	59566	NEWSLETTER AND UTILITY BILL	11/04/2019	118.37	118.37
Total 51-40-240 OFFICE SUPPLIES AND EXPENSE:				177.87	177.87
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
CHEMTECH-FORD	19J0804	45 ROUTINE BAC T'S	10/14/2019	100.00	100.00
FASTENAL COMPANY	UTPLE176162	PUMP MOUNTS/GATE LOCKS	10/17/2019	46.34	46.34
HYDRO SPECIALTIES COMPAN	22376	4 1" METERS/END POINTS	10/22/2019	1,455.52	1,455.52
PRO-PIPE	6600000383	WATER MAIN BREAK VAC 2975 N 1000 W	10/17/2019	400.00	400.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
STAKER & PARSON COMPANIE	100119	2019 STREET MAINTENANCE PROJECTS	10/01/2019	997.50	997.50
THATCHER COMPANY	1482193	2 150 LBS CHLORINE	11/05/2019	1,600.25	1,600.25
THATCHER COMPANY	1482195	2 DEPOSIT RETURNS	11/05/2019	700.00-	700.00-
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				3,899.61	3,899.61
51-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	029480	FUEL - WATER DEPT	11/13/2019	354.30	354.30
Total 51-40-251 VEHICLE:FUEL:				354.30	354.30
51-40-270 UTILITIES					
DOMINION ENERGY	110519	825 W 2550 N	11/05/2019	34.80	34.80
DOMINION ENERGY	110519	4890 BURNHAM DRIVE PUMP	11/05/2019	4.60	4.60
ROCKY MOUNTAIN POWER	101819	129 W 4600 N	10/18/2019	826.62	826.62
ROCKY MOUNTAIN POWER	101819	4909 N BURNHAM DR	10/18/2019	710.25	710.25
ROCKY MOUNTAIN POWER	101819	340 W 4575 N	10/18/2019	258.78	258.78
ROCKY MOUNTAIN POWER	101819	5181 N JESSIE CREEK DR	10/18/2019	1,183.50	1,183.50
ROCKY MOUNTAIN POWER	111419	825 W 2550 N	11/14/2019	297.10	297.10
Total 51-40-270 UTILITIES:				3,315.65	3,315.65
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
BADGER METER	80040215	AUTO READ SERVICE	10/30/2019	265.22	265.22
CASELLE	98154	CONTRACT SUPPORT & MAINTENANCE	11/01/2019	75.00	75.00
CHEMTECH-FORD	19K0340	5 ROUTINE BAC T'S	11/07/2019	100.00	100.00
JONES & ASSOCIATES	19306	2019 DDW SYSTEM SPECIFIC SIZING REPORT	11/01/2019	357.50	357.50
JONES & ASSOCIATES	19306	CHERRYWOOD WATER TAKEOVER	11/01/2019	27.50	27.50
JONES & ASSOCIATES	19306	UTLITY MAPS-CULINARY WATER	11/01/2019	633.75	633.75
MISSION COMMUNICATIONS, L	1035069	SCADA SERVICE	11/07/2019	3,344.40	3,344.40
TECSERV, INC.	13617	MONTHLY NETWORK SERVICES-WATER	11/01/2019	188.50	188.50
WEBER BASIN WATER CONSE	111119	INVESTIGATIVE BAC T'S	11/11/2019	12.00	12.00
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				5,003.87	5,003.87
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT20192252	132 BLUE STAKES	10/31/2019	39.09	39.09
Total 51-40-610 MISCELLANEOUS SUPPLIES:				39.09	39.09
51-46-730 IMPROVEMENTS-CONSTRUCTION					
HYDRO SPECIALTIES COMPAN	22125	AUTO READ PROGRAM	08/05/2019	1,710.72	1,710.72
HYDRO SPECIALTIES COMPAN	22376	24 REGISTERS AND 24 END POINTS AUTO READ PROGR	10/22/2019	4,825.92	4,825.92
JONES & ASSOCIATES	19306	ZONE 1 RESERVOIR - PROPERTY NEGOTIATION/ACQUIS	11/01/2019	137.50	137.50
Total 51-46-730 IMPROVEMENTS-CONSTRUCTION:				6,674.14	6,674.14
53-40-100 CENTRAL WEBER SEWER DISTRICT					
CENTRAL WEBER SEWER IMP.	2326461	PRETREATMENT CHARGES	11/12/2019	6,864.00	6,864.00
CENTRAL WEBER SEWER IMP.	2326473	QUARTERLY FEES	11/12/2019	168,190.00	168,190.00
Total 53-40-100 CENTRAL WEBER SEWER DISTRICT:				175,054.00	175,054.00
53-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	59422	ENVELOPES	10/31/2019	59.50	59.50
WATKINS PRINTING	59566	NEWSLETTER AND UTILITY BILL	11/04/2019	118.37	118.37

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 53-40-240 OFFICE SUPPLIES AND EXPENSE:				177.87	177.87
53-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	029480	FUEL - SEWER	11/13/2019	354.30	354.30
Total 53-40-251 VEHICLE:FUEL:				354.30	354.30
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	98154	CONTRACT SUPPORT & MAINTENANCE	11/01/2019	75.00	75.00
JONES & ASSOCIATES	19306	MOUNTAIN VIEW LANDING COMMERCIAL SUBD SEWER	11/01/2019	675.50	675.50
Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:				750.50	750.50
53-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT20192252	132 BLUE STAKES	10/31/2019	39.08	39.08
Total 53-40-610 MISCELLANEOUS SUPPLIES:				39.08	39.08
53-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	19306	2019 SANITARY SEWER CFP, IFFP AND IFA	11/01/2019	4,306.00	4,306.00
Total 53-46-310 PROFESSIONAL & TECHNICAL:				4,306.00	4,306.00
55-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	59422	ENVELOPES	10/31/2019	59.50	59.50
WATKINS PRINTING	59566	NEWSLETTER AND UTILITY BILL	11/04/2019	118.36	118.36
Total 55-40-240 OFFICE SUPPLIES AND EXPENSE:				177.86	177.86
55-40-310 PROFESSIONAL AND TECH SERV					
CASELLE	98154	CONTRACT SUPPORT & MAINTENANCE	11/01/2019	75.00	75.00
Total 55-40-310 PROFESSIONAL AND TECH SERV:				75.00	75.00
55-40-500 COLLECTION-GARBAGE					
ECONO WASTE	498456	SOLID WASTE	11/01/2019	10,017.90	10,017.90
Total 55-40-500 COLLECTION-GARBAGE:				10,017.90	10,017.90
55-40-510 DISPOSAL-GARBAGE					
WEBER COUNTY TRANSFER S	103119	WASTE DISPOSAL	10/31/2019	15,225.22	15,225.22
Total 55-40-510 DISPOSAL-GARBAGE:				15,225.22	15,225.22
55-40-511 DISPOSAL - RECYCLING					
ECONO WASTE	498456	RECYCLING	11/01/2019	6,624.00	6,624.00
RECYCLED EARTH	149717	RECYCLING DISPOSAL	10/04/2019	214.30	214.30
RECYCLED EARTH	149718	RECYCLING DISPOSAL	10/04/2019	132.02	132.02
RECYCLED EARTH	150605	RECYCLING DISPOSAL	10/16/2019	168.13	168.13
RECYCLED EARTH	150608	RECYCLING DISPOSAL	10/16/2019	197.14	197.14
RECYCLED EARTH	150611	RECYCLING DISPOSAL	10/16/2019	99.46	99.46
RECYCLED EARTH	150778	RECYCLING DISPOSAL	10/18/2019	223.18	223.18
RECYCLED EARTH	150779	RECYCLING DISPOSAL	10/18/2019	138.53	138.53
RECYCLED EARTH	151633	RECYCLING DISPOSAL	10/30/2019	171.68	171.68
RECYCLED EARTH	151636	RECYCLING DISPOSAL	10/30/2019	286.53	286.53

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 55-40-511 DISPOSAL - RECYCLING:				8,254.97	8,254.97
60-40-310 PROFESSIONAL & TECHNICAL					
ZIONS BANK PUBLIC FINANCE	5178	TEC ANNUAL REPORT PREP	11/01/2019	1,150.00	1,150.00
Total 60-40-310 PROFESSIONAL & TECHNICAL:				1,150.00	1,150.00
Grand Totals:				540,687.75	540,687.75

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

00000000

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.



CONSULTING ENGINEERS

MEMORANDUM

TO: Bill Cobabe – Pleasant View City Administrator

FROM: Dana Q. Shuler, P.E.
Jones and Associates Consulting Engineers *Dana Q. Shuler*

CC: Jill Hunt – Pleasant View Planning Technician

RE: **SERENITY SUBDIVISION**
AFPO – Adequacy Recommendation

Date: December 9, 2019

Our office has completed an Adequacy Determination based on the Serenity Subdivision construction plans, most recent version at the time of this memo.

ADEQUACY DETERMINATION

The proposed subdivision, Budge Farm, contains the following:

- 11 residential lots (8 new, 3 existing)
- 1 parcel (storm water detention basin)

For the purposes of this determination, 8 ERCs were assigned to this subdivision.

Timing/Phasing: This subdivision is anticipated to be constructed in 2020 under a single phase.

Attachment 1 addresses the Table 18.70.01 – Minimum Service Capacity Standards as found in the Pleasant View City Ordinances.

RECOMMENDATION

Based on the determination, we offer a **Conditional Recommendation** due to the plans not yet being approved, specifically regarding the storm drain design.

Therefore, we recommend adopting a **Positive Adequacy Determination with Conditions**, with the conditions being:

1. Storm water design and calculations are provided and approved by the City Engineer.

Should you have any questions, please let us know.

Attachment 1

Serentiy Subdivision

December 9, 2019

by DQS

Impacted Facilities	Proposed Impact (ERCs)	Capacity of Existing Public Facilities	Demand from Existing and Approved Development	Extent of Proposed Impact	Availability to Accommodate Proposed Development	Adequate Public Facility?
Culinary Water	8					YES
Annual Source (ac-ft)		1,415	1,264	3.58	150.75	yes
Peak Day Demand (MGD)		2.638	2.349	0.006	0.289	yes
Storage (gallons)		2,570,000	1,234,600	3,200	1,335,400	yes
Pressure (peak pay demand 40 psi)		water model run		ok		yes
Pressure (peak instant. 30 psi)		water model run		ok		yes
Fire Flow (20 psi)		water model run		ok		yes
Existing infrastructure available						yes
Secondary Water						YES
Adequate water shares per provider						will-serve letter dated
Minimum capacity service standard						05/21/2019
Existing infrastructure available						yes
Sanitary Sewer						YES
Impact on system						acceptable
Sewer District treatment capacity						will-serve letter dated
Storm Drain						11/14/2019
Detention release rate (based on current City Standards)						CONDITIONAL
Detention volume (based on current City Standards)						waiting on plan approval
Piping System Capacity (10-yr)						considered
Impact on system (per storm model)						YES
Road Network						YES
If > 50 dwelling units, 2 means of ingress/egress						n/a
If > 1,000 ADT or Peak > 200, Traffic Impact Study required				76 ADT	8 peak trips	no study required
Impact of additional truck traffic						n/a
UDOT - access permit						n/a



City Council Staff Report

Serenity
Highland Meadow Subdivision
Final Plat
December 10, 2019

BASIC INFORMATION

Application Number:	19.021
Applicant:	Mark Green
Owner:	Mark Green, Aaron Martinez, and John and Evelyn Olsen
Acreage:	4.39 acres
Lots:	Proposed 8 lots (see plat)
Location:	approximately 650 W and Pleasant View Dr
Future Land Use Map Designation:	Low Density Residential
Current Zoning District:	RE-20/RE-15
Request:	Final Plat Review/Approval
Date of Application:	October 30, 2019
Date of Previous Meeting:	September 10, 2019 – Preliminary Plat Approval

STAFF RECOMMENDATION

On October 30, 2019, owners of this property presented the City with an application for the proposed final plat for the Highland Meadow Subdivision. Staff is recommending approval of the proposed final plat 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 the owner/developer post a bond as outlined in the attached Escrow Agreement (see Attachment 7)

2. That the Development Agreement associated with this development is fully executed prior to plat recordation.
3. That any deed restrictions are recorded against the property at the time of plat recordation.
4. That all improvements are conditionally accepted prior to certificate of occupancy for any new home.
5. That a title report and tax clearance are submitted to the City prior to recordation.
6. That all requirements of the City Engineer are met.
7. That all requirements of the City Public Works Director are met.
8. That all outstanding requirements of the State and City Code are met.
9. That all outstanding fees/fines are paid prior to recordation of the plat.

BACKGROUND

This subdivision request is being brought on behalf of Mr. Mark Green. In October 2019, the applicant provided the City with an application for consideration of a final plat for the Serenity Subdivision, which includes 10 lots. This proposed subdivision involves parts of three existing lots for a total of approximately 4.39 acres. The lots are mainly arranged along a new road, 650 W. The new lots range in size from 27,515 square feet to 16,495 square feet, all of which appear to meet the minimum requirements of the zoning ordinance.

There are a few minor outstanding requirements from the City Engineer that will have to be resolved as the subdivision moves forward through the construction documentation approvals and construction phases of the project. Staff will oversee these changes to ensure compliance with applicable codes and regulations. Further, staff will not issue a certificate of occupancy for any structure/residence unless and until the infrastructure is completed and has received conditional acceptance from the City.

ANALYSIS

As noted above, this subdivision will be for 8 new lots. The Chapter of the ordinance that applies is Chapter 17.08, the Final 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:

17.08.020 - Requirements for Final Subdivision Applications: All Final Subdivision Applications shall provide the following information:

- 1. Application. A Final Subdivision Application, provided by the City, completed and signed by the owner(s) as identified on the property assessment rolls of Weber County, or authorized agent of the owner(s), of the lands proposed to be subdivided. The Final Subdivision Application shall be accompanied by the application fees, those items found on the check list provided with the application, and documents and items as found herein.*
- 2. Final Subdivision Plat. The applicant shall submit a final subdivision plat, prepared by a licensed land surveyor, conforming to current surveying practice and in a form acceptable to the Weber County Recorder for recordation together with plans as required herein. The final subdivision plat shall be prepared in permanent ink and all sheets shall be numbered. All required certificates shall appear on a single sheet (along*

with the index and vicinity maps). A minimum of one (1) 11x17 size, five (5) 24x36 size paper copies, and a digital copy in a format acceptable to the City Engineer shall be required. The final subdivision plans shall include any revisions or additions, as required by the City Council, as part of preliminary subdivision approval. The final subdivision plat shall show the following:

- a. Notation of any self-imposed restrictions, including proposed final restrictive covenants, and all other restrictions as required by the City Council in accordance with this Ordinance, signature lines for all owners of interest and the acknowledgment of a public notary.*
- b. Endorsement lines on the final plat by every person having a security interest in the subdivision property subordinating their liens to all covenants, servitudes and easements imposed on the property.*
- c. The location of all monuments erected, corners, and other points established in the field. The material of which the monuments, corners, or other points are made shall be noted. Bearings shall be shown to the nearest second; lengths to the nearest hundredth of a foot; areas to the nearest hundredth acre.*
- d. The owner's certificate of dedication(s) including the dedication of any public ways or spaces. The owner's certificate shall include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.*
- e. A legal description of the subdivision boundaries.*
- f. Signature blocks prepared for the dated signatures of the Land Use Authority, Planning Department, and City Engineer, in a form acceptable to the city.*

Staff Response: See attached plat.

- 3. Title Report. A Title Report, no older than 30 days, shall be provided.*

Staff Response: Addressed in conditions above.

- 4. Tax Clearance. A tax clearance from the Weber County Treasurer indicating that all taxes, interest and penalties owing for the property have been paid.*

Staff Response: Addressed in conditions above.

- 5. Final design and construction drawings for all proposed or required public improvements, prepared as required by the City Engineer and designed as required by the City, including the profiles and cross sections of all existing and proposed streets, all storm drainage and flood control facilities, the elevations and location of fire hydrants, required culinary and secondary water facilities, sanitary sewer facilities, land drain facilities, storm water pollution prevention plans, and all other provided and required public facilities and improvements. A minimum of one (1) 11x17 size and five (5) 24x36 size paper copies, and a digital copy in a format acceptable to the City Engineer shall be required. One approved, two sets of mylar copies and a digital copy shall be supplied to the city engineer.*

Staff Response: This information will be required of the developer at the time of recordation.

6. *Other agencies. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by other agencies including but not limited to the following:*
- a. *Fire Protection. A letter shall be provided by the developer from the Fire Department to the city of any requirements relating to fire protection. The applicant is responsible to provide information for fire protection capacity analysis and to include on plats and special requirements from such analysis.*
 - b. *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.*
 - c. *UDOT. 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.*
 - d. *The applicant shall be responsible for any fees charged by such agencies.*

Staff Response: This information will be required at the time of recordation. Much of this does not apply to this development.

7. *Other Final Subdivision Application Information and Materials. The following information is required to be presented as part of the Final Subdivision Application:*

- a. *Any proposed or required bonds and agreements.*
- b. *Copies of CCR's and any other project specific document, signed by the applicant. (The final mylar plat and all relevant documents must be reviewed and approved by appropriate city staff before final signatures and attests are added for recording purposes).*
- c. *Proof of inclusion in a secondary water district and the payment of all required fees or proof of ability to provide permanent secondary water in a system acceptable to the city.*

Staff Response: Addressed in conditions above.

Public Comment

No public comments have been received to date.

STAFF CONTACT

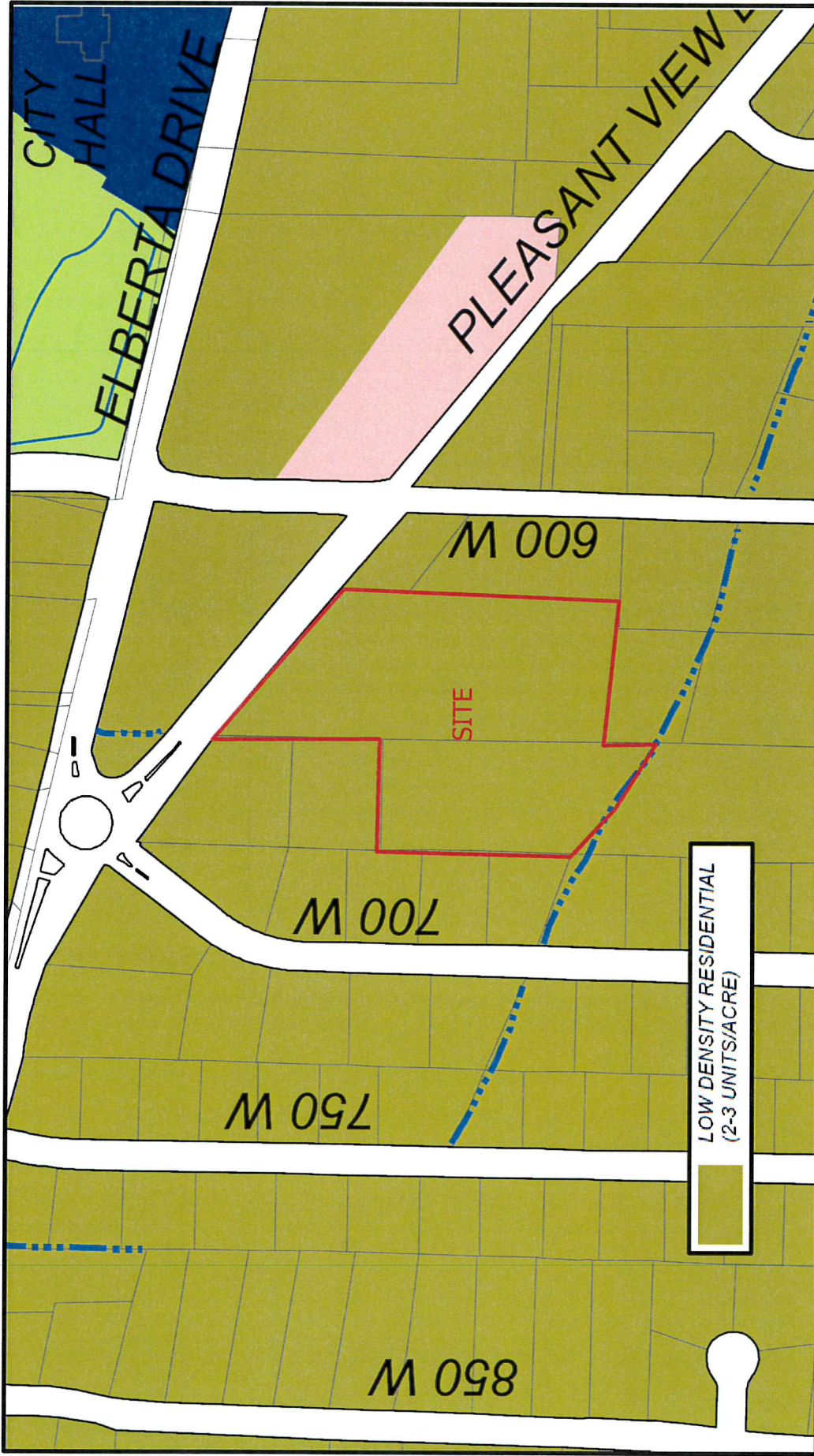
Bill Cobabe, CFM, AICP
bcobabe@pleasantviewcity.com
801-827-0468

ATTACHMENTS

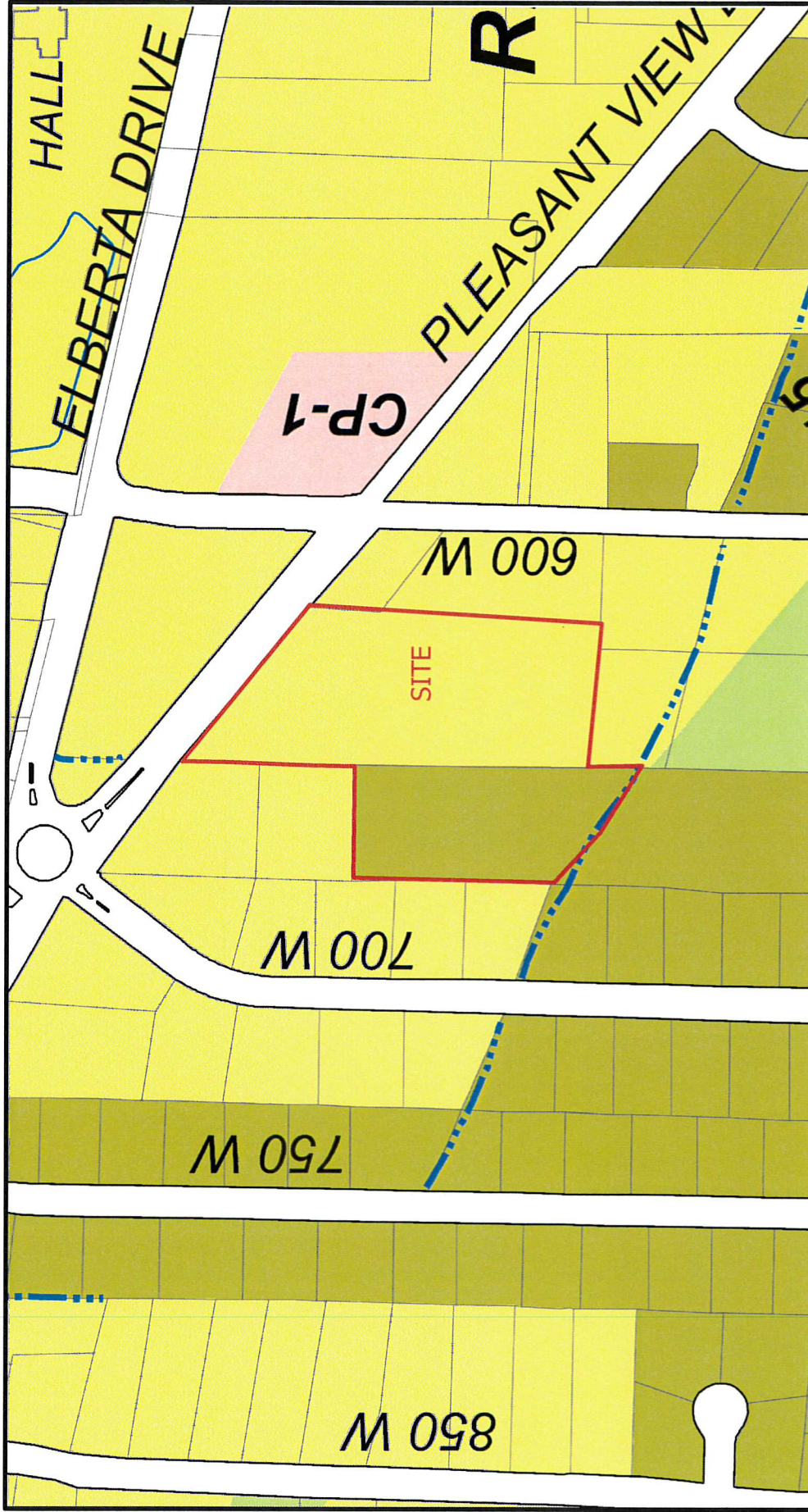
- 1) Vicinity Map
- 2) Future Land Use Map
- 3) Current Zoning Map
- 4) Application Materials
- 5) Proposed Plat
- 6) Proposed Escrow Agreement
- 7) Proposed Development Agreement

ATTACHMENT 1) Vicinity Map





ATTACHMENT 3) Current Zoning Map



ATTACHMENT 6) Proposed Escrow Agreement

SERENITY SUBDIVISION

ENGINEER'S ESTIMATE

DATE: NOVEMBER 18, 2019

NOTE: ALL LINEAR FOOT PIPE PRICES TO INCLUDE FITTINGS, BEDDING AND COMPACTED NATIVE BACKFILL TO GRADE

WORK

ITEM # ITEM

UNIT QUANTITY UNIT PRICE TASK PRICE

I. STREET IMPROVEMENTS

1	MOBILIZATION, CLEARING & SITE PREPARATION	LS	1	\$3,800.00	/LS	\$3,800
2	8" SCARIFY - SUBGRADE PREP & COMPACT TO 95%	SF	26,929	\$0.20	/SF	\$5,386
3	8" THICK E-FILL (3" - 6") - IN-PLACE - (AKA GRANULAR BORROW)	SF	22,542	\$0.88	/SF	\$19,837
4	5" THICK UNTREATED BASE COURSE (3/4" - 1-1/2") - IN-PLACE	SF	22,542	\$0.63	/SF	\$14,201
5	3" THICK ASPHALT - IN-PLACE	SF	22,542	\$1.65	/SF	\$37,194
6	SEAL COAT	SY	2,504	\$1.60	/SY	\$4,006
7	INSTALL 30-INCH STD. CURB & GUTTER	LF	1,333	\$21.50	/LF	\$28,660
8	INSTALL STD. 5-FOOT CONC. SIDEWALK W/ 4-FOOT TRANSITION SECTION (6" CONCRETE)	SF	5,840	\$6.15	/SF	\$35,916
9	INSTALL ADA RAMP	EA	2	\$950.00	/EA	\$1,900
10	20' WIDE ACCESS ROAD (8" THICK ROAD BASE) - IN-PLACE	SF	2,714	\$1.08	/SF	\$2,931
11	STREET MONUMENTS	EA	2	\$600.00	/EA	\$1,200
12	STREET SIGN w/ STOP SIGN	EA	1	\$300.00	/EA	\$300
13	STREETLIGHTS	EA	2	\$3,800.00	/EA	\$7,600
14	COMPACTION TESTING / CONSTRUCTION STAKING	LS	1	\$7,500.00	/LS	\$7,500
15	REMOVE EXISTING ASPHALT PAVEMENT (EXISTING LOT 11 DRIVEWAY)	SF	3,777	\$0.60	/SF	\$2,266
16	PV CITY - PV DRIVE - ASPHALT PAVEMENT & TRENCH RESTORATION FOR NEW SEWER PIPE	LF	288	\$60.00	/LF	\$17,280
17	PV DRIVE - ASPHALT PAVEMENT & TRENCH RESTORATION FOR WATER LINE CROSSING	LF	28	\$60.00	/LF	\$1,680
18	PV DRIVE - SAW-CUT EXISTING ASPHALT (FOR NEW SOUTHERLY CURB & GUTTER)	LF	290	\$6.00	/LF	\$1,740
19	PV DRIVE - REPAIR ASPHALT TRAIL AT NEW WATERLINE LOCATION	SF	366	\$3.50	/SF	\$1,281
20	EARTHWORK - CUT (APPROX.) - IN PLACE	CY	1,104	\$4.25	/CY	\$4,692
21	EARTHWORK - FILL (APPROX.) - IN PLACE	CY	454	\$5.50	/CY	\$2,497

PLEASANT VIEW CITY STREET IMPROVEMENT COST SUBTOTAL (ITEM #16):

\$17,280

SUBTOTAL (ITEMS #1 THROUGH #15 & #17 THROUGH #21):

\$184,588

II. DRAINAGE IMPROVEMENTS

22	15-INCH RCP III STORM LINE	LF	319	\$27.50	/LF	\$8,773
23	4-INCH PVC PERFORATED STORM LINE	LF	178	\$10.00	/LF	\$1,780
24	INSTALL 5-FOOT DIA. BOTTOMLESS MANHOLE	EA	1	\$3,500.00	/EA	\$3,500
25	INSTALL POND OUTLET CONTROL STRUCTURE	EA	1	\$5,500.00	/EA	\$5,500
26	INSTALL EMERGENCY OVERFLOW SPILLWAY	LS	1	\$1,800.00	/LS	\$1,800
27	INSTALL CURB INLET BOX	EA	1	\$2,800.00	/EA	\$2,800
28	DETENTION POND LANDSCAPING & IRRIGATION	LS	1	\$7,000.00	/LS	\$7,000
29	DETENTION BASIN EXCAVATION	CY	329	\$4.25	/CY	\$1,398

SUBTOTAL:

\$32,551

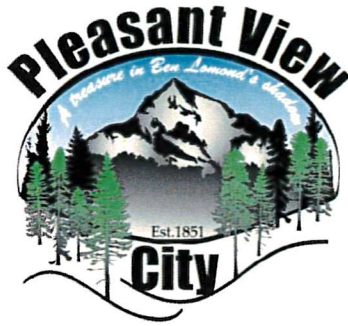
III. CULINARY WATER IMPROVEMENTS

30	CONNECT TO EXISTING 4" WATERLINE w/ 8"x4" REDUCER - PV DRIVE	LS	1	\$2,000.00	/LS	\$2,000
31	CONNECT TO EXISTING 8" WATERLINE w/ 8" VALVE - PV DRIVE (600 WEST INTERSECTION)	LS	1	\$3,500.00	/LS	\$3,500
32	INSTALL 8" WATER MAIN WITH ALL FITTINGS, COMPLETE	LF	904	\$25.50	/LF	\$23,052
33	FIRE LINE & HYDRANT, w/ VALVE - COMPLETE	EA	2	\$4,900.00	/EA	\$9,800
34	WATER - 8" GATE VALVE	EA	3	\$1,000.00	/EA	\$3,000
35	NEW 1" SERVICE LINE & WATER METER - TIE INTO EX. SERVICE LINE (LOT 10)	EA	1	\$2,500.00	/EA	\$2,500
36	DISCONNECT EX. WATER SERVICE LINE & CAP AT WATER MAIN (LOT 10)	EA	1	\$1,500.00	/EA	\$1,500
37	WATER - INSTALL 1" WATER SERVICE w/ WATER METER & BOX, COMPLETE	EA	8	\$1,500.00	/EA	\$12,000
38	THRUST BLOCKING	LS	1	\$1,750.00	/LS	\$1,750
39	WATER - VALVE COLLARS	EA	6	\$350.00	/EA	\$2,100
40	WATER - 8"x6" REDUCER (FOR FIRE HYDRANT AT CUL-DE-SAC)	EA	1	\$150.00	/EA	\$150
41	TEMPORARY PLUGS AND TESTING	LS	1	\$1,500.00	/LS	\$1,500

SUBTOTAL:

\$62,852

IV. SEWER IMPROVEMENTS						
42	PV CITY - CONNECT TO EXISTING SEWER MAIN (AT NORTHWEST & WEST)	EA	2	\$1,500.00	/EA	\$3,000
43	PV CITY - 8" SEWER MAIN - PVC SDR 35	LF	448	\$33.50	/LF	\$15,008
44	PV CITY - 10" SEWER MAIN - PVC SDR 35	LF	204	\$40.00	/LF	\$8,160
45	PV CITY - INSTALL 4-FOOT DIA. MANHOLE	EA	1	\$2,900.00	/EA	\$2,900
46	PV CITY - INSTALL 5-FOOT DIA. MANHOLE	EA	3	\$3,200.00	/EA	\$9,600
47	PV CITY - MANHOLE / CLEANOUT CONCRETE COLLARS	EA	3	\$350.00	/EA	\$1,050
48	CONNECT TO EXISTING SEWER MAIN (AT SOUTHEAST)	EA	1	\$700.00	/EA	\$700
49	8" SEWER MAIN - PVC SDR 35	LF	337	\$33.50	/LF	\$11,290
50	10" SEWER MAIN - PVC SDR 35	LF	271	\$40.00	/LF	\$10,840
51	INSTALL 5-FOOT DIA. MANHOLE	EA	3	\$3,200.00	/EA	\$9,600
52	INSTALL 4-FOOT DIA. MANHOLE	EA	1	\$2,900.00	/EA	\$2,900
53	SEWER - INSTALL LATERALS FOR LOTS	EA	8	\$900.00	/EA	\$7,200
54	SEWER - MANHOLE / CLEANOUT CONCRETE COLLARS	EA	1	\$350.00	/EA	\$350
55	TESTING, CLEANING, VIDEO INSPECT	LS	1	\$2,500.00	/LS	\$2,500
PLEASANT VIEW CITY SEWER COST SUBTOTAL (ITEMS #40 THROUGH #45):						\$39,718
SUBTOTAL (ITEMS #46-#53):						\$45,380
VI. SECONDARY WATER IMPROVEMENTS						
56	6" SECONDARY WATER MAIN: C-900 DR 18	LF	910	\$21.00	/LF	\$19,110
57	SEC. WATER SERVICE (DOUBLE), COMPLETE	EA	3	\$1,350.00	/EA	\$4,050
58	SEC. WATER SERVICE (SINGLE), COMPLETE	EA	3	\$1,000.00	/EA	\$3,000
59	SEC. WATER - PINEVIEW WATER METER	EA	9	\$900.00	/EA	\$8,100
60	SEC. WATER - 6" GATE VALVE	EA	1	\$1,500.00	/EA	\$1,500
61	SEC. WATER - BLOW OFF	EA	1	\$1,500.00	/EA	\$1,500
62	TESTING	LS	1	\$1,500.00	/LS	\$1,500
SUBTOTAL:						\$38,760
VII. SWPPP						
63	INLET PROTECTION	EA	5	\$17.00	/EA	\$85
64	SILT FENCE OR BERMING	LF	1,340	\$1.25	/LF	\$1,675
65	CONCRETE WASHOUT	LS	1	\$500.00	/LS	\$500
66	STABILIZED ENTRANCE	LS	1	\$1,300.00	/LS	\$1,300
67	RECORD KEEPING	LS	1	\$1,500.00	/LS	\$1,500
SUBTOTAL:						\$5,060
VIII. DRY UTILITIES MISC.						
68	ELECTRIC: DIG, LAY CONDUIT, BACKFILL	LF	850	\$14.00	/LF	\$11,900
69	ELECTRIC: REMOVE EX. POWER POLE & OVERHEAD POWER LINE	LS	1	\$5,000.00	/LS	\$5,000
70	ELECTRIC: RE-ROUTE POWER FOR LOT 10 UNDERGROUND	LS	1	\$4,000.00	/LS	\$4,000
71	IMPORT TRENCH BACKFILL (@ 2 TONS/CY)	TON	1	\$19.00	/TON	\$19
SUBTOTAL:						\$20,919
PLEASANT VIEW CITY - STREET IMPROVEMENTS						\$17,280
PLEASANT VIEW CITY - SEWER SYSTEM IMPROVEMENTS						\$39,718
PLEASANT VIEW CITY - SUBTOTAL: SITE IMPROVEMENTS:						\$56,998
STREET IMPROVEMENTS						\$184,588
STORM DRAINAGE IMPROVEMENTS						\$32,551
CULINARY WATER IMPROVEMENTS						\$62,852
SEWER SYSTEM IMPROVEMENTS						\$45,380
SECONDARY WATER IMPROVEMENTS						\$38,760
SWPPP						\$5,060
DRY UTILITIES						\$20,919
SUBTOTAL: SITE IMPROVEMENTS:						\$390,109
10% CONTINGENCY						\$39,011
GRAND TOTAL:						\$429,120



Lorin Gardner
City Engineer

lgardner@pleasantviewcity.com

Serenity Subdivision 11/7/19 SUMMARY		
	Original Total	Remaining
Street Improvements		
Mobilization, Clearing & Site Prep	\$3,800.00	\$3,800.00
8" Scarify - Subgrade prep & compact 95%	\$5,385.80	\$5,385.80
12" UBC	\$34,083.50	\$34,083.50
5" Asphalt	\$61,990.50	\$61,990.50
Seal Coat	\$4,006.40	\$4,006.40
Install 30" C & G	\$28,659.50	\$28,659.50
5' Sidewalk	\$35,916.00	\$35,916.00
4' Sidewalk (PV Dr)	??	??
ADA Ramp	\$2,950.00	\$2,950.00
Street Monuments	\$1,200.00	\$1,200.00
Street Sign w/Stop Sign	\$300.00	\$300.00
Street Lights	\$7,600.00	\$7,600.00
Compaction testing/Construction Staking	\$7,500.00	\$7,500.00
Remove ex. AC	\$2,266.20	\$2,266.20
PV Dr. AC and Trench Restoration - Water crossing	\$1,680.00	\$1,680.00
PV Dr. - sawcut for C & G	\$1,740.00	\$1,740.00
PV Dr. AC and Trench Restoration - Water	\$1,281.00	\$1,281.00
Earthwork - Cut	\$4,692.00	\$4,692.00
Earthwork - Fill	\$2,497.00	\$2,497.00
Sub-total =	\$207,547.90	\$207,547.90

Drainage Improvements		
15" RCP	\$8,772.50	\$8,772.50
4" PVC Perforated	\$1,780.00	\$1,780.00
5' Dia. SDMH	\$3,500.00	\$3,500.00
Inlet Box	?	?
Pond Control Box	\$5,500.00	\$5,500.00
Spillway	\$1,800.00	\$1,800.00
Detention Basin Excavation	\$1,398.25	\$1,398.25
Basing Landscaping & Irrigation	?	?
Sub-total =	\$22,750.75	\$22,750.75
Culinary Water Improvements		
Connect to existing 4" - PV Dr.	\$2,000.00	\$2,000.00
Connect to existing 8" w/8" valve - PV Dr.	\$3,500.00	\$3,500.00
8" WM	\$23,052.00	\$23,052.00
FH	\$9,800.00	\$9,800.00
8" Gate Valve	\$3,000.00	\$3,000.00
1" water service to exist Lot 10	\$2,500.00	\$2,500.00
Disconnect ex. Water service	\$1,500.00	\$1,500.00
1" water service	\$12,000.00	\$12,000.00
Thrust Blocking	\$1,750.00	\$1,750.00
Conc. Collars	\$2,100.00	\$2,100.00
8 x 6 reducer	\$150.00	\$150.00
Plug and Test	\$1,500.00	\$1,500.00
Sub-total =	\$62,852.00	\$62,852.00
Sewer Improvements		
Connect to Existing sewer	\$700.00	\$700.00
8" SDR 35	\$11,289.50	\$11,289.50
10" SDR 35	\$10,840.00	\$10,840.00
5' DIA SSMH	\$9,600.00	\$9,600.00
4' DIA SSMH	\$2,900.00	\$2,900.00
Lateral	\$7,200.00	\$7,200.00
Testing, Cleaning , Video Inspection	\$2,500.00	\$2,500.00

Conc. Collars	?	?
Sub-total =	\$45,029.50	\$45,029.50
Secondary Water Improvements		
6" C-900 DR 18	\$19,110.00	\$19,110.00
Double Service	\$4,050.00	\$4,050.00
Single Service	\$2,000.00	\$2,000.00
Pineview Water Meter	\$7,200.00	\$7,200.00
6" Gate Valve	\$1,500.00	\$1,500.00
Blow off	\$1,500.00	\$1,500.00
Testing	\$1,500.00	\$1,500.00
Sub-total =	\$36,860.00	\$36,860.00
SWPPP		
Inlet Protection	\$85.00	\$85.00
Silt Fencing	\$1,675.00	\$1,675.00
Concrete Washout	\$500.00	\$500.00
Stabilized Entrance	\$1,300.00	\$1,300.00
Record Keeping	\$1,500.00	\$1,500.00
Sub-total =	\$5,060.00	\$5,060.00
Dry Utilities		
Electrical	\$11,900.00	\$11,900.00
Electrical - Remove	\$5,000.00	\$5,000.00
Electrical - re-route	\$4,000.00	\$4,000.00
Import Trench Backfill	\$19.00	\$19.00
Sub-total =	\$20,919.00	\$20,919.00
TOTAL IMPROVEMENT COSTS	\$401,019.15	\$401,019.15
15% GUARANTEE		\$60,152.87
TOTAL ESCROW AMOUNT		\$461,172.03

SUBDIVISION COST ESTIMATE APPROVAL

Lorin Gardner
City Engineer

Date

When recorded, please return to:

Laurie Hellstrom, City Recorder
Pleasant View City
520 Elberta Dr.
Pleasant View, Utah 84414

Black text is development agreement example standard language.
Green text is related to upsizing onsite infrastructure (Pioneering Agreement).
Red text is related to City requested and reimbursed offsite infrastructure improvements.
Blue text is related to reimbursement from "benefited properties."
Purple text is for both red and blue.

DEVELOPMENT AGREEMENT For Serenity Subdivision

This Development Agreement ("Agreement") regarding The Serenity ("Project," as depicted in Exhibit A) is made and entered into this _____ day of _____, 20____ ("Effective Date") by and between Pleasant View City, a municipal corporation of the State of Utah ("City"), and Mark Green of Pleasant View, Utah ("Developer"). City and Developer may be referred to individually as "Party" or collectively as "Parties."

RECITALS

WHEREAS this Agreement is intended to specify the conditions under which the Project will be completed and the roles of the Parties;

WHEREAS Developer will complete the installation of certain public improvements which provide access, infrastructure, and municipal services to the Project area ("Project Improvements");

WHEREAS City's Municipal Code allows City to enter into an agreement with developers for offsite improvements and upsizing of utilities;

WHEREAS City desires certain modifications to be made to adjacent infrastructure ("Offsite Improvements");

WHEREAS Developer is agreeable to constructing such improvements with payment directly from the City to the contractor(s)

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

AGREEMENT

1. **Property Affected by this Agreement.** The description of the Project is attached and specifically described in Exhibit A. No additional property may be added to this description for purposes of this Agreement except by written amendment to this Agreement executed and approved by the Parties hereto.
2. **Uses and Requirements.** All uses shall be in accordance with Pleasant View City Ordinances and the additional requirements as found herein. Such uses include single family residential houses, of

various sizes and shapes, and normal attendant accessory uses and buildings.

3. Subdivision Development.

3.1. Phasing. The Project will be completed in a single phase of such size as will be determined at a later date based on the economic climate at the time and the prospects of a timely completion of such phases.

3.2. City Approvals. Normal City approval process shall apply in accordance with Pleasant View City Ordinances..

3.3. Subdivision Design. Project has received an overall preliminary approval for general lot and street layout. Each phase's specific design is subject to submittal and approval of construction drawings and calculations in accordance with the Pleasant View City *Development, Design, and Construction Standards*, current edition at the time of such phase's preliminary plat application.

4. Property Exchanges. (if applicable)

4.1. Developer to grant to City upon platting a parcel for Storm drainage purposes.

4.2. Storm Water Detention Basin Parcel. As part of the Project, Developer will create a storm water detention basin together with access thereto, and dedicate to the City the parcel containing such features via the subdivision plat.

4.3. Timing of Exchanges. The property exchange as found in this Section 4 may be completed at such time as the proper descriptions have been prepared or at the time of development of the portions of the Project at the locations of the exchange.

4.4. Reversion. Should the property exchanges occur and subsequently the Project fail to be completed, the Parties agree that the exchanges become null and void and revert to the original owners. Parties agree to cooperate in reverting property(ies) to original owners.

5. Developer's Obligations. In addition to the Project Improvements, Developer shall, at its own expense and in accordance with the requirements of the City code and ordinances, the requirements of the City Engineer, and all other conditions of development approval, construct and install or cause to be constructed and installed the Offsite Improvements, as shown in the attached Exhibit B.

6. Construction Cost. Parties agree to the unit prices and approximate quantities associated with the Offsite Improvements as shown in the Construction Cost Estimate, as shown in the attached Exhibit C, and agree that the final cost will be determined by the City-verified as-constructed quantities and the previously agreed upon unit prices ("Construction Cost").

7. Reimbursement Payments. Within sixty (60) days of completion of the Offsite Improvements, City shall pay Contractor the City portion of the Construction Cost.

8. Cost Allocation and Collection from Benefited Properties. Parties agree that the cost allocation

and collection shall be limited to the Benefitted Properties, which includes any property that connects to the Offsite Improvements. City shall allocate costs to the Benefitted Properties per the agreed-upon prices as enumerated in the Cost Estimate - these may be modified for understandably un-anticipated and challenging situations. City shall require owners of the Benefitted Properties that seek City approval to develop, subdivide, or build, to pay to City the appropriate allocated costs identified herein, prior to granting any development, subdivision, conditional use, or site plan approval, and prior to the City issuing any building permit, with respect to the Benefitted Properties. Parties acknowledge, understand, and agree that City will use its best efforts to collect and is responsible to enforce this Agreement against any Benefitted Property or person.

9. **Reimbursement Payments.** City shall pay contractor directly after improvement(s) have been fully installed, inspected, and approved by the City.

10. **Term of Agreement.** This Agreement shall terminate ten (10) years following the Effective Date of the Agreement or at such earlier time as the full and proper payments are made by the City to the contractor(s).

11. **Default.**

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

11.2. Parties herein each agree that should they default in any of the covenants or agreements contained herein, the defaulting Party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this Agreement, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such remedy is pursued by filing suit or otherwise, whether such costs and expenses are incurred with or without suit or before or after judgment.

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

12.1. All rights and remedies available at law and in equity, including injunctive relief, specific performance and/or damages.

12.2. The right to withhold reasonably related approvals, licenses, permits, or other rights associated with the Project or any development described in this Agreement until such default has been cured.

12.3. The right to draw upon any security posted or provided in connection with the Project.

13. **Notice and Cure.** Once an Event of Default has occurred, the noticing Party shall have the right to cure the default and seek reimbursement from the defaulting Party for the costs incurred in effecting such cure. Notwithstanding any provision herein to the contrary, the defaulting Party shall reimburse the curing Party for such costs of curing a default within 15 days following delivery to the defaulting Party of a written notice of such costs along with reasonable support documentation.

14. **Conflicts.** This Agreement is intended to be in harmony with all Federal and State laws, and City ordinances, codes, procedures, regulations, and rules "Laws." If any provision herein is contrary to or inconsistent with any Laws, the provisions of Laws shall govern. In the event of any conflict between the terms of this Agreement and those of any document entered into prior to this Agreement, this Agreement shall govern.

15. **Severability.** If any portion of this Agreement is held to be unenforceable, any enforceable portion thereof and the remaining provisions shall continue in full force and effect. No rule of strict construction shall be applied against any Party. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision.

16. **Agreement to Run With the Land.** This Agreement shall be recorded in the office of the Weber County Recorder against the properties in the Project and shall run with the land and be binding on all successors in the ownership of any portion of the Project.

17. **Entire Agreement.** This Agreement constitutes the entire agreement of the Parties hereto relative to the subject matter hereof and shall not be modified or amended except by a written instrument executed by all the Parties.

18. **Contact Information.** Any notices, requests, or demands required or desired to be given hereunder shall be made to the Parties as follows:

For Developer:	Name
	Company
	address
	city, state, zip
	email

For City:	Bill Cobabe, City Administrator
	Pleasant View City
	520 W. Elberta Dr.
	Pleasant View, UT 84414
	bcobabe@pleasantviewcity.com

Any party may change its address by giving written notice to the other parties in accordance

with the provisions of this section.

19. **Exhibits to this Agreement.** Exhibits to this Agreement are enumerated as follows:

19.1. Exhibit A – Property Description for improvements

19.2. Exhibit B – Improvements to be financed by City

19.3. Exhibit C – Construction Cost Estimate

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

(continued on next page)

IN WITNESS WHEREOF, Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

FOR DEVELOPER

(name)

STATE OF UTAH)

§

COUNTY OF _____)

On this ____ day of _____, in the year _____, before me _____ (notary public name) a notary public, personally appeared _____ (name of document signer), proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same..

Witness my hand and official seal.

Notary Public signature

(Printed Name)

(seal)

FOR PLEASANT VIEW CITY

By: (name)

Its: Mayor

Attest:

City Recorder

Approved as to Form: _____
City Attorney

EXHIBIT A
PROPERTY DESCRIPTION

Project consists of three elements:

- (1) Pleasant View Drive: Sewer installation and corresponding street Improvements within the public street right-of-way as shown on Exhibit Map B-1.
- (2) 650 West Street: Sewer installation improvements in the northerly portion of 650 West Street as shown on Exhibit Map B-1.
- (3) West Portion of Serenity Subdivision as shown on Exhibit Map B-2.

EXHIBIT B
IMPROVEMENTS TO BE FINANCED BY CITY

All improvements to be to Pleasant View City standards. Note that existing active sewer flows must be maintained during construction.

- (1) Pleasant View Drive improvements as shown on Exhibit B-1, consisting of tying into existing westerly sewer manhole, plugging southbound flows, furnishing and installation of 277 linear feet of 8-inch PVC sewer pipe including bedding, backfill and trench/street restoration; and, the installation of a new 5-foot diameter sewer manhole.
- (2) 650 West Street improvements as shown on Exhibit B-1, consisting of furnishing and installation of 171 linear feet of 8-inch PVC sewer pipe including bedding, backfill and trench restoration; and, the installation of a new 4-foot diameter sewer manhole.
- (3) West Portion of Serenity Subdivision as shown on Exhibit Map B-2, consisting of tying into or replacing the existing westerly manhole, furnishing and installation of 204 linear feet of 10-inch PVC sewer pipe including bedding, backfill and trench restoration.
- (4) Serenity Subdivision: Plug or abandon/remove existing sewer line that is to be taken out of service - approximately 612 linear feet.

EXHIBIT C
CONSTRUCTION COST ESTIMATE

All improvements to be to Pleasant View City standards. Note that existing active sewer flows must be maintained during construction.

(1) Pleasant View Drive improvements as shown on Exhibit B-1:

- Tying into existing westerly sewer manhole, plugging southbound flows:	\$ 2,000
- 277 linear feet of 8-inch PVC sewer pipe including bedding, backfill and trench restoration @ \$30/LF	\$ 8,310
- 277 linear feet of street restoration at \$60/LF	\$16,620
- Routing of flows during installation	\$ 2,500
- 5-foot sewer manhole	\$ 2,800

(2) 650 West Street improvements as shown on Exhibit B-1:

- 171 linear feet of 8-inch PVC sewer pipe including bedding, backfill and trench restoration @ \$30/LF	\$ 5,130
- 4-foot sewer manhole	\$ 2,400

(3) West Portion of Serenity Subdivision as shown on Exhibit Map B-2:

- Tying into or replacing the existing westerly manhole	\$ 2,800
- 204 linear feet of 10-inch PVC sewer pipe including bedding, backfill and trench restoration @ \$36/LF	\$ 7,344
- Routing of flows during installation	\$ 2,500

(4) Serenity Subdivision:

- Plug or abandon/remove existing sewer line that is to be taken out of service approximately 612 linear feet	\$ 1,700
---	----------



CONSULTING ENGINEERS

MEMORANDUM

TO: Bill Cobabe – Pleasant View City Administrator

FROM: Dana Q. Shuler, P.E.
Jones and Associates Consulting Engineers

CC: Jill Hunt – Pleasant View Planning Technician

RE: **HIGHLAND MEADOW SUBDIVISION**
AFPO – Adequacy Recommendation

Date: November 3, 2019

Our office has completed an Adequacy Determination based on the Budge Farm construction plans, most recent version at the time of this memo.

ADEQUACY DETERMINATION

The proposed subdivision, Highland Meadow, contains the following:

- 10 residential lots
- 1 parcel (storm water detention basin)

For the purposes of this determination, 10 ERCs were assigned to this subdivision.

Timing/Phasing: This subdivision is anticipated to be constructed in Fall 2019 and into 2020 under a single phase.

Attachment 1 addresses the Table 18.70.01 – Minimum Service Capacity Standards as found in the Pleasant View City Ordinances.

RECOMMENDATION

Based on the determination, we offer a **Recommendation for Approval** based on the information provided.

Therefore, we recommend adopting a ***Positive Adequacy Determination***

Should you have any questions, please let us know.

Attachment 1

Highland Meadows Subdivision

November 3, 2019

by DQS

Impacted Facilities	Proposed Impact (ERCs)	Capacity of Existing Public Facilities	Demand from Existing and Approved Development	Extent of Proposed Impact	Availability to Accommodate Proposed Development	Adequate Public Facility?
Culinary Water	10					YES
Annual Source (ac-ft)		1,415	1,263	4.48	152.10	yes
Peak Day Demand (MGD)		2.638	2.347	0.008	0.291	yes
Storage (gallons)		2,570,000	1,233,400	4,000	1,336,600	yes
Pressure (peak pay demand 40 psi)		water model run		ok		yes
Pressure (peak instant. 30 psi)		water model run		ok		yes
Fire Flow (20 psi)		water model run		ok		yes
Existing infrastructure available						yes
Secondary Water						YES
Adequate water shares per provider						will-serve letter provided
Minimum capacity service standard						yes
Existing infrastructure available						YES
Sanitary Sewer						acceptable
Impact on system						will-serve letter provided
Sewer District treatment capacity						YES
Storm Drain						approved by Lorin
Detention release rate (based on current City Standards)						considered
Detention volume (based on current City Standards)						YES
Piping System Capacity (10-yr)						n/a
Impact on system (per storm model)						n/a
Road Network						n/a
If > 50 dwelling units, 2 means of ingress/egress						n/a
If > 1,000 ADT or Peak > 200, Traffic Impact Study required						n/a
Impact of additional truck traffic						n/a
UDOT - access permit						n/a

AGREEMENT #A21-2019
INTERLOCAL COOPERATION AGREEMENT BETWEEN
NORTH OGDEN CITY AND PLEASANT VIEW CITY FOR
STAFF ENGINEER SERVICES

This Agreement is made pursuant to the provisions of the Interlocal Cooperation Act, U.C.A. 11-13-1 and by and between North Ogden City, a municipal Corporation of the State of Utah, hereinafter called the "NOC", and Pleasant View City, a municipal Corporation of the State of Utah, hereinafter called "PVC". NOC and PVC may be referred to individually as "Party" or collectively as "Parties".

WITNESSETH

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953 as amended, permits local governmental units to make the most efficient use of their powers to provide the benefit of economy of scale, and authorizes public agencies of the State of Utah to enter into agreements one with another for the purpose of exercising on a joint and cooperative basis any powers, privileges and authority exercised or capable of being exercised by such public agencies; and

WHEREAS, North Ogden City and Pleasant View City had recently entered into a contract for engineer services; and

WHEREAS, North Ogden City and Pleasant View City have reviewed their engineering needs; and

WHEREAS, both cities believe it is in the best interest of each City to modify the term of the Agreement:

NOW THEREFORE, the parties agree to amend Article one as follows:

ARTICLE ONE
TERM

This Agreement shall be for a period of six (6) months commencing July 1, 2019, and ending December 31, 2019, if approved by appropriate resolution of each party.

No other terms or articles are modified by this Amendment

Dated this 19th day of November, 2019

North Ogden City

BY 

Mayor, North Ogden City

BY _____
Mayor, Pleasant View City

ATTEST:





North Ogden City Recorder

ATTEST:

Pleasant View City Recorder



Approved as to form
North Ogden City Attorney

Approved as to form
Pleasant View City Attorney



City Council Staff Report

Fence Regulations Code Revision December 10, 2019

BACKGROUND

The City has recently had a fence installed between 2700 North and the Fox Meadows development. This fence was determined to be too tall based on our current ordinance. Because this is not a zoning regulation, there is no variance possible. However, staff was surprised to learn that there is no distinction made between fences in different locations throughout the City. Most cities allow for fences between use types and along busy corridors to provide visual and sound barriers, in addition to enhanced security. Staff reached out to other communities around the State and asked what they do regarding allowances/regulations for fences. The responses are included in this Staff Report as Attachment 1.

*Note: After the 12 November 2019 City Council meeting, staff revised the height of fences in residential areas to allow for up to 7' fences. The language regarding corner lots in Section 16.04.020 remains unchanged.

ANALYSIS

The Code currently notes the following with regard to fence heights (with emphasis added regarding the seven foot height regulation):

16.04.010 Front Yards.

- A. *No fence, hedge, or other similar structure shall be erected in any required front yard of a dwelling to a height in excess of three and one-half feet.*
- B. *Exception. Archways are permitted under the following conditions:*
 - 1. *Built on a minimum lot of one acre;*
 - 2. *The width between the side supports must be a minimum width of twelve feet at a minimum height of thirteen and one-half feet above the ground. No part of the structure between the two side supports shall be less than thirteen and one-half feet above the ground.*

16.04.015 Side and Rear Yards.

*No fence or other similar structure shall be erected in any side or rear yard to a height in **excess of seven feet.***

16.04.020 Corner Yards.

*A. On corner lots, no fence or other similar structure shall be erected to a height in excess of three and one-half feet in any yard bordering a street or front yard of an adjoining lot that has the driveway or access to the garage on the side adjacent to the yard to be fenced, except that in any rear yard of a corner lot, a fence may be erected to a height **not to exceed seven feet** upon a finding by the Pleasant View City building inspector that the height of the fence will not obscure the line of sight of one entering upon the street or intersection from the driveway or garage access bordering said corner lot.*

16.04.040 Measuring Height.

Where a fence is erected on a retaining wall or where for other reasons there is a difference in the elevation of the surface of the land on either side of a fence, the height of a fence shall be measured from a point half-way between the top of the retaining wall and the land on the lower side or from the average elevation of the surface of the land on either side of the fence; but nothing herein contained shall be construed to restrict a fence to less than three and one-half feet in height measured from the surface of the land on the side having the highest elevation as specified by the city building inspector.

Staff is proposing the following changes/modifications (**bold print** represents changes/additions to the Code):

16.04.015 Side and Rear Yards.

~~*No*~~ ***In residential areas, no*** fence or other similar structure shall be erected in any side or rear yard to a height in excess of seven feet. ***Fences between residential and commercial uses, and along arterials and major collectors, may be installed up to eight feet in height.***

It should also be noted that fencing regulations are generally located in the zoning ordinance. Revisions to the zoning ordinance are on-going; we expect that these regulations in Chapter 16 of the Code may be included in Chapter 18 (Zoning) and Chapter 16 may be removed.

STAFF CONTACT

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

ATTACHMENTS

1. Fence Regulations
2. Proposed Ordinance 2019-05

ATTACHMENT 1) Fence Regulations

Attachment 1 - Fence Regulations

City	Standard Height	Max Height	Special Conditions	In Zoning Ordinance?	Distinction - Sound Wall/Other
Murray	6'	8' (between commercial and residential zones, along arterial, and on properties >1/2 acre)	10' along UTA ROW and freeways	Yes	No distinction
Roosevelt	6'	10'	up to 10' w/CUP	Yes	No distinction
Birchwood Village, MN	6'6"			Yes	No distinction
Cedar Hills	6'	8' (between commercial and residential zones)		Yes	No distinction
Highland	6'	8' (between commercial and residential zones)	theme wall regulations for arterial and similar roads - materials regulated	Yes	No distinction
Kaysville			fences over 7' require a building permit	Yes	No distinction
Lindon	8'		exemptions possible if approved by Planning Director and City Engineer	Yes	No distinction
Centerville	6'	8' (between commercial and residential zones)	Up to 10' as approved by the Planning Commission in certain zones	Yes	No distinction
Cottonwood Heights	6'	7' (between commercial and residential zones)	up to 8' w/CUP; up to 12' w/CUP and adjacent property owner's consent	Yes	No distinction
Saratoga Springs	6'	8'	fences over 6' require approval by the City Council	Yes	No distinction
Sandy	6'	8' (as approved by Community Development Director)	8' masonry wall required between commercial and residential zones	Yes	No distinction
Payson	6'		All fences require a permit (free); solid masonry fences may be required between commercial/residential zones	Yes	No distinction
Beaver	6'	City Council may approve higher		Yes	No distinction
Enoch	6'		Fence types must comply with Planning Commission/City Council-approved guidelines if not found in Code	Yes	No distinction
North Ogden	6'	8' between residential and commercial uses		Yes	No distinction
Nephi	6'		The 6' height restriction is "constantly challenged. Folks seem to want to build 7' or 8' fences now."	Yes	No distinction

ATTACHMENT 2) Proposed Ordinance 2019-05 (attached separately)

ORDINANCE NO. 2019-05

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE FENCING REGULATIONS FOUND IN CHAPTER 16, AND OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, Pleasant View City finds that an update to the official City ordinance is needed to accommodate the orderly development of the City; 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; and,

WHEREAS, The Pleasant View City Council has held a public meeting to discuss the proposed amendment;

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The Pleasant View City Municipal Code – Chapter 16 shall be and hereby amended as described in EXHIBIT “A”.

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”

16.04.015 Side and Rear Yards.

In residential areas, no fence or other similar structure shall be erected in any side or rear yard to a height in excess of seven feet. Fences between residential and commercial uses, and along arterials and major collectors, may be installed up to eight feet in height.