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

October 27, 2020

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting **through ZOOM** on Tuesday, October 27, 2020, **commencing at 6:00 PM.**

In order to attend the meeting log into YouTube or

https://tinyurl.com/te9g43j

Comments will be monitored and responded to as applicable.
We encourage email comments and concerns sent to lhellstrom@pleasantviewcity.com

The agenda consists of the following:

Pledge of allegiance: Ann Arrington
Opening Prayer, Reading or Expression of Thought: Ann Arrington
Declaration of Conflicts of Interest
Comments/Questions for the Mayor & Council (public)
Consent Items:
- Minutes of October 13, 2020
- Bills of Pleasant View City

Business:

6:05 P.M. 1. Introduction of and discussion with the Youth City Council Mayor, Sam Gibby and Youth City Council Representative, Sydnie Palmer.

6:20 P.M. 2. Public Hearing. Discussion and possible action to consider a rezone for parcels along 2700 N as follows:

Parcel No.	Current Zone to Proposed Zone
17-072-0065	MUE to C-2
17-063-0071	MUE to C-2
17-063-0067	MUE to C-2
17-060-0047	RE-20 to CP-2
17-060-0035	RE-20 to CP-2
17-063-0027	MUE to C-2
17-063-0021	RE-20 to C-2
17-063-0022	RE-20 to C-2
17-066-0023	RE-20 to C-2
17-066-0025	RE-20 to C-2
17-066-0026	RE-20 to C-2
17-066-0094	A-2 to C-2
17-063-0021	RE-20 to CP-2
17-418-0021	RE-20 to CP-1
17-418-0022	RE-20 to CP-1

Ordinance 2020-12. *(Presenter: Jill Hunt)*

7:00 P.M. 3. Public Hearing. Discussion and possible action to consider a rezone from A-2 (agriculture) to RE-15 (residential) for parcels 17-062-0121 & 17-062-0122 located at approximately 973 W 3200 N, Ordinance 2020-13. Applicant: Brock Winzler. *(Presenter: Jill Hunt)*

7:15 P.M. 4. Public Hearing. Discussion and possible action to consider amending the 2020-2021 fiscal year budget, Resolution 2020-Q. *(Presenters: Laurie Hellstrom and Ryon Hadley)*

7:30 P.M. 5. Discussion and possible action to grant preliminary subdivision plat approval to Lindee's Loft Subdivision located at approximately 3367 N 1000 W and 3479 N 1000 W, Parcel No. 17-062-0047, 17-062-0046, and 17-062-0043. Applicant: Lesha Spencer. *(Presenter: Jill Hunt)*

7:45 P.M. 6. Discussion and possible action to grant final subdivision plat and escrow approval to The Orchards Phase 3 Subdivision located at approximately 3225 N 1000 W. Applicant: Craig North. *(Presenter: Jill Hunt)*

8:00 P.M. 7. Closed Meeting.

8. 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.

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					
CHEMTECH-FORD	20I1277	HOPP PHASE 2 WATER MAIN TEST BAC T	09/22/2020	60.00	60.00
CHEMTECH-FORD	20J0221	FOX MEADOWS WATER MAIN TEST	10/06/2020	40.00	40.00
CHEMTECH-FORD	20J0222	HARRIS HILLS WATER MAIN BAC T	10/06/2020	40.00	40.00
JONES & ASSOCIATES	19802	DEVELOPER RECEIVABLES	09/01/2020	7,105.00	7,105.00
JONES & ASSOCIATES	19854	DEVELOPER RECEIVABLES	10/01/2020	8,047.25	8,047.25
ZION'S BANK-BANKCARD CENT	091620.6	WEBER CO UT RECORDER-SERENITY RECORDING	09/16/2020	197.00	197.00
ZION'S BANK-BANKCARD CENT	091620.6	4TE* WEBER CO SERVICE-SERENITY RECORDING FEE	09/16/2020	4.93	4.93
Total 10-13120 DEVELOPMENT RECEIVABLES:				15,494.18	15,494.18
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERNMENTS T	1586386	WORKERS COMP	10/15/2020	3,584.61	3,584.61
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				3,584.61	3,584.61
10-22300 RETIREMENT PAYABLE					
UTAH RETIREMENT OFFICE	1389404	URS RETIREMENT PAYMENT	09/26/2020	9.38	9.38
Total 10-22300 RETIREMENT PAYABLE:				9.38	9.38
10-22500 INSURANCE PAYABLE					
AFLAC	823635	MONTHLY INSURANCE PREMIUM	10/15/2020	126.22	126.22
ALLIED ADM. FOR DELTA DENT	102520	DENTAL INS-	10/25/2020	2,860.74	2,860.74
HEALTHEQUITY INC.	TCEPN87	HSA FEES	10/06/2020	6.75	6.75
HEALTHEQUITY INC.	V4A3KAA	HSA FEES	09/04/2020	6.75	6.75
PEHP-LTD	091220	LTD COVERAGE	09/12/2020	274.42	274.42
PEHP-LTD	092620	LTD COVERAGE	09/26/2020	277.36	277.36
PEHP-LTD	101020	LTD COVERAGE	10/10/2020	271.58	271.58
PUBLIC EMPLOYEES HEALTH P	090120	HEALTH INSURANCE	09/01/2020	32,706.95	32,706.95
WASHINGTON NATIONAL INS C	P2058408	SECONDARY INSURANCE	10/01/2020	86.65	86.65
Total 10-22500 INSURANCE PAYABLE:				36,617.42	36,617.42
10-22600 FLEX SPENDING PAYABLE					
PEHP-FLEX	091220	FLEX SPENDING PROGRAM	09/12/2020	655.87	655.87
PEHP-FLEX	101020	FLEX SPENDING PROGRAM	10/10/2020	655.87	655.87
Total 10-22600 FLEX SPENDING PAYABLE:				1,311.74	1,311.74
10-23311 REVENUE COLLECTED FOR CWSID					
CENTRAL WEBER SEWER IMP.	093020	CWSID-IMPACT FEE COLLECTED	09/30/2020	44,214.00	44,214.00
Total 10-23311 REVENUE COLLECTED FOR CWSID:				44,214.00	44,214.00
10-23312 N.V.FIRE COLLECTION FEE					
NORTH VIEW FIRE AGENCY	093020	IMPACT FEE COLLECTION	09/30/2020	5,234.88	5,234.88
Total 10-23312 N.V.FIRE COLLECTION FEE:				5,234.88	5,234.88
10-32-160 1% SURCHARGE					
UTAH DEPARTMENT OF COMM	093020	QUARTERLY REPORT	09/30/2020	743.02	743.02

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-32-160 1% SURCHARGE:				743.02	743.02
10-35-100 COURT FINES					
UTAH STATE TREASURER	092020	90% SURCHARGE	10/13/2020	430.65	430.65
UTAH STATE TREASURER	092020	35% SURCHARGE	10/13/2020	633.55	633.55
UTAH STATE TREASURER	092020	80% OF $32 COURT SECURITY SURCHARGE	10/13/2020	762.50	762.50
UTAH STATE TREASURER	092020	100% OF $8 COURT SECURITY SURCHARGE	10/13/2020	778.16	778.16
Total 10-35-100 COURT FINES:				2,604.86	2,604.86
10-41-220 PUBLIC NOTICES					
STANDARD EXAMINER	080818	TRUTH IN TAXATION	08/31/2020	780.00	780.00
STANDARD EXAMINER	080818	PH BUDGET AMENDMENT	08/31/2020	82.80	82.80
Total 10-41-220 PUBLIC NOTICES:				862.80	862.80
10-41-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	.76	.76
LAYTON OFFICE SUPPLY	0231872-001	CARDSTOCK	09/18/2020	11.99	11.99
Total 10-41-240 OFFICE SUPPLIES AND EXPENSE:				12.75	12.75
10-41-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	13896	MONTHLY NETWORK SERVICES-LEGIS	10/01/2020	56.55	56.55
Total 10-41-310 PROFESSIONAL & TECHNICAL:				56.55	56.55
10-41-650 CARES FUNDING ACT EXPENSES					
NORTH VIEW FIRE AGENCY	101920	CARES PAYMENT	10/19/2020	38,858.60	38,858.60
Total 10-41-650 CARES FUNDING ACT EXPENSES:				38,858.60	38,858.60
10-42-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	6.08	6.08
ZION'S BANK-BANKCARD CENT	091620.10	OFFICE DEPOT-COURT OFFICE SUPPLIES	09/16/2020	13.99	13.99
ZION'S BANK-BANKCARD CENT	091620.10	OFFICE DEPOT-COURT OFFICE SUPPLIES	09/16/2020	15.88	15.88
Total 10-42-240 OFFICE SUPPLIES AND EXPENSE:				35.95	35.95
10-42-310 PROFESSIONAL & TECHNICAL					
GAGE ARNOLD	102002	MONTHLY ATTORNEY SERVICE	10/01/2020	544.68	544.68
TECSERV, INC.	13896	MONTHLY NETWORK SERVICES-COURT	10/01/2020	56.55	56.55
Total 10-42-310 PROFESSIONAL & TECHNICAL:				601.23	601.23
10-43-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	6.84	6.84
Total 10-43-240 OFFICE SUPPLIES AND EXPENSE:				6.84	6.84
10-43-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	13896	MONTHLY NETWORK SERVICES-ADMIN	10/01/2020	131.95	131.95
Total 10-43-310 PROFESSIONAL & TECHNICAL:				131.95	131.95
10-43-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD CENT	091620.6	UTAH CITY MNGMT ASSOC-ANNUAL MEMBERSHIP FOR	09/16/2020	60.00	60.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
ZION'S BANK-BANKCARD CENT	091620.6	UTAH LEAGUE OF CITIES &- ONLINE CONF REGISTRATI	09/16/2020	149.00	149.00
Total 10-43-330 EDUCATION AND TRAINING:				209.00	209.00
10-44-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	6.84	6.84
Total 10-44-240 OFFICE SUPPLIES AND EXPENSE:				6.84	6.84
10-44-310 PROFESSIONAL & TECHNICAL					
CASELLE	104797	CONTRACT SUPPORT & MAINTENANCE	10/01/2020	187.50	187.50
TECSERV, INC.	13896	MONTHLY NETWORK SERVICES-	10/01/2020	56.55	56.55
Total 10-44-310 PROFESSIONAL & TECHNICAL:				244.05	244.05
10-47-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	6.84	6.84
Total 10-47-240 OFFICE SUPPLIES AND EXPENSE:				6.84	6.84
10-47-310 PROFESSIONAL/TECHNICAL SERVICE					
CASELLE	104797	CONTRACT SUPPORT & MAINTENANCE	10/01/2020	187.50	187.50
TECSERV, INC.	13896	MONTHLY NETWORK SERVICES-RECOR	10/01/2020	131.95	131.95
Total 10-47-310 PROFESSIONAL/TECHNICAL SERVICE:				319.45	319.45
10-49-300 ENGINEER					
JONES & ASSOCIATES	19801	GENERAL ENGINEERING COORDINATION	09/01/2020	912.75	912.75
JONES & ASSOCIATES	19801	CONCEPT PLAN FOR 2725 N	09/01/2020	739.25	739.25
JONES & ASSOCIATES	19853	GENERAL ENGINEERING COORDINATION	10/01/2020	771.25	771.25
Total 10-49-300 ENGINEER:				2,423.25	2,423.25
10-49-310 ATTORNEY					
HELGESEN, HOUTZ & JONES	100120	ATTORNEY SERVICES	10/01/2020	300.00	300.00
Total 10-49-310 ATTORNEY:				300.00	300.00
10-49-510 INSURANCE AND SURETY BONDS					
UTAH LOCAL GOVERNMENTS T	1586384	AUTOMOBILE POLICY INVOICE	10/15/2020	274.60-	274.60-
UTAH LOCAL GOVERNMENTS T	1586385	PROPERTY INSURANCE	10/15/2020	12.73	12.73
Total 10-49-510 INSURANCE AND SURETY BONDS:				261.87-	261.87-
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
LAYTON OFFICE SUPPLY	0229583-001A	END TABLE	06/15/2020	242.60	242.60
LES OLSON CO.	EA955825	COPY MAINTENANCE AGREEMENT	09/23/2020	686.98	686.98
MODEL LINEN SUPPLY	1392017	MAT MAINTENANCE	09/22/2020	96.45	96.45
MODEL LINEN SUPPLY	1405322	MAT MAINTENANCE	10/20/2020	96.45	96.45
ZION'S BANK-BANKCARD CENT	091620.9	BELL JANITORIAL SUPPLY-STOCK	09/16/2020	115.31	115.31
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				1,237.79	1,237.79
10-50-270 UTILITIES					
ROCKY MOUNTAIN POWER	091520	885 W PLEASANT VIEW DRIVE	09/15/2020	73.17	73.17
ROCKY MOUNTAIN POWER	091820	520 W ELBERTA DR	09/18/2020	516.63	516.63
ROCKY MOUNTAIN POWER	091820	544 W ELBERTA DR	09/18/2020	51.49	51.49

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-50-270 UTILITIES:				641.29	641.29
10-50-280 TELEPHONE					
CENTURY LINK	091320	PHONES	09/13/2020	385.63	385.63
CENTURY LINK	091320	PHONES	09/13/2020	330.81	330.81
CENTURY LINK	101320	PHONES	10/13/2020	64.99	64.99
Total 10-50-280 TELEPHONE:				781.43	781.43
10-51-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD CENT	091620.13	TRACTOR SUPPLY CO-SHOP TOOLS	09/16/2020	34.99	34.99
ZION'S BANK-BANKCARD CENT	091620.13	C-A-L RANCH STORES-MISC SHOP SUPPLIES	09/16/2020	21.28	21.28
ZION'S BANK-BANKCARD CENT	091620.13	SQ* TRI STATE OIL RECLAIM-WASTE OIL PICKUP FOR SH	09/16/2020	103.00	103.00
ZION'S BANK-BANKCARD CENT	091620.13	FASTENAL COMPANY-SHOP SUPPLIES	09/16/2020	56.69	56.69
ZION'S BANK-BANKCARD CENT	091620.13	OREILLY AUTO-SHOP TOOLS	09/16/2020	10.67	10.67
Total 10-51-250 EQUIP/SUPPLIES/MAINTENANCE:				226.63	226.63
10-51-260 BLDG & GRND-SHOP IMPROVEMENTS					
CDW GOVERNMENT, INC.	1323792	MECHANICS DESKTOP	09/14/2020	1,058.31	1,058.31
Total 10-51-260 BLDG & GRND-SHOP IMPROVEMENTS:				1,058.31	1,058.31
10-51-270 UTILITIES					
ROCKY MOUNTAIN POWER	091820	530 W ELBERTA DR	09/18/2020	48.47	48.47
ROCKY MOUNTAIN POWER	091820	520 W ELBERTA DR	09/18/2020	273.20	273.20
Total 10-51-270 UTILITIES:				321.67	321.67
10-51-280 TELEPHONE					
VERIZON WIRELESS	9862279779	ON CALL PHONE	09/28/2020	71.12	71.12
Total 10-51-280 TELEPHONE:				71.12	71.12
10-53-210 BOOKS & SUBSCRIPTIONS & MEMBER					
WEBER COUNTY RECORDER	100120	QUARTERLY INVOICE FOR ONLINE PROPERTY DATA SE	10/01/2020	150.00	150.00
Total 10-53-210 BOOKS & SUBSCRIPTIONS & MEMBER:				150.00	150.00
10-53-220 PUBLIC NOTICES					
STANDARD EXAMINER	080818	MINOR SUBDIVISION-HADLEY	08/31/2020	97.20	97.20
STANDARD EXAMINER	080818	PH ONLINE AUTO SALES	08/31/2020	93.60	93.60
STANDARD EXAMINER	080818	ORCHARD #3 SUBDIVISION	08/31/2020	82.80	82.80
STANDARD EXAMINER	080818	MINOR SUBDIVISION-HADLEY	08/31/2020	86.40	86.40
STANDARD EXAMINER	080818	PH ONLINE AUTO SALES	08/31/2020	86.40	86.40
Total 10-53-220 PUBLIC NOTICES:				446.40	446.40
10-53-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	6.84	6.84
LAYTON OFFICE SUPPLY	0231872-001	PROJECT JACKET	09/18/2020	60.62	60.62
Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:				67.46	67.46
10-53-310 PROFESSIONAL/TECHINCAL SERVICE					
TECSERV, INC.	13896	MONTHLY NETWORK SERVICES-PLANN	10/01/2020	56.55	56.55

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-53-310 PROFESSIONAL/TECHINCAL SERVICE:				56.55	56.55
10-53-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD CENT	091620.6	UTAH LEAGUE OF CITIES &- ONLINE CONF REGISTRATI	09/16/2020	149.00	149.00
ZION'S BANK-BANKCARD CENT	091620.6	UTAH LEAGUE OF CITIES &- ONLINE CONF REGISTRATI	09/16/2020	149.00	149.00
Total 10-53-330 EDUCATION AND TRAINING:				298.00	298.00
10-54-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
ZION'S BANK-BANKCARD CENT	091620.14	SQ *N.O.V.A. PRINCIPLES-NOVA MEMBER LICENSING	09/16/2020	100.00	100.00
ZION'S BANK-BANKCARD CENT	091620.14	BLUE360 MEDIA LLC-CODE BOOKS	09/16/2020	313.07	313.07
Total 10-54-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				413.07	413.07
10-54-240 OFFICE SUPPLIES AND EXPENSE					
OFFICE DEPOT	121620026001	PD OFFICE SUPPLIES	09/02/2020	159.34	159.34
OFFICE DEPOT	124927223001	PD OFFICCE SUPPLIES	09/16/2020	52.93	52.93
OFFICE DEPOT	127136260001	PD OFFICCE SUPPLIES	09/25/2020	51.36	51.36
ZION'S BANK-BANKCARD CENT	091620.14	AMZN MTPLC-PD OFFICE SUPPLIES	09/16/2020	39.64	39.64
Total 10-54-240 OFFICE SUPPLIES AND EXPENSE:				303.27	303.27
10-54-250 SUPPLIES/MAINTENANCE					
HARRISVILLE CITY	20201193	THEFT DETECTION TABLET CONTRACT	10/14/2020	800.00	800.00
ZION'S BANK-BANKCARD CENT	091620.14	CDW GOVT-COMPUTER PAPER	09/16/2020	111.00	111.00
ZION'S BANK-BANKCARD CENT	091620.14	AMZN MKTPLC US-DRUG WEIGHT SCALE	09/16/2020	49.21	49.21
ZION'S BANK-BANKCARD CENT	091620.14	AMZN MKTP-EQUIPMENT / SUPPLIES EVIDENCE BAGS	09/16/2020	32.16	32.16
ZION'S BANK-BANKCARD CENT	091620.5	PACKTRACK-K-9 TRAINING LOG	09/16/2020	100.00	100.00
Total 10-54-250 SUPPLIES/MAINTENANCE:				1,092.37	1,092.37
10-54-280 COMMUNICATION SERVICES					
CENTURY LINK	090120	PHONES	09/01/2020	308.12	308.12
Total 10-54-280 COMMUNICATION SERVICES:				308.12	308.12
10-54-290 DUI EXPENDITURES					
CDW GOVERNMENT, INC.	1911762	2 POLICE LAPTOPS (ALCOHOL FUND)	09/24/2020	4,422.50	4,422.50
Total 10-54-290 DUI EXPENDITURES:				4,422.50	4,422.50
10-54-340 CANINE OFFICER EXPENSES					
RAY ALLEN MANUFACTURING	RINV152922	K-9 EQUIPMENT	10/14/2020	112.97	112.97
Total 10-54-340 CANINE OFFICER EXPENSES:				112.97	112.97
10-54-470 UNIFORMS					
A-1 UNIFORM	42085	NEW PT OFFICE UNIFORM (T. JACKSON)	09/24/2020	79.39	79.39
Total 10-54-470 UNIFORMS:				79.39	79.39
10-54-620 CONTRACTUAL SERVICES					
LEXIPOL LLC	INV6514	POLICE POLICY CONTRACT	10/01/2020	3,062.00	3,062.00
TECSERV, INC.	13896	MONTHLY NETWORK SERVICES-POLIC	10/01/2020	772.85	772.85
Total 10-54-620 CONTRACTUAL SERVICES:				3,834.85	3,834.85

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-58-310 PROFESSIONAL & TECHNICAL					
SUNRISE ENGINEERING INC	0113208	SERVICES THROUGH SEPTEMBER 30, 2020	10/12/2020	5,340.00	5,340.00
Total 10-58-310 PROFESSIONAL & TECHNICAL:				5,340.00	5,340.00
10-60-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0313802	DIESEL FUEL	09/29/2020	1,240.72	1,240.72
TOM RANDALL DISTRIBUTING	0313802	FUEL - PUBLIC WORKS DEPT	09/29/2020	1,123.77	1,123.77
ZION'S BANK-BANKCARD CENT	091620.13	CHEVRON-DIESEL	09/16/2020	80.71	80.71
Total 10-60-251 VEHICLE:FUEL:				2,445.20	2,445.20
10-60-253 VEHICLE: MAINTENANCE					
COMMERCIAL TIRE	100036	#5 PLOW AXLE ALIGNMENT	09/22/2020	206.25	206.25
WHEELER CAT	PS001031645	BACKHOE SEAL	09/16/2020	77.00	77.00
ZION'S BANK-BANKCARD CENT	091620.12	LOWES-STRIPING WASH OUT	09/16/2020	17.40	17.40
ZION'S BANK-BANKCARD CENT	091620.12	SHERWIN WILLIAMS-ATRIPING	09/16/2020	21.99	21.99
ZION'S BANK-BANKCARD CENT	091620.13	BOMAN & KEMP-#5 PLOW FLAT BAR	09/16/2020	15.12	15.12
ZION'S BANK-BANKCARD CENT	091620.13	FASTENAL COMPANY-#5 PLOW PARTS	09/16/2020	59.05	59.05
ZION'S BANK-BANKCARD CENT	091620.13	K & K BEARING- #5 PLOW PARTS	09/16/2020	15.54	15.54
ZION'S BANK-BANKCARD CENT	091620.13	OREILLY AUTO-SPINNER HUB FOR PLOW #5	09/16/2020	37.71	37.71
ZION'S BANK-BANKCARD CENT	091620.13	K & K BEARING-PLOW #5 SEAL	09/16/2020	25.32	25.32
ZION'S BANK-BANKCARD CENT	091620.13	SQ * WHEELER - BACKHOE FILTERS	09/16/2020	345.58	345.58
ZION'S BANK-BANKCARD CENT	091620.13	SQ *WHEELER-BACKHOE WINDOW	09/16/2020	346.96	346.96
ZION'S BANK-BANKCARD CENT	091620.13	SQ * WHEELER-BACKHOE WINDOW	09/16/2020	77.00	77.00
Total 10-60-253 VEHICLE: MAINTENANCE:				1,244.92	1,244.92
10-60-270 UTILITIES					
ROCKY MOUNTAIN POWER	091520	STREETLIGHTS	09/15/2020	2,095.83	2,095.83
Total 10-60-270 UTILITIES:				2,095.83	2,095.83
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORKMED	OG3162272	DRUG SCREEN-AL HOLLYWOOD	09/16/2020	37.00	37.00
INTERMOUNTAIN WORKMED	OG3162272	DRUG SCREEN-JEFF SMITH (DOT)	09/16/2020	65.00	65.00
IWORQ	193958	IWORQ FLEET PROGRAMSIGN AND PAVEMENT	10/01/2020	1,000.00	1,000.00
JONES & ASSOCIATES	19801	2019 STREET LIGHTING EVALUATION	09/01/2020	517.25	517.25
JONES & ASSOCIATES	19801	2020 STREET MAINTENANCE	09/01/2020	2,003.25	2,003.25
JONES & ASSOCIATES	19853	2020 STREET MAINTENANCE	10/01/2020	95.75	95.75
TECSERV, INC.	13896	MONTHLY NETWORK SERVICES-STREE	10/01/2020	188.50	188.50
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				3,906.75	3,906.75
10-60-470 STREET SUPPLIES/MATERIALS					
ZION'S BANK-BANKCARD CENT	091620.12	SHERWIN WILLIAMS-STRIPING	09/16/2020	432.02	432.02
ZION'S BANK-BANKCARD CENT	091620.12	SHERWIN WILLIAMS-STRIPING PAINT	09/16/2020	494.75	494.75
ZION'S BANK-BANKCARD CENT	091620.12	SHERWIN WILLIAMS- STRIPING PAINT	09/16/2020	296.85	296.85
ZION'S BANK-BANKCARD CENT	091620.12	SHERWIN WILLIAMS- PAINT BEADS	09/16/2020	86.25	86.25
ZION'S BANK-BANKCARD CENT	091620.4	MOUNTAINLAND SUPPLY-PROJECT PAINT	09/16/2020	18.64	18.64
Total 10-60-470 STREET SUPPLIES/MATERIALS:				1,328.51	1,328.51
10-62-290 SENIOR CITIZEN PROGRAM					
NORTH VIEW SENIOR CENTER	102020	SENIOR CENTER DONATION	10/19/2020	5,000.00	5,000.00
Total 10-62-290 SENIOR CITIZEN PROGRAM:				5,000.00	5,000.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-63-250 EQUIPMENT-SUPPLIES & MAINTENAN					
ZION'S BANK-BANKCARD CENT	091620.16	WM SUPERCENTER-SEPTEMBER MEETING TREATS	09/16/2020	52.50	52.50
Total 10-63-250 EQUIPMENT-SUPPLIES & MAINTENAN:				52.50	52.50
10-70-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD CENT	091620.13	OREILLY AUTO-POLE SAW REPAIR TOOL FOR PARKS	09/16/2020	39.99	39.99
ZION'S BANK-BANKCARD CENT	091620.13	OGDEN LAWN & GARDEN-STRING TRIMMERS/POLE SAW	09/16/2020	62.08	62.08
ZION'S BANK-BANKCARD CENT	091620.13	OREILLY AUTO-JD MOWER SERVICE - PARKS	09/16/2020	33.72	33.72
ZION'S BANK-BANKCARD CENT	091620.13	OREILLY AUTO-KUBOTA MOWER SERVICE FOR PARKS	09/16/2020	22.86	22.86
ZION'S BANK-BANKCARD CENT	091620.9	BELL JANITORIAL SUPPLY-JANITORIAL SUPPLIES	09/16/2020	116.08	116.08
ZION'S BANK-BANKCARD CENT	091620.9	SMITH & EDWARDS-TOOLS	09/16/2020	22.39	22.39
ZION'S BANK-BANKCARD CENT	091620.9	C-A-L RANCH STORES-TOOLS	09/16/2020	87.95	87.95
Total 10-70-250 EQUIP/SUPPLIES/MAINTENANCE:				385.07	385.07
10-70-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0313802	FUEL - PARKS	09/29/2020	1,123.77	1,123.77
Total 10-70-251 VEHICLE:FUEL:				1,123.77	1,123.77
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
MIKE SCOTT	856270	CHIPS @ WADMAN PARK	09/16/2020	870.00	870.00
ZION'S BANK-BANKCARD CENT	091620.9	DURK'S PLUMBING SUPPLY-SPRINKLER REPAIR	09/16/2020	17.94	17.94
ZION'S BANK-BANKCARD CENT	091620.9	IFA OGDEN-WEED KILLER	09/16/2020	180.08	180.08
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				1,068.02	1,068.02
10-70-270 UTILITIES					
BONA VISTA WATER DISTRICT	093020	MULTI SPORTS COMPLEX WATER BILL	09/30/2020	79.80	79.80
ROCKY MOUNTAIN POWER	091520	889 W PLEASANT VIEW DR	09/15/2020	146.22	146.22
ROCKY MOUNTAIN POWER	091520	3110 N 600 W	09/15/2020	10.86	10.86
ROCKY MOUNTAIN POWER	091520	3090 N 600 W	09/15/2020	41.01	41.01
ROCKY MOUNTAIN POWER	091520	885 W PLEASANT VIEW DRIVE BALLPARK	09/15/2020	32.51	32.51
ROCKY MOUNTAIN POWER	091520	3120 N 600 W	09/15/2020	17.06	17.06
ROCKY MOUNTAIN POWER	091820	420 W 4300 N	09/18/2020	21.36	21.36
ROCKY MOUNTAIN POWER	091820	1331 W HIWY 89 - MULTI SPORTS PARK	09/18/2020	744.67	744.67
Total 10-70-270 UTILITIES:				1,093.49	1,093.49
10-71-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	1.90	1.90
Total 10-71-240 OFFICE SUPPLIES AND EXPENSE:				1.90	1.90
10-71-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD CENT	091620.16	AMZN MKTPL-FLAG FOOTBALL SUPPLIES FOR SYMTPO	09/16/2020	106.08	106.08
ZION'S BANK-BANKCARD CENT	091620.16	SAVON SPORTING GOODS-FLAG FOOTBALL SUPPLIES	09/16/2020	347.30	347.30
ZION'S BANK-BANKCARD CENT	091620.16	WM SUPERCENTER-FLAG FOOTBALL STAFF SUPPLIES	09/16/2020	40.60	40.60
ZION'S BANK-BANKCARD CENT	091620.16	STUDIO R MEDIA-SIGN FOR GREEN WASTE	09/16/2020	19.10	19.10
ZION'S BANK-BANKCARD CENT	091620.16	JONES SHIRTS & SIGNS- FLAG FOOTBALL EXTRA SHIRT	09/16/2020	14.00	14.00
Total 10-71-250 EQUIP/SUPPLIES/MAINTENANCE:				527.08	527.08
10-71-280 TELEPHONE					
CENTURY LINK	101320	PHONES	10/13/2020	150.44	150.44

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-71-280 TELEPHONE:				150.44	150.44
10-71-310 PROFESSIONAL/TECHINCAL SERVICE					
TECSERV, INC.	13896	MONTHLY NETWORK SERVICES-RECRE	10/01/2020	245.05	245.05
Total 10-71-310 PROFESSIONAL/TECHINCAL SERVICE:				245.05	245.05
10-75-620 BEAUTIFICATION PROGRAM					
LOMOND VIEW NURSERY	11238	TOP SOIL-BEAUTIFICATION	09/18/2020	11.96	11.96
Total 10-75-620 BEAUTIFICATION PROGRAM:				11.96	11.96
40-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	19801	MULTI-SPORTS COMPLEX-UDOT ACCESS PERMITTING	09/01/2020	752.25	752.25
JONES & ASSOCIATES	19853	MULTI-SPORTS COMPLEX-UDOT ACCESS PERMITTING	10/01/2020	338.00	338.00
JONES & ASSOCIATES	19853	4575 NORTH TRAILHEAD	10/01/2020	665.00	665.00
Total 40-46-310 PROFESSIONAL & TECHNICAL:				1,755.25	1,755.25
40-46-730 IMPROVEMENTS - CONSTRUCTION					
HANSEN & ASSOCIATES, INC.	2019-2914	BONNEVILLE TRAILHEAD ROW	09/09/2020	337.66	337.66
STAKER & PARSON COMPANIE	092420A	MULTI SPORTS DECEL LANE	09/24/2020	144,869.35	144,869.35
Total 40-46-730 IMPROVEMENTS - CONSTRUCTION:				145,207.01	145,207.01
41-40-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	.38	.38
ZION'S BANK-BANKCARD CENT	091620.4	WM SUPERCENTER-ZOOM SETUP SUPPLIES	09/16/2020	123.96	123.96
Total 41-40-240 OFFICE SUPPLIES AND EXPENSE:				124.34	124.34
41-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0313802	FUEL - STORM WATER DEPT	09/29/2020	1,123.78	1,123.78
Total 41-40-251 VEHICLE:FUEL:				1,123.78	1,123.78
41-40-253 VEHICLE: MAINTENANCE					
INTERMOUNTAIN SWEEPER C	1345	SWEEPER BROOMS	10/05/2020	320.00	320.00
Total 41-40-253 VEHICLE: MAINTENANCE:				320.00	320.00
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	104797	CONTRACT SUPPORT & MAINTENANCE	10/01/2020	75.00	75.00
JONES & ASSOCIATES	19801	STORM WATER ANNUAL REPORT	09/01/2020	64.75	64.75
JONES & ASSOCIATES	19853	STORM WATER ANNUAL REPORT	10/01/2020	56.50	56.50
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				196.25	196.25
41-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202002566	148 BLUE STAKES	09/30/2020	45.45	45.45
Total 41-40-610 MISCELLANEOUS SUPPLIES:				45.45	45.45
41-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	19801	STORM WATER MANAGEMENT PLAN	09/01/2020	407.00	407.00
JONES & ASSOCIATES	19801	LOW IMPACT DEVELOPMENT STANDARDS	09/01/2020	1,545.25	1,545.25
JONES & ASSOCIATES	19801	2018 STORM WATER CFP, IFFP AND IFA	09/01/2020	3,687.25	3,687.25

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
JONES & ASSOCIATES	19853	2018 STORM WATER CFP, IFFP AND IFA	10/01/2020	4,062.75	4,062.75
Total 41-46-310 PROFESSIONAL & TECHNICAL:				9,702.25	9,702.25
41-46-740 CAPTIAL OUTLAY - EQUIPMENT					
CDW GOVERNMENT, INC.	1323792	PWD OFFICE DESKTOP	09/14/2020	1,331.65	1,331.65
Total 41-46-740 CAPTIAL OUTLAY - EQUIPMENT:				1,331.65	1,331.65
43-40-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	13907	BITTITAN MIGRATION WIZ MAILBOX MIGRATION	10/01/2020	504.00	504.00
TECSERV, INC.	13907	PARTIAL MONTH FEE FOR OFFICE 365	10/01/2020	143.64	143.64
TECSERV, INC.	13907	MONTHLY MICROSOFT 365	10/01/2020	330.00	330.00
TECSERV, INC.	13914	MICROSOFT 365-LABOR	09/30/2020	4,060.00	4,060.00
Total 43-40-310 PROFESSIONAL & TECHNICAL:				5,037.64	5,037.64
43-40-730 IMPROVEMENTS CONSTRUCTION					
JONES & ASSOCIATES	19801	CITY MAINTENANCE BUILDING REPLACEMENT	09/01/2020	28.25	28.25
JONES & ASSOCIATES	19853	CITY MAINTENANCE BUILDING REPLACEMENT	10/01/2020	84.75	84.75
ZION'S BANK-BANKCARD CENT	091620.4	PODS SALT LAKE CITY-SHOP STORAGE	09/16/2020	94.99	94.99
Total 43-40-730 IMPROVEMENTS CONSTRUCTION:				207.99	207.99
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
CDW GOVERNMENT, INC.	1377810	POLICE COMPUTER MONITORS	09/15/2020	211.46	211.46
CDW GOVERNMENT, INC.	1381496	5 POLICE/3 CITY COMPUTERS	09/15/2020	4,245.28	4,245.28
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				4,456.74	4,456.74
45-46-240 OFFICE SUPPLIES AND EXPENSE					
CASELLE	104797	CONTRACT SUPPORT & MAINTENANCE	10/01/2020	75.00	75.00
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	.37	.37
Total 45-46-240 OFFICE SUPPLIES AND EXPENSE:				75.37	75.37
45-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	19801	SKYLINE DRIVE PROJECT-DESIGN & ROW ACQUISITION	09/01/2020	1,656.25	1,656.25
JONES & ASSOCIATES	19853	SKYLINE DRIVE PROJECT-DESIGN AND ROW ACQUISITI	10/01/2020	762.75	762.75
WCEC ENGINEERS	7500	SKYLINE DR	09/14/2020	8,381.25	8,381.25
Total 45-46-310 PROFESSIONAL & TECHNICAL:				10,800.25	10,800.25
45-46-730 IMPROVEMENTS-CONTRUCTION					
CMT ENGINEERING LABORATO	87016	350 W RECONSTRUCTION	05/10/2020	1,900.00	1,900.00
HANSEN & ASSOCIATES, INC.	2019-2915	ALTERNATE ROW 1000 W	09/09/2020	1,876.00	1,876.00
STAKER & PARSON COMPANIE	092420	STREET MAINTENANCE PROJECT	09/24/2020	35,367.42	35,367.42
Total 45-46-730 IMPROVEMENTS-CONTRUCTION:				39,143.42	39,143.42
51-40-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	.38	.38
Total 51-40-240 OFFICE SUPPLIES AND EXPENSE:				.38	.38
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
C.E. BUTTERS CONSTR.	2522323312	TRAIL HEAD ROAD BASE	09/03/2020	383.96	383.96
C.E. BUTTERS CONSTR.	2522323512	RAMP TRAILHEAD W	09/22/2020	3,519.34	3,519.34

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
CUMMINS ROCKY MOUNTAIN L	60-6706	ALDER GEN SET TROUBLESHOOT	09/16/2020	2,243.60	2,243.60
JOHNSON ELECTRIC MOTOR I	9349	ALDER WELL GEN SET TROUBLESHOOT AND REPAIRS	09/14/2020	888.33	888.33
LaRose Paving Inc	4754	PATCH FOR AIR VAC RELOCATION	08/07/2020	650.00	650.00
THATCHER COMPANY	1504804	150 LBS CHLORINE	09/23/2020	870.00	870.00
THATCHER COMPANY	1504805	CYL DEPOSIT RETURN	09/23/2020	350.00-	350.00-
USA BLUE BOOK	039532	HEAT STRESS TEST	10/16/2019	548.74	548.74
USA BLUE BOOK	090602	150 LBS CHLORINE TANK REPAIR KIT	12/12/2019	2,351.25	2,351.25
ZION'S BANK-BANKCARD CENT	091620.3	MOUNTAINLAND SUPPLY-STOCK SUPPLIES	09/16/2020	288.65	288.65
ZION'S BANK-BANKCARD CENT	091620.3	SMITH & EDWARDS-BATTERIES	09/16/2020	8.16	8.16
ZION'S BANK-BANKCARD CENT	091620.3	SQ *A-1 KEY SERVICE-JESSIE PUMP HOUSE DOOR	09/16/2020	223.75	223.75
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				11,625.78	11,625.78
51-40-270 UTILITIES					
ROCKY MOUNTAIN POWER	091520	825 W 2550 N	09/15/2020	240.49	240.49
ROCKY MOUNTAIN POWER	091820	340 W 4575 N	09/18/2020	336.44	336.44
ROCKY MOUNTAIN POWER	091820	129 W 4600 N	09/18/2020	1,334.15	1,334.15
ROCKY MOUNTAIN POWER	091820	5181 N JESSE CREEK DR	09/18/2020	1,320.31	1,320.31
ROCKY MOUNTAIN POWER	091820	4909 N BURNHAM DR	09/18/2020	959.28	959.28
Total 51-40-270 UTILITIES:				4,190.67	4,190.67
51-40-280 TELEPHONE					
VERIZON WIRELESS	9862279779	TABLET SERVICE	09/28/2020	9.11	9.11
Total 51-40-280 TELEPHONE:				9.11	9.11
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
BADGER METER	80060628	456 AUTO READ METER SERVICE	09/30/2020	405.84	405.84
CASELLE	104797	CONTRACT SUPPORT & MAINTENANCE	10/01/2020	75.00	75.00
CHEMTECH-FORD	20H1141	ROUTINE BAC T'S	08/20/2020	80.00	80.00
CHEMTECH-FORD	20I1465	ROUTINE BAC T'S	09/24/2020	80.00	80.00
TECSERV, INC.	13896	MONTHLY NETWORK SERVICES-WATER	10/01/2020	188.50	188.50
WEBER BASIN WATER CONSER	0063262	ROUTINE BAC T'S	10/01/2020	96.00	96.00
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				925.34	925.34
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202002566	148 BLUE STAKES	09/30/2020	45.45	45.45
Total 51-40-610 MISCELLANEOUS SUPPLIES:				45.45	45.45
51-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	19801	WATER CONSERVATION PLAN	09/01/2020	845.00	845.00
JONES & ASSOCIATES	19801	DIVISION DRINKING WATER COMPLIANCE	09/01/2020	369.00	369.00
JONES & ASSOCIATES	19853	WATER CONSERVATION PLAN	10/01/2020	428.00	428.00
Total 51-46-310 PROFESSIONAL & TECHNICAL:				1,642.00	1,642.00
51-46-740 CAPITAL OUTLAY/EQUIPMENT					
CDW GOVERNMENT, INC.	1323792	UTILTIES DESKTOP	09/14/2020	665.83	665.83
Total 51-46-740 CAPITAL OUTLAY/EQUIPMENT:				665.83	665.83
53-40-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	.38	.38

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 53-40-240 OFFICE SUPPLIES AND EXPENSE:				.38	.38
53-40-280 TELEPHONE					
VERIZON WIRELESS	9862279779	TABLET SERVICE	09/28/2020	9.10	9.10
Total 53-40-280 TELEPHONE:				9.10	9.10
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	104797	CONTRACT SUPPORT & MAINTENANCE	10/01/2020	75.00	75.00
Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:				75.00	75.00
53-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202002566	148 BLUE STAKES	09/30/2020	45.45	45.45
Total 53-40-610 MISCELLANEOUS SUPPLIES:				45.45	45.45
53-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	19801	SEWER IMPROVEMENTS VIA SERENITY SUBDIVISION	09/01/2020	252.00	252.00
JONES & ASSOCIATES	19853	SEWER IMPROVEMENTS VIA SERENITY SUBDIVISION	10/01/2020	1,288.00	1,288.00
Total 53-46-310 PROFESSIONAL & TECHNICAL:				1,540.00	1,540.00
53-46-730 IMPROVEMENTS-CONSTRUCTION					
HANSEN & ASSOCIATES, INC.	2019-2653	ELIMINATE SEWER OUTFALL DATA	07/16/2020	2,926.75	2,926.75
HANSEN & ASSOCIATES, INC.	2019-2983	700 W ELIMINATE SEWER OUTFALL	09/14/2020	394.00	394.00
PRO-PIPE	6600001767	700 W ELIMINATE SEWER OUTFALL LOCATING	09/08/2020	877.50	877.50
Total 53-46-730 IMPROVEMENTS-CONSTRUCTION:				4,198.25	4,198.25
53-46-740 CAPTIAL OUTLAY - EQUIPMENT					
CDW GOVERNMENT, INC.	1323792	UTILITIES DESKTOP	09/14/2020	665.82	665.82
Total 53-46-740 CAPTIAL OUTLAY - EQUIPMENT:				665.82	665.82
55-40-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0231872-001	OFFICE SUPPLIES	09/18/2020	.38	.38
Total 55-40-240 OFFICE SUPPLIES AND EXPENSE:				.38	.38
55-40-280 TELEPHONE					
VERIZON WIRELESS	9862279779	TABLET SERVICE	09/28/2020	9.11	9.11
Total 55-40-280 TELEPHONE:				9.11	9.11
55-40-310 PROFESSIONAL AND TECH SERV					
CASELLE	104797	CONTRACT SUPPORT & MAINTENANCE	10/01/2020	75.00	75.00
Total 55-40-310 PROFESSIONAL AND TECH SERV:				75.00	75.00
55-40-511 DISPOSAL - RECYCLING					
RECYCLED EARTH	170088	RECYCLING DISPOSAL	07/08/2020	239.19	239.19
RECYCLED EARTH	170125	RECYCLING DISPOSAL	07/08/2020	137.02	137.02
RECYCLED EARTH	170126	RECYCLING DISPOSAL	07/08/2020	196.67	196.67
RECYCLED EARTH	170308	RECYCLING DISPOSAL	07/10/2020	126.39	126.39
RECYCLED EARTH	170310	RECYCLING DISPOSAL	07/10/2020	229.15	229.15
RECYCLED EARTH	171281	RECYCLING DISPOSAL	07/22/2020	224.43	224.43

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
RECYCLED EARTH	171310	RECYCLING DISPOSAL	07/22/2020	76.78	76.78
RECYCLED EARTH	171323	RECYCLING DISPOSAL	07/22/2020	175.41	175.41
RECYCLED EARTH	171342	RECYCLING DISPOSAL	07/22/2020	81.50	81.50
RECYCLED EARTH	171476	RECYCLING DISPOSAL	07/24/2020	160.05	160.05
RECYCLED EARTH	171477	RECYCLING DISPOSAL	07/24/2020	154.74	154.74
RECYCLED EARTH	172436	RECYCLING DISPOSAL	08/05/2020	208.22	208.22
RECYCLED EARTH	172468	RECYCLING DISPOSAL	08/05/2020	116.51	116.51
RECYCLED EARTH	172472	RECYCLING DISPOSAL	08/05/2020	191.50	191.50
RECYCLED EARTH	172640	RECYCLING DISPOSAL	08/07/2020	173.62	173.62
RECYCLED EARTH	172643	RECYCLING DISPOSAL	08/07/2020	125.74	125.74
RECYCLED EARTH	173544	RECYCLING DISPOSAL	08/19/2020	214.57	214.57
RECYCLED EARTH	173570	RECYCLING DISPOSAL	08/19/2020	106.13	106.13
RECYCLED EARTH	173571	RECYCLING DISPOSAL	08/19/2020	208.80	208.80
RECYCLED EARTH	173725	RECYCLING DISPOSAL	08/21/2020	175.92	175.92
RECYCLED EARTH	174658	RECYCLING DISPOSAL	09/02/2020	172.28	172.28
RECYCLED EARTH	174669	RECYCLING DISPOSAL	09/02/2020	166.58	166.58
RECYCLED EARTH	174692	RECYCLING DISPOSAL	09/02/2020	85.90	85.90
RECYCLED EARTH	174855	RECYCLING DISPOSAL	09/04/2020	149.02	149.02
RECYCLED EARTH	174856	RECYCLING DISPOSAL	09/04/2020	150.45	150.45
RECYCLED EARTH	175953	RECYCLING DISPOSAL	09/16/2020	144.28	144.28
RECYCLED EARTH	175956	RECYCLING DISPOSAL	09/16/2020	158.99	158.99
RECYCLED EARTH	175986	RECYCLING DISPOSAL	09/16/2020	68.34	68.34
RECYCLED EARTH	175996	RECYCLING DISPOSAL	09/16/2020	67.87	67.87
RECYCLED EARTH	176216	RECYCLING DISPOSAL	09/18/2020	143.33	143.33
RECYCLED EARTH	176217	RECYCLING DISPOSAL	09/18/2020	144.28	144.28
RECYCLED EARTH	177239	RECYCLING DISPOSAL	09/30/2020	188.42	188.42
RECYCLED EARTH	177272	RECYCLING DISPOSAL	09/30/2020	42.24	42.24
RECYCLED EARTH	177276	RECYCLING DISPOSAL	09/30/2020	104.89	104.89
RECYCLED EARTH	177277	RECYCLING DISPOSAL	09/30/2020	61.70	61.70
RECYCLED EARTH	177278	RECYCLING DISPOSAL	09/30/2020	55.05	55.05
Total 55-40-511 DISPOSAL - RECYCLING:				5,225.96	5,225.96
60-46-310 PROFESSIONAL SERVICES					
JONES & ASSOCIATES	19801	RULON WHITE BLVD EXTENSION PROJECT-FINAL DESIG	09/01/2020	926.25	926.25
JONES & ASSOCIATES	19853	RULON WHITE BLVD EXTENSION PROJECT-FINAL DESIG	10/01/2020	28.25	28.25
Total 60-46-310 PROFESSIONAL SERVICES:				954.50	954.50
Grand Totals:				447,002.90	447,002.90

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

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only paid invoices included.

ORDINANCE 2020-12

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY.

WHEREAS, Pleasant View City finds that an update to the official City zoning map is needed to accommodate the request of a particular property owner in the City; and

WHEREAS, Pleasant View City finds that such a zone change is in keeping with the desires and intents of the City as stated in the General Plan; and

WHEREAS, Pleasant View finds that the City's Future Land Use Map designates that area to be General Commercial; 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 Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

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

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The zoning map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area along 2700 N as follows:

Parcel No.	Current Zone to Adopted Zone
17-072-0065	MUE to C-2
17-063-0071	MUE to C-2
17-063-0067	MUE to C-2
17-060-0047	RE-20 to CP-2
17-060-0035	RE-20 to CP-2
17-063-0021	RE-20 to C-2
17-063-0022	RE-20 to C-2
17-066-0023	RE-20 to C-2
17-066-0025	RE-20 to C-2
17-066-0026	RE-20 to C-2
17-066-0094	A-2 to C-2
17-063-0021	RE-20 to CP-2
17-418-0021	RE-20 to CP-1
17-418-0022	RE-20 to CP-1

PROPERTY DESCRIPTIONS

Parcel 17-072-0065

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE BASE & MERIDIAN US SURVEY: AND BEINGMORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINTOF INTERSECTION COMMON TO THE OLD WEST LINE OF SAID SECTION 32AS SHOWN PROIOR TO MAY 1996, AND THE SOUTH RIGHT OF WAY LINEOF 2700 NORTH STREET AS SHOWN ON U D O T PROJECT NO SP-0134(2) 11, WHICH POINT IS SOUTH 01D11'01" EAST 460.71 FEET ALONGSAID OLD WEST LINE FROM THE NORTHWEST CORNER OF SAID SECTION32, SAID POINT ALSO BEING A POINT OF NON TANGENCY ON THE ARCOF A 8143.82 FOOT RADIUS CURVE TO THE LEFT, RUNNING THENCE177.79 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHTOF WAY LINE, THROUGH A CENTRAL ANGLE OF 01D15'03" (CHORD BEARSSOUTH 85D55'25" EAST 177.79 FEET) TO THE WEST LINE OF PARCEL 2AS SHOWN IN RECORD OF SURVEY NO 03999 AS RECORDED IN THE WEBERCOUNTY RECORDERS OFFICE, THENCE SOUTH 01D09'10" WEST 464.71FEET ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION TO THENORTH RIGHT OF WAY LINE OF 2550 NORTH STREET, THENCE NORTH88D53'30" WEST 158.24 FEET ALONG SAID NORTH RIGHT OF WAY LINETO THE OLD WEST LINE OF SAID SECTION 32, THENCE NORTH01D11'01" WEST 473.75 FEET ALONG SAID OLD WEST LINE TO THEPOINT OF BEGINNING. Approximately 1.80 AC

Parcel 17-063-0071

PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION,RUNNING THENCE NORTH 89D17' WEST 635.58 FEET, THENCE SOUTH 34'WEST 524.72 FEET, THENCE SOUTH 88D53' EAST 250.00 FEET, THENCESOUTH 00D34' WEST 377.52 FEET, MORE OR LESS, TO THE NORTH LINEOF 2550 NORTH STREET, THENCE SOUTH 88D53' EAST 391.7 FEET,THENCE NORTH 00D11'30" EAST 906.6 FEET, MORE OR LESS, TO THEPLACE OF BEGINNING. ALSO: PART OF THE NORTHEAST QUARTER OF SECTION 31,TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, USSURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OFTHE NORTH LINE OF 2550 NORTH STREET AND EAST LINE OF THE KARENDOWNS PROPERTY, SAID POINT BEING NORTH 89D17' WEST 635.58 FEETAND SOUTH 00D34' WEST 902.24 FEET FROM THE NORTHEAST CORNER OFSAID SECTION 31,THENCE SOUTH 88D53' EAST ALONG SAID NORTH LINE250.00 FEET, THENCE NORTH 00D34' EAST 377.52 FEET, THENCENORTH 88D53' WEST 250.00 FEET TO SAID EAST PROPERTY LINE,THENCE SOUTH 00D34' WEST ALONG SAID LINE 377.52 FEET TO THEPOINT OF BEGINNING. LESS AND EXCEPTING FROM PARCEL 4 THE FOLLOWING DESCRIBEDPROPERTY: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THEEXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NOSP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTYSITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OFSECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE &MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBEDAS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY BOUNDARY LINEOF SAID ENTIRE TRACT 55.00 FEET PERPENDICULARLY DISTANTNORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERSSTATION 108+51.06, WHICH POINT IS 635.58 FEET (BUT CALCULATES651.82 FEET TO THE APPARENT POSSESSION LINE) NORTH 898D17'00"WEST 277.55 FEET SOUTH 0D34'00" WEST (BUT CALCULATES SOUTH0D58'23" WEST ALONG THE APPARENT POSSESSION LINE) FROM THENORTHEAST CORNER OF SAID SECTION 31, AND RUNNING THENCE SOUTH80D21'09" EAST 13.66 FEET TO THE BEGINNING OF A CURVE AT APOINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAIDCONTROL LINE, THENCE SOUTHEASTERLY 647.26 FEET ALONG THE ARCOF A 8033.82-FOOT RADIUS CURVE TO THE LEFT CONCENTRIC WITHSAID CORNTOL LINE (NOTE: CHORD BEARS SOUTH 82D39'38" EAST FORA DISTANCE OF 647.06 FEET) TO A POINT IN THE EASTERLY BOUNDARYLINE OF SAID ENTIRE TRACT, WHICH POINE IS 55.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 0D11'30" WEST (BUT CALCULATES SOUTH 0D11'27" WESTALONG THE APPARENT POSSESSION LINE) 110.39 FEET ALONG SAIDEASTERLY BOUNDARY LINE TO THE BEGINNING OF A NON TANGENT CURVEAT A POINT 55.00 FEET PEREPENDICULARLY DISTANT SOUTHERLY FROMSAID CONTROL LINE, THENCE NORTHWESTERLY 662.28 FEET ALONG THEARC OF A 8143.82-FOOT RADIUS CURVE TO THE RIGHT CONCENTRICWITH SAID CONTROL LINE (NOTE: CHORD BEARS NORTH 82D42'16" WESTFOR A DISTANCE OF 662.11 FEET) TO A POINT IN THE WESTERLYBOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 55.00 FEETPERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE,THENCE NORTH 0D34'00" EAST (BUT CALCULATES NORTH 0D58'23" EASTALONG THE APPARENT POSSESSION LINE) 111.27 FEET ALONG SAIDWESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. AS SHOWN ONTHE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THEUTAH DEPARTMENT OF TRANSPORTATION. (NOTE: ROTATE ALL BEARINGSIN THE ABOVE DESCRIPTION 0D11'27" COUNTERCLOCKWISE TO MATCHHIGHWAY BEARINGS.) SUBJECT TO BOUNDARY LINE AGREEMENT. E# 2793784 LESS AND EXCEPTING: PART OF THE NORTHEAST CORNER OFSECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE ANDMERIDIAN: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION31; THENCE SOUTH 00D50'24" EAST 349.91 FEET ALONG THE SECTIONLINE TO THE NORTH RIGHT OF WAY LINE OF 2700 NORTH STREET (UDOTPROJECT NO. SP-0134 (2) 11), BEING A POINT OF CURVATURE OF ANON-TANGENT CURVE, OF WHICH THE RADIUS POINT LIES NORTH04D47"51" EAST; THENCE WESTERLY ALONG THE ARC OF AN 8,033.82FOOT RADIUS CURVE TO THE RIGHT

A DISTANCE OF 645.12 FEET(CENTRAL ANGLE EQUALS 04D36'03" AND LONG CHORD BEARS NORTH82D54'07" WEST 644.95 FEET) ALONG SAID NORTH RIGHT OF WAYLINE; THENCE NORTH 80D33'41" WEST 23.28 FEET TO A LINEDESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ASENTERY NO. 2793784, IN THE WEBER COUNTY RECORDER'S OFFICE;THENCE NORTH 01D21'06" EAST 272.38 FEET ALONG SAID BOUNDARYLINE TO THE SECTION LINE; THENCE SOUTH 89D28'38" EAST 651.45FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. Approximately 6.86 AC

Parcel 17-063-0067

PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH,RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT APOINT ON THE SOUTH RIGHT OF WAY LINE OF 2700 NORTH STREETACCORDING TO THE U D O T RIGHT OF WAY PLANS LOCATED 1210.10FEET SOUTH 89D23'37" EAST ALONG THE NORTH LINE OF SAIDNORTHEAST QUARTER AND 260.50 FEET SOUTH 00D00'00" EAST FROMTHE NORTH QUARTER CORNER OF SAID SECTION 31, SAID POINT SHOWNAS STATION 100+72.26 55.00 FEET RIGHT OF THE CONTROL LINE ASSHOWN ON SAID U D O T RIGHT OF WAY PLANS, RUNNING THENCE ALONGSAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES (1)SOUTH 80D32'55" EAST 792.53 FEET TO P C STATION 108+64.7255.00 FEET RIGHT OF SAID CONTROL LINE AND (2) TO THE LEFTALONG THE ARC OF A 8143.82 FOOT RADIUS CURVE A DISTANCE OF2.68 FEET, CHORD BEARS SOUTH 80D33'29" EAST 2.68 FEET, HAVINGA CENTRAL ANGLE OF 00D01'08" TO AN EXISTING FENCE LINE, THENCESOUTH 00D27'01" WEST 543.18 FEET ALONG SAID EXISTING FENCELINE TO THE NORTH RIGHT OF WAY LINE OF 2550 NORTH STREET,THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR(4) COURSES (1) NORTH 88D53'30" WEST 481.32 FEET (2) NORTH01D06'27" EAST 0.93 FEET TO STATION 2607+18.41 36.58 FEET LEFTOF THE CONTROL LINE AS SHOWN ON SAID U D O T RIGHT OF WAYPLANS (3) NORTH 85D43'26" WEST 128.30 FEET AND (4) NORTH88D43'04" WEST 200.13 FEET TO STATION 2603+89.98 43.04 FEETLEFT OF SAID CONTROL LINE, THENCE NORTH 42D43'38" WEST 28.71FEET TO THE EAST RIGHT OF WAY LINE OF 600 WEST STREET AS SHOWNON SAID U D O T RIGHT OF WAY PLANS BEING STATION 2400+63.9238.50 FEET RIGHT OF SAID CONTROL LINE, THENCE NORTH 01D49'21"EAST 588.40 FEET ALONG SAID EAST RIGHT OF WAY LINE TO STATION2406+52.86 38.50 FEET RIGHT OF SAID CONTROL LINE, THENCE NORTH36D33'30" EAST 50.13 FEET TO THE POINT OF BEGINNING.CONTAINING 11.312 ACRES. Approximately 11.31 AC

Parcel 17-060-0047

PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND A PART OF THENORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1WEST OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ONTHE EAST RIGHT OF WAY LINE OF 600 WEST STREET AS SHOWN ON THEUDOT RIGHT OF WAY PLANS LOCATED 1181.81 FEET SOUTH 89D28'37"EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FROM THESOUTH QUARTER CORNER OF SAID SECTION 30, RUNNING THENCE ALONGSAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:(1) NORTH 01D49'26" EAST 78.96 FEET TO A POINT SHOWN ASSTATION 2502+72.00 38.50 FEET RIGHT OF THE UDOT CONTROL LINE,(2) NORTH 03D52'58" WEST 198.64 FEET, AND (3) NORTH 01D20'01"EAST 122.23 FEET TO AN EXISTING FENCE LINE ESTABLISHED AS THEPROPERTY LINE BY BOUNDARY LINE AGREEMENT E#, THENCE NORTH89D58'03" EAST 836.51 FEET ALONG SAID FENCE LINE AND BOUNDARYAGREEMENT LINE, THENCE SOUTH 01D21'06" WEST 679.74 FEET ALONGAN EXISTING FENCE LINE ESTABLISHED AS THE PROPERTY LINEBOUNDARY LINE AGREEMENT, E# TO THE NORTHERLY RIGHT OF WAY LINEOF 2700 NORTH STREET AS SHOWN ON SAID UDOT RIGHT OF WAY PLANS,THENCE NORTH 80D32'55" WEST 806.39 FEET ALONG SAID NORTHERLYRIGHT OF WAY LINE TO A POINT SHOWN AS STATION 100+42.44 55.00FEET LEFT OF THE UDOT CONTROL LINE THENCE NORTH 38D38'26" WEST33.30 FEET TO A POINT SHOWN AS STATION 100+17.66 77.24 FEETLEFT OF SAID UDOT CONTROL LINE, SAID POINT BEING ON THE EASTRIGHT OF WAY LINE OF 600 WEST STREET, THENCE NORTH 01D48'24"EAST 29.39 FEET TO A POINT SHOWN AS STATION 100+13.75 106.37FEET LEFT ON SAID UDOT CONTROL LINE, THENCE NORTH 01D49'26"EAST 92.02 FEET TO THE POINT OF BEGINNING. CONATINING 11.579ACRES. Approximately 11.58 AC

Parcel 17-060-0035

PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT WHICH IS EAST 2004.42 FEET ALONG THESECTION LINE AND NORTH 424.12 FEET FROM THE SOUTH QUARTERCORNER OF SAID SECTION 30; RUNNING THENCE NORTH 88D11' WEST845.7 FEET, MORE OR LESS, TO EAST LINE OF 600 WEST STREET;THENCE NORTH 0D15' EAST ALONG THE EAST LINE OF THE STREET280.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORMANLAMON THOMPSON PROPERTY; THENCE SOUTH 88D11' EAST ALONG SAIDSOUTH PROPERTY LINE 937.20 FEET TO A POINT WHICH IS 8.8 CHAINSWEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION;THENCE SOUTH 0D45' WEST 140.25 FEET; THENCE SOUTH 45D00'00"EAST 204.8 FEET, MORE OR LESS, TO THE NORTH LINE OF THE CLAIRE BROWN (TRUSTEE) PROPERTY, AS CONVEYED BY WARRANTY DEEDRECORDED IN BOOK 1054, PAGE 594 OF RECORDS AT THE OFFICE OFTHE WEBER COUNTY RECORDER; THENCE NORTH 88D11'00" WEST 235.8FEET, MORE OR LESS, TO THE POINT OF BEGINNING, WHICH ISWESTERLY 40.0 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OFSAID CLAIR E BROWN PROPERTY. TOGETHER WITH A 10.00 FOOT WIDE EASEMENT ALONG THE SOUTHLINE OF THE DONNA M THOMAS PROPERTY BEING MORE PARTICULARLYDESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED EAST2004.42 FEET ALONG THE SECTION LINE AND NORTH 424.12 FEET FROMTHE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 30,TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,THENCE NORTH 88D11'00" WEST 845.7 FEET, MORE OR LESS TO

THEEAST LINE OF 600 WEST STREET; THENCE NORTH 0D15'00" EAST 10.00FEET ALONG SAID EAST LINE; THENCE SOUTH 88D11'00" EAST 835.32FEET; THENCE SOUTH 45D00'00" EAST 14.61 FEET TO THE POINT OFBEGINNING. EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 30,TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE &MERIDIAN, BEGINNING AT GRANTORS NORTHWEST PROPERTY CORNERBEING A POINT DESCRIBED OF RECORD AS BEING LOCATED EAST2004.42 FEET AND NORTH 424.12 FEET AND NORTH 88D11' WEST 845.7FEET AND NORTH 00D15' EAST 280.5 FEET FROM THE SOUTH QUARTERCORNER OF SAID SECTION 30, SAID POINT LOCATED SOUTH 89D28'37"EAST 1180.31 FEET ALONG THE SOUTH LINE OF SAID SOUTHEASTQUARTER AND NORTH 00D00'00" EAST 722.98 FEET FROM THESOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, RUNNING THENCESOUTH 88D09'35" EAST (SOUTH 88D11' EAST BY RECORD) 0.96 FEET,THENCE SOUTH 01D20'01" WEST 50.88 FEET, THENCE NORTH 00D15'00"EAST 50.89 FEET TO THE POINT OF BEGINNING. CONTAINING 24.5SQUARE FEET OR 0.001 ACRES (E# 2631727) SUBJECT TO BOUNDARY LINE AGREEMENT E# 2793782. Approximately 6.49

Parcel 17-063-0021

PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT APOINT ALONG THE NORTH LINE OF SAID QUARTER SECTION (ASMONUMENTED), AND ON A OLD NORTH-SOUTH FENCE, SAID POINT BEARSSOUTH 89D28'22" EAST 459.22 FEET (EAST 457.3 FEET) FROM THENORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION,AND RUNNING THENCE SOUTH 0D03'18" EAST 463.68 FEET, MORE ORLESS, (SOUTH 0D12'30" EAST 458 FEET) ALONG SAID FENCE TO AFENCE INTERSECTION, THENCE SOUTH 88D46'31" EAST ALONG SAIDFENCE 628.62 FEET (SOUTH 89D17' EAST 647.85 FEET) MORE ORLESS, TO THE WEST LINE OF ROAD, THENCE NORTH 01D50'10" EAST471.43 FEET (NORTH 458 FEET) ALONG SAID ROAD TO THE NORTHLINE OF SAID QUARTER SECTION, THENCE NORTH 89D28'22" WEST644.06 FEET (NORTH 89D17' WEST 650.7 FEET) ALONG SAID QUARTERSECTION LINE (AS MONUMENTED) TO THE POINT OF BEGINNING. EXCEPTING THEREFROM; A PARCEL OF LAND IN FEE FORTHE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWNAS PROJECT NO. SP-0134 (2) 11, BEING PART OF AN ENTIRE TRACTOF PROPERTY, SITUATE IN THE NORTHWEST QUARTER NORTHEASTQUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALTLAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LANDARE DESCRIBED AS FOLLOWS; BEGINNING IN A CURVE AT A POINTIN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINEOF SAID PROJECT AT ENGINEERS STATION 92+91.18, WHICH POINTIS 459.22 FEET (BUT CALCULATES 457.60 FEET TO THE APPARENTPOSSESSION LINE) SOUTH 89D28'22" EAST AND 24.97 FEET SOUTH0D03'18" EAST (BUT CALCULATES 30.08 FEET SOUTH 0D02'44"EAST ALONG THE APPARENT POSSESSION LINE) FROM THE SOUTHQUARTER CORNER OF SAID SECTION 30 AND RUNNING THENCESOUTHEASTERLY 47.34 FEET ALONG THE ARC OF A 8143.82-FOOTRADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CONTROL LINE(NOTE; CHORD BEARS SOUTH 80D42'31" EAST FOR A DISTANCE OF47.31 FEET) TO A POINT 55.00 FEET RADIALLY DISTANT NORTHERLYFROM SAID CONTROL LINE THENCE SOUTH 80D32'31" EAST 581.66FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAIDCONTROL LINE, THENCE NORTH 26D03'31" EAST 51.43 FEET TO APOINT IN THE WESTERLY RIGHT OF WAY LINE OF 600 WEST STREET,WHICH POINT IS 104.28 FEET PERPENDICULARLY DISTANT NORTHERLYFROM SAID CONTROL LINE, THENCE SOUTH 87D47'52" EAST 16.48FEET TO A POINT IN THE APPARENT EASTERLY BOUNDARY LINE OF SAIDENTIRE TRACT, WHICH POINT IS 106.37 FEET PERPENDICULARLYDISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH1D49'47" WEST 217.24 FEET ALONG SAID APPARENT EASTERLYBOUNDARY LINE TO A POINT 108.96 FEET PERPENDICULARLY DISTANTSOUTHERLY FROM SAID CONTROL LINE, THENCE NORTH 88D10'16"WEST 16.50 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINEOF SAID 600 WEST STREET, WHICH POINT IS 111.15 FEET,PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE,THENCE NORTH 1D50'10" EAST 40.69 FEET TO A POINT 70.81FEET, PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROLLINE, THENCE NORTH 31D54'32" WEST 21.07 FEET TO A POINT55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAIDCONTROL LINE, THENCE NORTH 80D32'31" WEST 605.86 FEET ALONGA LINE PARALLEL TO SAID CONTROL LINE TO THE BEGINNING OF ACURVE AT A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLYFROM SAID CONTROL LINE, THENCE NORTHWESTERLY 28.94 FEET,ALONG THE ARC OF A 8033.82-FOOT RADIUS CURVE TO THE LEFTCONCENTRIC WITH SAID CONTROL LINE, (NOTE; CHORD BEARS NORTH80D38'43" WEST FOR A DISTANCE OF 28.91 FEET) TO A POINT INTHE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINTIS 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAIDCONTROL LINE, THENCE NORTH 0D03'18" WEST (BUT CALCULATESNORTH 0D02'44" WEST ALONG THE APPARENT POSSESSION LINE)111.44 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINTOF BEGINNING. (E#1949938). Approximately 5.09 AC

Parcel 17-063-0022

PART OF THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 31,TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, USSURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWESTQUARTER OF SECTION 31, RUNNING THENCE SOUTH 89D17' EAST 457.3FEET, THENCE SOUTH 0D12'30" EAST 924.77 FEET TO CENTER OFROAD, THENCE WEST ALONG THE CENTER OF ROAD TO A POINT 919.3FEET SOUTH AND 237.2 FEET NORTH 89D17' WEST FROM THE PLACE OFBEGINNING.THENCE NORTH 919.3 FEET TO THE NORTH LINE OF SAIDSECTION 31, THENCE SOUTH 89D17' EAST 237.3 FEET ALONG THENORTH LINE OF SAID SECTION 31 TO THE PLACE OF BEGINNING. LESS AND EXCEPTING FROM PARCEL 5; THAT PORTION OF GROUNDCONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDEDOCTOBER 27, 2000 AS ENTRY NO.1734293 IN BOOK 2098 AT PAGE 1667OF OFFICIAL RECORDS. ALSO LESS AND EXCEPTING FROM PARCEL 5 THE FOLLOWINGDESCRIBED PROPERTY: A PARCEL OF LAND IN FEE FOR THE WIDENINGOF THE EXISITING

HIHGWAY STATE ROUTE 134 KNOWN AS PROJECT NO.SP-0134(2)11, BEING PART OF ENTIRE TRACT OF PROPERTY, SITUATEIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THENORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31,TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THEBOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF SAIDENTIRE TRACT AT THE NORTH QUARTER CORNER OF SAID SECTION 31,WHICH POINT IS 29.17 FEET PERPENDICULARLY DISTANT NORTHERLYFROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION88+35.33, AND RUNNING THENCE SOUTH 89D17'00" EAST 238.95 FEETALONG SAID NORTHERLY BOUNDARY LINE AND NORTHERLY SECTION LINETO THE BEGINNING OF A NON TANGENT CURVE AT A POINT 55.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTHEASTERLY 221.01 FEET ALONG THE ARC OF A8143.82-FOOT RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAIDCONTROL LINE (NOTE: CHORD BEARS SOUTH 81D27'47" EAST FOR ADISTANCE OF 220.98 FEET) TO A POINT IN THE EASTERLY BOUNDARYLINE OF SAID ENTIRE TRACT, WHICH POINT IS 55.00 FEETPERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE,THENCE SOUTH 0D12'30" EAST (BUT CALCULATES SOUTH 0D08'38" WESTALONG THE APPARENT POSSESSION LINE) 111.44 FEET ALONG THE EASTBOUNDARY LINE OF SAID ENTIRE TRACT TO THE BEGINNING OF ANON-TANGENT CURVE AT A POINT 55.00 FEET PERPENDICULARLYDISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE NORTHWESTERLY669.31 FEET ALONG THE ARC OF A 8033.82-FOOT RADIUS CURVE TOTHE LEFT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARSNORTH 82D56'44" WEST FOR A DISTANCE OF 669.12 FEET) TO A POINTIN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH ISPOINT IS 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROMSAID CONTROL LINE, THENCE NORTH (BUT CALCULATES NORTH02D35'19" EAST ALONG THE APPARENT POSSESSION LINE) 68.11 FEETALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWEST CORNER OFSAID ENTIRE TRACT, WHICH CORNER IS IN THE NORTHERLY SECTIONLINE OF SAID SECTION 31 AND IS 13.07 FEET PERPENDICULARLYDISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH89D17'00: EAST 237.30 FEET (BUT CALCULATES SOUTH 89D09'51"EAST 203.79 FEET ALONG THE APPARENT POSSESSION LINE) ALONG THENORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAIDNORTHERLY SECTION LINE TO THE POINT OF BEGINNING. AS SHOWN ONTHE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THEUTAH DEPARTMENT OF TRANSPORTATION. (NOTE: ROTATE ALL BEARINGSIN THE ABOVE DESCRIPTION 0D11'27" COUNTERCLOCKWISE TO MATCHHIGHWAY BEARINGS) TOGETHER WITH ANY AND ALL ABUTTERS RIGHTS OF UNDERLYINGFEE TO THE CENTER OF THE EXISTING RIGHT OF WAY APPURTENANT TOTHIS CONVEYANCE. Approximately 12.79 AC

Parcel 17-066-0023

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ATA POINT ON THE NORTH LINE OF SAID QUARTER SECTION 237.4 FEETNORTH 89D42' WEST FROM THE NORTHEAST CORNER THEREOF; RUNNINGTHENCE SOUTH PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION919.3 FEET TO THE CENTER OF STREET; THENCE NORTH 89D08' WESTALONG THE CENTER OF STREET 237.3 FEET; THENCE NORTH PARALLELTO THE EAST LINE OF SAID QUARTER SECTION 916.5 FEET TO THENORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89D42' EAST237.3 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION, TOTHE PLACE OF BEGINNING. EXCEPTING THEREFROM; A PARCEL OF LAND IN FEE FOR THEWIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN ASPROJECT NO. SP-0134 (2) 11, BEING PART OF AN ENTIRE TRACT OFPROPERTY, SITUATE IN THE NORTHEAST QUARTER NORTHWEST QUARTEROF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE& MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE ASFOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRETRACT IN THE NORTHERLY SECTION LINE OF SAID SECTION 31 13.06FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINEOF SAID PROJECT AT ENGINEERS STATION 86+32.70, WHICH CORNERIS 237.40 FEET (BUT CALCULATES 203.79 FEET TO APPARENTPOSSESSION LINE) NORTH 89D42'00" WEST ALONG SAID SECTION LINEFROM THE NORTH QUARTER CORNER OF SAID SECTION 31 AND RUNNINGTHENCE SOUTH (BUT CALCULATES SOUTH 2D03'10" WEST ALONG THEAPPARENT POSSESSION LINE) 68.11 FEET ALONG THE EASTERLYBOUNDARY LINE OF SAID ENTIRE TRACT TO THE BEGINNING OF ANON-TANGENT CURVE AT A POINT 55.00 FEET RADIALLY DISTANTSOUTHERLY FROM SAID CONTROL LINE, THENCE NORTHWESTERLY 269.14FEET ALONG THE ARC OF A 8033.82-FOOT RADIUS CURVE TO THELEFT CONCENTRIC WITH SAID CONTROL LINE (NOTE; CHORD BEARSNORTH 86D49'40" WEST FOR A DISTANCE OF 269.12 FEET) TO APOINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT,WHICH POINT IS 55.00 FEET RADIALLY DISTANT SOUTHERLY FROMSAID CONTROL LINE, THENCE NORTH (BUT CALCULATES NORTH 0D15'21"EAST ALONG THE APPARENT POSSESSION LINE) 54.59 FEET ALONGSAID EASTERLY BOUNDARY LINE TO THE NORTHERLY SECTION LINE OFSAID SECTION 31 AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT,WHICH CORNER IS 0.44 FEET PERPENDICULARLY DISTANT SOUTHERLYFROM SAID CONTROL LINE, THENCE SOUTH 89D42'00" EAST 237.30FEET (BUT CALCULATES 270.91 FEET BETWEEN APPARENT POSSESSIONLINES) ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACTAND SAID NORTHERLY SECTION LINE TO THE POINT OF BEGINNING.(E#1949926). Approximately 4.48 AC

Parcel 17-066-0025

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT APOINT 474.7 FEET WEST FROM THE NORTHEAST CORNER OF SAIDQUARTER SECTION; RUNNING THENCE SOUTH 691.5 FEET; THENCEWEST 100 FEET; THENCE SOUTH 225 FEET, MORE OR LESS, TO A POINTWHICH IS 206 FEET WEST 914.5 FEET SOUTH AND SOUTH 89D EASTFROM THE PLACE OF BEGINNING; THENCE NORTH 89D WEST TO A POINTWHICH IS 206 FEET WEST AND SOUTH 914.5 FEET

FROM THE PLACE OFBEGINING; THENCE NORTH 914.5 FEET TO A POINT WEST OFBEGINNING; THENCE EAST 206 FEET TO THE PLACE OF BEGINNING. EXCEPTING THAT PORTION THEREFROM DEEDED TO UDOT FORROAD PURPOSES. (E#1930003). Approximately 3.58 AC

Parcel 17-066-0026

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT APOINT 680.7 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTERSECTION; RUNNING THENCE WEST 206 FEET; THENCE SOUTH 912.5FEET; THENCE SOUTH 89D EAST TO A POINT SOUTH OF BEGINNING;THENCE NORTH 914.5 FEET TO THE PLACE OF BEGINNING. EXCEPTING THAT PORTION THEREFROM DEEDED TO UDOT FORROAD PURPOSES. (E#1930003). Approximately 4.09 AC

Parcel 17-066-0094

PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING ON THESECTION LINE AT A POINT 1395.7 FEET WEST OF THE NORTHEASTCORNER OF SAID 1/4 SECTION, RUNNING THENCE WEST 460.5 FEETALONG THE SECTION LINE TO THE EAST LINE OF ROAD, THENCE SOUTHALONG ROAD 901.6 FEET, THENCE SOUTH 89D EAST TO A POINT SOUTHOF BEGINNING, THENCE NORTH 907.5 FEET TO BEGINNING. EXCEPTING ANY PART THEREFROM THAT IS WITHIN 1000 WESTSTREET OF THAT PART PREVIOUSLY CONVEYED TO UDOT EXTENDING EASTOF THE INTERSECTION 2700 NORTH STREET, AND 1000 WEST STREET. EXCEPT THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THEWIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN ASPROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OFPROPERTY, SITUATE IN THE NORTHWEST 1/4 NORTHWEST 1/4 OFSECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE ANDMERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBEDAS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRETRACT 34.79 FEET PERPENDICULARLY DISTANT EASTERLY FROM THECONTROL LINE OF 1000 WEST STREET OF SAID PROJECT AT ENGINEERSSTATION 2100+18.23, WHICH CORNER IS 1856.2 FEET WEST ALONGSAID SECTION LINE AND 901.6 FEET SOUTH (BUT CALCULATES SOUTH0D49'08" WEST ALONG THE APPARENT POSSESSION LINE) FROM THENORTHEAST 1/4 NORTHWEST 1/4 CORNER OF SAID SECTION; ANDRUNNING THENCE NORTH (BUT CALCULATES NORTH 0D49'08" EAST ALONGTHE APPARENT POSSESSION LINE) 100.84 FEET ALONG THE WESTERLYBOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 34.93 FEETPERPENDICULARLY DISTANT EASTERLY FROM SAID CONTROL LINE;THENCE SOUTH 45D38'42" EAST 146.88 FEET TO A POINT IN THESOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS141.26 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CONTROLLINE; THENCE NORTH 89D00'00" WEST 106.48 FEET ALONG SAIDSOUTHERLY BOUNDARY LINE TO A POINT OF BEGINNING AS SHOWN ONTHE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THEUTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCELOF LAND CONTAINS 5,369 SQUARE FEET OF WHICH 1,934 SQUARE FEETIS NOW OCCUPIED BY THE EXISTING 2550 NORTH STREET. BALANCE IS3,435 SQUARE FEET OR 0.079 ACRES IN AREA, MORE OR LESS. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION0D38'42" CLOCKWISE TO MATCH HIGHWAY BEARINGS.) (NOTE: THIS INSTRUMENT IS GIVEN TO CORRECT THAT CERTAINWARRANTY DEED RECORDED AS ENTRY NO. 2420302 IN THE OFFICE OFTHE WEBER COUNTY RECORDER, UTAH. THE POINT OF BEGINNING TIETO SECTION CORNER WAS INCORRECT; IT SHOULD HAVE BEEN FROM THENORTHEAST 1/4 NORTHWEST 1/4 CORNER OF SAID SECTION 31.)(E#2442163 & 2442164). Approximately 8.89 AC

Parcel 17-063-0021

PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT APOINT ALONG THE NORTH LINE OF SAID QUARTER SECTION (ASMONUMENTED), AND ON A OLD NORTH-SOUTH FENCE, SAID POINT BEARSSOUTH 89D28'22" EAST 459.22 FEET (EAST 457.3 FEET) FROM THENORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION,AND RUNNING THENCE SOUTH 0D03'18" EAST 463.68 FEET, MORE ORLESS, (SOUTH 0D12'30" EAST 458 FEET) ALONG SAID FENCE TO AFENCE INTERSECTION, THENCE SOUTH 88D46'31" EAST ALONG SAIDFENCE 628.62 FEET (SOUTH 89D17' EAST 647.85 FEET) MORE ORLESS, TO THE WEST LINE OF ROAD, THENCE NORTH 01D50'10" EAST471.43 FEET (NORTH 458 FEET) ALONG SAID ROAD TO THE NORTHLINE OF SAID QUARTER SECTION, THENCE NORTH 89D28'22" WEST644.06 FEET (NORTH 89D17' WEST 650.7 FEET) ALONG SAID QUARTERSECTION LINE (AS MONUMENTED) TO THE POINT OF BEGINNING. EXCEPTING THEREFROM; A PARCEL OF LAND IN FEE FORTHE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWNAS PROJECT NO. SP-0134 (2) 11, BEING PART OF AN ENTIRE TRACTOF PROPERTY, SITUATE IN THE NORTHWEST QUARTER NORTHEASTQUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALTLAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LANDARE DESCRIBED AS FOLLOWS; BEGINNING IN A CURVE AT A POINTIN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINEOF SAID PROJECT AT ENGINEERS STATION 92+91.18, WHICH POINTIS 459.22 FEET (BUT CALCULATES 457.60 FEET TO THE APPARENTPOSSESSION LINE) SOUTH 89D28'22" EAST AND 24.97 FEET SOUTH0D03'18" EAST (BUT CALCULATES 30.08 FEET SOUTH 0D02'44"EAST ALONG THE APPARENT POSSESSION LINE) FROM THE SOUTHQUARTER CORNER OF SAID SECTION 30 AND RUNNING THENCESOUTHEASTERLY 47.34 FEET ALONG THE ARC OF A 8143.82-FOOTRADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CONTROL LINE(NOTE; CHORD BEARS SOUTH 80D42'31" EAST FOR A DISTANCE OF47.31 FEET) TO A POINT 55.00 FEET RADIALLY DISTANT NORTHERLYFROM SAID CONTROL LINE THENCE SOUTH 80D32'31" EAST 581.66FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAIDCONTROL LINE, THENCE NORTH

26D03'31" EAST 51.43 FEET TO APOINT IN THE WESTERLY RIGHT OF WAY LINE OF 600 WEST STREET,WHICH POINT IS 104.28 FEET PERPENDICULARLY DISTANT NORTHERLYFROM SAID CONTROL LINE, THENCE SOUTH 87D47'52" EAST 16.48FEET TO A POINT IN THE APPARENT EASTERLY BOUNDARY LINE OF SAIDENTIRE TRACT, WHICH POINT IS 106.37 FEET PERPENDICULARLYDISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH1D49'47" WEST 217.24 FEET ALONG SAID APPARENT EASTERLYBOUNDARY LINE TO A POINT 108.96 FEET PERPENDICULARLY DISTANTSOUTHERLY FROM SAID CONTROL LINE, THENCE NORTH 88D10'16"WEST 16.50 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINEOF SAID 600 WEST STREET, WHICH POINT IS 111.15 FEET,PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE,THENCE NORTH 1D50'10" EAST 40.69 FEET TO A POINT 70.81FEET, PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROLLINE, THENCE NORTH 31D54'32" WEST 21.07 FEET TO A POINT55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAIDCONTROL LINE, THENCE NORTH 80D32'31" WEST 605.86 FEET ALONGA LINE PARALLEL TO SAID CONTROL LINE TO THE BEGINNING OF ACURVE AT A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLYFROM SAID CONTROL LINE, THENCE NORTHWESTERLY 28.94 FEET,ALONG THE ARC OF A 8033.82-FOOT RADIUS CURVE TO THE LEFTCONCENTRIC WITH SAID CONTROL LINE, (NOTE; CHORD BEARS NORTH80D38'43" WEST FOR A DISTANCE OF 28.91 FEET) TO A POINT INTHE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINTIS 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAIDCONTROL LINE, THENCE NORTH 0D03'18" WEST (BUT CALCULATESNORTH 0D02'44" WEST ALONG THE APPARENT POSSESSION LINE)111.44 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINTOF BEGINNING. (E#1949938). Approximately 5.09 AC

Parcel 17-418-0021
ALL OF LOT 21, FOX MEADOW PHASE 5A, PRUD SUBDIVISION, PLEASANTVIEW CITY, WEBER COUNTY, UTAH. Approximately 0.29 AC

Parcel 17-418-0022
ALL OF LOT 22, FOX MEADOW PHASE 5A, PRUD SUBDIVISION, PLEASANTVIEW CITY, WEBER COUNTY, UTAH. Approximately 1.03 AC

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

DATED this _____ day of _____, 2020.

PLEASANT VIEW CITY, UTAH

_____

Leonard M. Call

ATTEST:

_____
City Recorder

Posted this ____ day of _____, 2020

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

CM Arrington _____
CM Bailey _____

CM Gibson _____
CM Marriott _____
CM Urry _____

City Council Staff Report

Properties on 2700 N requesting to be Rezoned
October 27, 2020

PLANNING COMMISSION RECOMMENDATION

Planning Commission discussed and made the motion to **recommend approval** to the City Council on October 8, 2020. It was discussed about the taxes and impacts. Commissioner Lund made the motion to recommend approval to the City Council. It was seconded by Commissioner Walker. The voting was split 4-2 recommending the approval to City Council. Both Commissioner Stokes and Commissioner Bolingbroke recommended denial.

RECOMMENDATION

Planning Commission and Planning Department recommend **approval**

Findings:

1) All requirements of the Fire Chief are met. ✓
2) All requirements of the City Public Works Director & City Engineer are met. ✓
3) All requirements as stated in Title 18 of the Planning View City Code are met. ✓
4) All other local and State requirements are met and maintained. ✓

HISTORY

- Received directive to move forward to request rezoning on 2700 N from Council in August.
- Researched what zones would be suitable for the parcels.
- Notices sent out for October 8th Planning Commission Meeting: 09/23/2020
- October 8, 2020 presented to Planning Commission.
- Notices sent out for October 27th City Council Meeting: 10/13/2020

ANALYSIS

Common Questions that are asked:

1. When would the property taxes increase?

- Per John Ulibarri

Utah state law says that the lien date (or the effective date of the valuation) is January 1 of each calendar year. We typically base our valuation estimates on that date. However, Utah law gives us flexibility in regards to zoning. UCA 59-

2-102(13)(b) says *"For purposes of taxation, "fair market value" shall be determined using the current zoning laws applicable to the property in question, except in cases where there is a reasonable probability of a change in the zoning laws affecting that property in the tax year in question and the change would have an appreciable influence upon the value."* This means if it appears as though the change is imminent, we can use that change in our estimate of market value.

2. What happens to the current use?

- What ever is the current use will be able to continue until a change besides the zoning takes place. i.e. development comes, lot lines change, or the current uses no longer happens it cannot be started again.

3. What qualifies the property for the green belt?

4. When it comes time to pay the rollback taxes who usually pays?

- Per John Ulibarri:
  There is not a designated individual who will pay the rollback tax. Who pays the rollback is typically negotiated between the buyer and seller. The lien does follow the property so, if it is not negotiated, the owner when the rollback tax is due is the party responsible to remit payment. As stated before, that is typically negotiated as part of the sale.

General Plan and Future Land Use Map **Compliant**

It calls for the property to be **General Commercial** . This designation notes:

General Commercial is medium- to large-scale developments that are located along the City's main arterials. The City's land use classification of General Commercial is for the purposes of increasing the City's limited tax base, proximity shopping for residents, and maximizing property development opportunities for property owners for retail sales, professional office plazas and other non-residential uses that thrive in areas close to freeway access. The changes of these properties to residential or mixed-uses, without a substantial commercial component (meaning at least forty percent or more of any given parcel) will not be encouraged.

The City should formally establish minimum design guidelines and architectural standards for these prime commercial sites in the City. Also, the consideration of coordinated cross accesses along the commercial corridors are critical and will be required as there are only a finite number of access points along these major corridors that will be permitted.

The proposed Zone change appears to meet the goals noted in the General Plan.
Below show requirements for a rezone.

Chapter 20.08 – Changes of Zoning

20.08.010 Purpose and Intent. The purpose of this chapter is to establish responsibilities and commitments of both Pleasant View City and an applicant at the time the city considers rezoning of property in response to a filed application. This chapter also outlines the procedure and options of the city in considering rezoning approval. (Ord.2013-2, dated 5/28/13)

20.08.020 Development to Be Linked to Rezoning.

A. Since the purpose of zoning regulations is to promote the general welfare, safety, health, convenience and economic prosperity of the residents of the city, rezoning of property should further this purpose. As rezoning of property itself does nothings to promote these goals, the achievement of proposed development upon which rezoning is based is of prime importance to the city to justify the actual rezoning requested.

B. It is to the advantage of an applicant for rezoning to gain City acceptance of a development concept for property which is the subject of a zoning application. Acceptance of a development concept with rezoning approval should only occur when in accordance with policies and guidelines outlined in the city's adopted master plan respecting the need and desires of residents in the immediate area.

C. Therefore, in order to associate projected development with a rezoning application, Pleasant View City requires that a concept development plan showing an applicant's general development proposals be submitted as part of a rezoning application for all proposed developments.

D. With this information, the city can more readily determine whether a rezoning application would be in conformance with the city adopted master plan, its goals and policies and be compatible with surrounding land use and zoning and can better assess the impact of the proposed development on existing public infrastructure along with the attitudes of property owners and residents of the impacted area. The intent herein is to enhance flexibility and facilitate ease of acceptance in the city's response to rezoning requests. (Ord.2013-2, dated 5/28/13)

20.08.030 Application Procedure.

A. The city procedure for processing rezoning applications for developments requires an applicant to submit as part of the rezoning application, a concept development plan and to specify the general land uses, the general site and building arrangements which will occupy the property, and the general time frame and phasing of development if rezoning is granted.

B. Applications shall be on forms provided by the city and shall be accompanied by materials and plans as found in the check list provided with the application. Applications shall be submitted to the city planner.

C. Neighboring property owners will be notified of the rezoning application, and the general conceptual details of what is proposed, including how and when it would be located on the property.

D. The Planning Commission and the City Council will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the master plan and surrounding land uses and its impact on the surrounding area. They will consider also whether the proposed development, and in turn the petitioned-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. They may require subsequent changes in the concept development plan in order to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts. (Ord.2013-2, dated 5/28/13)

20.08.040 Concept Development Plan. The conceptual plan to be submitted with a rezoning application shall indicate general land use types, approximate locations and arrangements of buildings, structures, and facilities and general open space, parking access and traffic patterns, utility provisions, and all information determined by the city to be necessary to adequately review the proposal, and shall be regarded as a "concept development plan" only. More specific development plans are to be reviewed by the city at a later date as part of the subdivision, site plan review, conditional use approval and building permit issuance process. The information shown on the concept development plan may vary in detail depending on the scale of projects and may be described in broad general terms in plan and narrative form. (Ord.2013-2, dated 5/28/13)

20.08.050 Concept Development Plan Attached to Rezoning. At the time of rezoning approval by the City Council, the concept development plan becomes attached to the rezoning and the rezoned land. The applicant/owner and any assigns or successors in interest, becomes committed to develop in accordance with the conceptual proposals outlined in the plan. The city may require that a materially different concept, use, building arrangement, etc., be amended by the City after public hearings as per the procedure followed for original approval. If the city denies such changes or amendments and/or the concept plan is abandoned, the City may take steps to rescind zoning approval and revert the zoning to its former zone or to institute another appropriate zone. (Ord.2013-2, dated 5/28/13)

20.08.060 Procedure for Processing Development Proposals. After rezoning is completed, a development proposal shall be processed and specific plans for all or a phase of the development on the rezoned land shall be reviewed as required by the zoning and subdivision ordinance and other applicable regulations and codes in effect and shall be in general accordance with the concept plan and any conditions attached to approvals. (Ord.2013-2, dated 5/28/13)

20.08.070 Development to Take Place Only in Accordance with Approved Plans. Once City approvals have been granted, permits shall be issued only for uses, buildings and structures as approved by the City on relevant plans. Permits shall be issued and development shall only proceed in such a manner as to assure

that all amenities and features of approved plans are constructed and all conditions of approval are complied with as development proceeds. (Ord.2013-2, dated 5/28/13)

20.08.080 Reversion to Original Zoning Designation.

A. If development does not occur as proposed at the time of zoning approval, the public benefits expected from the development cannot be realized and the effect of the rezoning is therefore without merit in terms of improving the public economic prosperity, general welfare, safety, health and convenience to the city's residents. If in such cases the city finds that the zoning purpose has not been attained, the City may take steps to rescind zoning approval and revert the zoning to its former zone or to institute another appropriate zone so that future opportunities for similar development in the same general area may be shared by all properties deemed suitable, and so that a speculative zoning monopoly is not created.

B. If building permits have not been obtained or if construction of the development or an agreed upon phase thereof in accordance with the approved development plans, has not commenced within two years from the date of zoning approval or other time period as set by the City, the city may examine the reasons for the delay and the progress of the developers to that point and may either extend the time period or the City may take steps to rescind zoning approval and revert the zoning to its former zone or to institute another appropriate zone. The reversion of zoning shall follow the same procedure established by law for amending the zoning map. (Ord.2013-2, dated 5/28/13)

20.08.090 Development Agreement.

A. The City Council may require an applicant, at the time of zoning approval, to enter into a development agreement which specifies and details the petitioner's responsibilities and commitments in carrying out development contained in a concept development plan and which lists the conditions and limitations of development imposed by the City and also the contemplated action of the City in case of default by an applicant or any successors in interest in the rezoned property.

B. The agreement shall also contain the applicant's acknowledgement that the commitment of zoning is predicated upon the good faith accomplishment of the proposed development and if not started or constructed within the specified period of time, the City may take steps to rescind zoning approval and revert the zoning to its former zone or to institute another appropriate zone. (Ord.2013-2, dated 5/28/13)

20.08.100 Development Agreement to Constitute a Covenant Running with the Land. A development agreement with appropriate time limitations, which has been executed as part of a rezoning process, shall be recorded in the county recorder's office as a covenant running with the land. (Ord.2013-2, dated 5/28/13)

20.08.110 City Zoning Alternative Actions.

A. In all rezoning petition considerations, the City Council, after considering the recommendations of the Planning Commission and after holding

the required public hearing(s), may take any of the following alternative actions, subject to appropriate findings of fact:

1. By motion, grant conditional zoning approval with the rezoning to become effective by passage of an ordinance at a future date when more detailed development plans and/or other information have been approved by the city. This action represents a zoning commitment by the city with fulfillment based upon a petitioner's future more complete proposals for development.

a. Conditional zoning approval shall be valid for a period of two years or such other time period as expressly set by the City Council. Upon the expiration of such period of time without further proposals for development, the City Council shall either grant an extension of time or rescind its conditional approval and deny the rezoning petition.

b. Once further proposals are submitted, the City Council, after due consideration of additional material submitted, and upon a recommendation from the Planning Commission, shall:

i. Approve rezoning subject to the development plan and adopt an ordinance rezoning the property; or

ii. Approve with changes or conditions and adopt an ordinance rezoning the property; or

iii. Deny the rezoning petition.

2. Grant the petition, subject to the proposed concept plan and other requirements of this chapter and adopt an ordinance rezoning the property; or

3. Deny the rezoning petition outright.

B. City Initiated Zoning. The City Council, upon its own initiative and after receiving the recommendation of the Planning Commission may zone or rezone land:

1. Where it is determined to be in the best interest of the general public; or

2. In order to achieve consistency as a result of amendments to or the contents of the City's General or Master Plans; or

3. Where changed conditions, public attitudes or lifestyles so indicate a need. (Ord.2013-2, dated 5/28/13)

Public Comment

Received prior to Planning Commission Meeting on October 8th.

PLEASANT VIEW 2700 NORTH ZONING CHANGE

WHY CHANGE THE ZOING OF OUR PROPERTY (1000 West & 2700 North, 17-0600049) FROM A-2 TO C-2 ?

20.08.020 Development to be Linked to Rezoning

This section addresses the need for a development concept to be linked to rezoning and that a development plan showing general development proposals be submitted as part of a rezoning application. Rezoning of property itself does nothing to promote the general welfare, safety, health, convenience, and economic prosperity of the residents of the city. Zoning and

development plans need to go hand in hand. We believe that rezoning land to commercial for commercial sake alone is premature. We realize that the city has the legal right to zone or rezone to achieve consistency, but no businesses are slated to move onto our property. There is no plan. If you are trying to insure that residences are not built on the property and that the max value and commercial integrity remains in tact, there are other means at your disposal in which this can be accomplished. Example, a simple denial of a building permit or not rezoning the area that a residence would occupy (R-15/R-20/R-5) could achieve the same purpose as a commercial zone until the property sells. Believe me we have tried to have the property rezoned to something other than commercial and have met resistance all the way. The City has been very good at protecting its commercial plan. Previous Mayors have told us that the final plan was to morph into commercial development, but they would be happy if something else was placed on the land with commercialization coming later. I now see the error in that logic but that ideology is what lead us to explore other avenues. Nothing ever panned out so now we are not interested in selling our property for any use other than commercial, because as we have learned over the years, a commercial sell will provide the greatest return. If the property is zoned commercial prior to selling, all that will be accomplished is to drastically increase our property taxes. And place an undue burden on the property owners. Zoning commercial will not help the property sell. We have been there and have paid those high taxes for 4 years in the past. Commercial zoning did not help us sell our property! All a buyer needs to know is that the property can be rezoned to fit their commercial needs. Changing zones in Pleasant View is a task that can be easily accomplished during the Due Diligence time period.

Expense to Owner

In the March 10, 2020 meeting 7 properties were identified for rezoning. The commercial tax burden to the property owners was also discussed but must have thought not to matter or to be insignificant. The Utah Farmland Assessment Act (FAA, also called the Greenbelt Act) allows qualifying agricultural property to be assessed and taxed based upon its productive capability instead of the prevailing market value. This unique method of assessment is vital to agriculture operations in close proximity to expanding urban areas, where taxing agricultural property at market value could make farming operations economically prohibitive. Placing property into Greenbelt status will postpone the high commercial taxes, but at some time, they have to be paid. The requirement of a 5 year rollback tax would cost the families who own the 7 properties $592,480.00. That is a huge amount! And since the March 10, 2020 meeting, 7 additional properties have been added. The potential total rollback tax will be close to <u>one million dollars!</u> Hardly an insignificant amount! Surely Pleasant View City can't in good conscience, cause a tax burden like that to be placed on its property owners.

The 5 year rollback tax on our property (170600049) alone is $102,807.05. Our yearly tax increase would be $16,671.41 if zoned commercial. This is an annual increase that is not sustainable, as both property owners are retired and on fixed incomes. The oldest is 86, on a fixed income, and living in an Assisted Living facility. The other is 72 and is also living on a fixed retirement income. Neither has the ability to pay the extra tax that commercial zoning would require. There wouldn't be any commercial or rollback taxes at time of selling, if the property zoning remained A-2.

Greenbelt Issues

We realize that Greenbelt is a way to reduce/post pone taxes. Our property is not in Greenbelt now so we would have to qualify. We have not pursued Greenbelt status in the past because we believed we were close to a sale and also it was not within our means. But now the threat of C-2 zoning raises it ugly head and we are really in a bind. First there is a minimum land requirement of 5 acres. No problem there. Then there must be 2 years of production on the property for it to qualify. During that 2 year time period we would have to pay commercial taxes of $41,122.82. However, qualifying our land for Greenbelt status is not feasible. Our property is not fenced. Therefore, no way to keep livestock contained. Further, the cost of fencing is not within our limited income budgets. There are 4 Graze categories. Our property is considered Graze 3, the third worst of these Graze categories. We do not have water rights, which means we can not create pasture for livestock nor do we have water available for the watering of livestock. Further, there is no naturally feed available on the property. Without water and available feed, both would have to be trucked in to sustain animals. I don't know anybody that would be willing to do that even if the land rented for only $1.00 per year. In the past we had entertained the idea of leasing the land for $1.00 per year but could not find anyone interested in doing the work necessary to keep animals on the land. Farm animals have never been on this property. C-2 zoning will not allow animals to be placed there because they weren't being pastured before the rezoning. No production. No Greenbelt. Without Greenbelt protection, the inability to meet tax obligations would cause us to loose our land.

We respectfully request that our property (17-0660094) be removed from the zoning change discussion. The zoning of A-2 is not a threat to the continuous commercial development along 2700 North. And it has been our experience that commercial zoning will not help us sell our land. What is important to a potential commercial buyer, is knowing that the Future Use Map calls for the land to be zoned commercial and that it can be easily rezoned to C-2. This is of great importance. We are diligently looking for a buyer. So, please leave the zoning of our property as A-2. Again, we realize the city has the right to change the zoning of our land but believe it is not the right thing to do. It would be unconscionable to rezone to C-2 and place this enormous tax burden upon us.

Respectfully

Janet Cragun Woodfield

Connie Mildred Cragun Belnap
Mayor Call & Bill,
At your request I am sending my opinion regarding the rezoning of Tax ID 17-066-0094, containing 8.89 acres. It is my opinion that just changing the zoning is not going to attract any more buyers than it would if the zoning is agricultural.
I've been doing real estate in the area for over 40 years and have worked with numerous commercial buyers. When a buyer chooses a property, he's choosing it for the location that would be best for his needs. In almost all cases a potential buyer would come to the city and request a rezoning that would match his needs. For example, when I purchased the property to develop Mountain View Landing, located at 2700 N & HWY 89, into office space and commercial, it was the location that attracted me, not the current zoning. I think it would be a

mistake to change the zoning on this property without any potential users. It has yet to be seen who the purchaser may be. They may want a use acceptable to the city that does not fit in the C-2 zone. In addition, I've spoken to the assessors office and if you rezone the property the property taxes will go up significantly, which I think is unfair to the property owner since the use has not changed.

Attached is the current MLS listing for the property. I refer you to the Remarks section in the listing. This clearly explains the potential of the property to be rezoned to C-2 or some other acceptable zoning to the city.

--

John Hansen
Principal Broker

John W. Hansen & Associates
5730 S 1475 E, Ste 200
Ogden, UT 84403
(C): 801.540.2000

UtahRealEstate.com - Agent Full Report – Land

MLS# 1623225

Tour/Open: None
List Price: $2,320,000 **Status:** Active
Lease Price: $0 **Price Per:**
CDOM: 419 **Entry Date:** 08/13/2019
DOM: 419
Address: 995 W 2700 N
NS/EW: N / 995 W
City: Pleasant View, UT 84414
County: Weber
Plat: LOT #:
Tax ID: 17-066-0094 • History **Taxes:** $4,317
Zoning Code: A-2 **HOA Fee:** $0
School Dist: Weber **Elem:** Majestic **Jr High:** Orion
Sr High: Weber **Other Schl:**
Acre FT./Share: 0.00 | **Acre FT./Share:** 0.00 | **Acre FT./Share:** 0.00 |
Wells: | **Surface:** | **Dev. Spring:** |
Culinary Well Health Inspected:
Prop Type: Commercial; Agricultural
Acres: 8.89
Frontage: 460.0
Side: 855.0
Back: 483.0
Irregular: No
Facing: S
Drv. Access Asphalt; Dirt
Water Distance: 10 feet
Sewer Distance: 10 feet
Gas Distance: 10 feet

Usable Electric: 10 feet
Pressurized Irr.:
Conn. Fees: Gas; Power; Sewer; Water
Irrigation Co:
Water: Not Connected
Exterior Feat.:
Irrigation:
Land Use: Weeds
Utilities: Gas: Available; Power: Available; Sewer: Available
Zoning: Agricultural
Possession:
Terms: Cash; Conventional
CCR: No
Lot Facts: Terrain: Flat; View: Mountain
Pre-Market:
Township:
Range:
Section:
Section Desc.:
Driving Dir:
Remarks: Great Location for a Commercial/Industrial, or Retail Development just off of Hwy 89 on 2700 North. Pleasant View city is willing to entertain a number of different business ideas for this Parcel. Any type of Light Industrial, Commercial, Retail business will be reviewed for approval. The City is Flexible on any idea with a proposed site plan. This is a great corridor and generates a significant amount of traffic. Previously Zoned C-2. Seller withdrew C-2 zoning to save on taxes, but can be rezoned back to commercial. Access off of 1000 West and 2550 North. With a proposed site plan for this property, Pleasant view city is willing to discuss changing 1000 west back into a 2 lane road between Highway 89, and 2700 North. Easy access from I-15 and only a few blocks away from a Trax station.
Agt Remarks: Acreage as per county records. Agent Related to Sellers
HOA Remarks:
Clos Remarks:
Owner: Belnap/Woodfield **Owner Type:** Property Owner
Contact: Kory Johnson Contact Type: Agent Ph 1: 801-430-0251 Ph 2:
L/Agent: Kory Johnson **Email:** korysells4you@gmail.com **Ph:** 801-430-0251 **Cell:** 801-430-0251
L/Office: John W. Hansen & Associates **Ph:** 801-479-1500 **Fax:** 801-479-1577
BAC: 3.00% **Dual/Var:** Yes **List Type:** Exclusive Right to Sell (ERS) **Comm Type:** Gross
Wthdrwn Dt: Off Mkt Dt: Exp Dt: 06/30/2021
©UtahRealEstate.com. All Rights Reserved. Information Not Guaranteed. Buyer to verify all information. [6910]

Josh

He is upset at the timing of the rezone during COVID and being unable to voice your concerns as easily.

CHAMBERLAIN ASSOCIATES
ATTORNEY AT LAW
RICHARD K. CHAMBERLAIN
225 NORTH 100 EAST
RICHFIELD, UTAH 84701
TELEPHONE 435-896-4461
TELEFAX 435-896-5441

October 22, 2020

Pleasant View Mayor and City Council
520 W. Elberta Drive
Ogden, UT 84414

RE: Parcel #17-0660094 - Belnap Trust, Leon & Janet Woodfield Family Trust

Dear Mayor and Council Members:

Mr. and Mrs. Belnap have consulted with me concerning the proposed re-zoning of the above-identified property.

It is their understanding that the primary purpose for the re-zoning is to insure that any development on the property is subject to applicable commercial rules and regulations. The Belnaps and the other owners are concerned about the significant increase in property taxes.

We would ask you to consider a development agreement between the City and the owners which would require that at the time of development, the property would be zoned commercial and regulated accordingly. The development agreement could be recorded so that it would bind the current owners as well as their successors and assigns and protect the City.

We appreciate your attention to and consideration of our request.

Respectfully yours,

CHAMBERLAIN ASSOCIATES, LLC

By
Richard K. Chamberlain

RKC:jmm

Introduction

Thank you taking the time to read our concerns and for giving us the opportunity to voice our opposition to rezoning our property from A-2 to C-2. By now you have received our information that was reviewed by the Planning Commission and hopefully you have had time to ponder its contents. One of the most disturbing comments presented at the Planning Commission was that of the Chairman who said he didn't believe the figures that I presented concerning the tax increases that would be placed upon the property owners. Provided below is the information sent to Jill Hunt in March 2020 from the Weber County Assessors office pertaining to the tax burden that property owners would face if Commercial Zoning were prematurely imposed.

These are the seven properties that were addressed in the March 10, 2020 meeting. Since then 8 more properties have been added to the list. All of the properties are now zoned MUE or RE-20, with the exception of our property (17-0660094) which is A-2. The A-2 zoning was reestablished in 2012, when a planned strip mall (zone C-2) fell through. The lands A-2 zoning was a place holder for future development. In 2006, when we obtained the property, it was zoned A-2. In Ordnance 2012-7, the city council stated that "A-2 zoning of this property did not violate the long term interest of the city". During the 4 years the property was zoned C-2 we paid taxes of $17,637.46; $19,300.33; $19,880.03; and $20,544.86. {source: Weber County Treasure 2009, 2010, 2011, & 2012} Total commercial taxes paid was $77,362.68. The above chart shows an estimated tax on all 7 properties, if zoned commercial, of $118,496.00 per year. Not a big deal for all, except for our land which is not in greenbelt. However, if after 5 years of commercial zoning and not selling their properties, all lands will be subject to a 5 year tax rollback payment of $592,480.00 upon a future sell. Just multiply the Est. Tax Zoned Commercial column by 5 to obtain the estimated debt owned to Weber County. A hugh impact that will be felt in the future. As for our property, which is not in greenbelt, the tax burden will be immediate. Our estimated 2021 taxes will be $20,561.41. Which we will have to pay each year until the land sells.

We have also been in communication with the Utah State Ombudsman for Property Rights, Jordan Cullimore, concerning a comment made at the Planning Commission Meeting regarding financial burdens placed upon property owners as not being a valid argument against zone changes. He told me "that there are no restrictions on city councils in considering the financial impact that premature commercial zoning would have on property owners". Further, he stated that if there are any questions about this the council members could call him at (801)530-6391.

An argument was also presented at the planning Commission meeting that the commercial zoning would increase our property value so we could command a higher price. Not completely true. True, the tax value would increase but the purchase price is determined by the lands potential value not the current assessed value. Lands may move form zone to zone and in and out of greenbelt and their assessed value and tax value will fluctuate with each change. If the argument was true greenbelt land would be purchased at pennies on the dollar. The selling price will always be based on its highest potential value/land use.

As noted in John Hansen's letter concerning premature commercial zoning and as our experience has shown, that having property zoned commercial does not help it sell. For five years we tried

to sell our property under the umbrella of being zoned commercial but to no avail. Most important is that a buyer knows that the land they are considering purchasing can be zoned commercial.

17-0660094 Greenbelt

From 2006 to present we have tried to find some one who would farm our land. But as Sunny Thompson would attest in the early 2010's, the land is not farmable. No water and no fences. There is also no pasture. Weber County Assessor has classified the land as "graze 3", the third worst of the 4 grazing classifications.

Since farming is out and there is no available water or feed nor fences to contain livestock; we have been searching for other options that would allow us to move the land into greenbelt. Finally, this opportunity has presented itself. Recently we have been in contact with the North Ogden Orchard manager (Bruce Liston) who has been looking for ground to temporarily place new trees, like nursery stock, until they can be moved to a permanent location in their orchards. They receive new trees each March through April and it is anticipated that this coming spring, some 400 trees will arrive. We have worked out a lease agreement with Mr. Liston. The land will be further leveled and watering will be accomplished by using a tanker. This activity will qualify our ground for greenbelt. However, 2 years of production is required before making an application. Mr Liston is beginning the process of moving 30 trees to our property ASAP. Having a temporary nursery for the orchard trees on the property we will allow us to apply for greenbelt in October 2022. **We are asking that our land be removed from the C-2 zoning package at this time to allow greenbelt status to be established.** The immediate tax saving of not being zoned commercial would be enormous. Then, if it was deemed pertinent, the land could be rezoned C-2. But we would not recommend this based on the previous information provided.

We must reaffirm our desires to sell the land only for commercial development. Our attorney has sent a letter stating our willingness to **DEED RESTRICT** the land to COMMERCIAL which would be imposed upon ourselves and incumbent upon a future buyer.

Please do not take actions which would raise our taxes, especially in todays COVID environment.

Respectfully,

Connie Mildred Cragun Belnap

Janet Cragun Woodfield

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

STAFF CONTACT

Jill Hunt
jhunt@pleasantviewcity.com
801-782-8529 Ext: 466

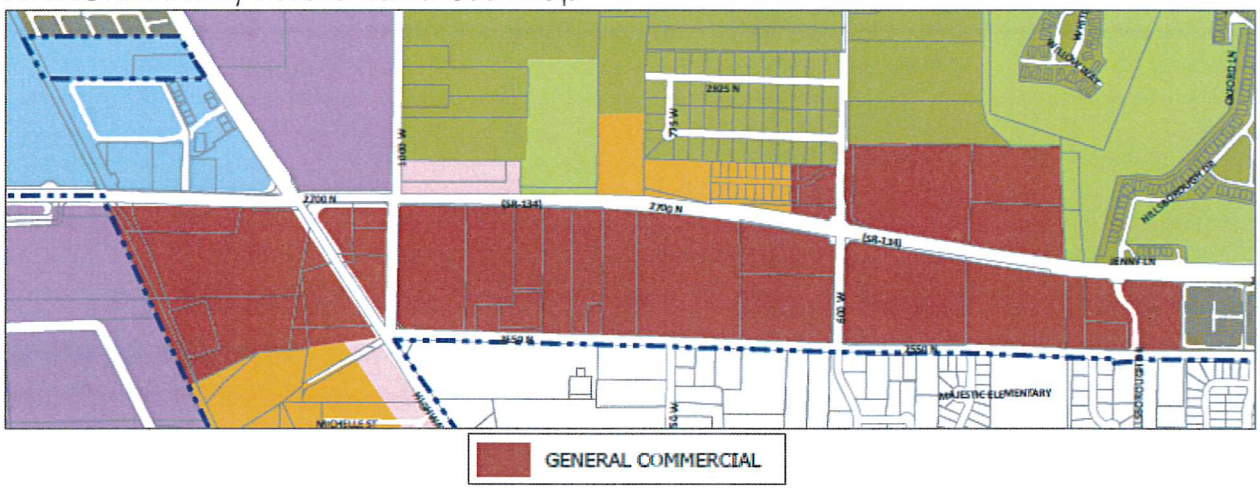
ATTACHMENTS

1) Vicinity Map
2) Future Land Use Map
3) Current Zoning Map
4) Draft Planning Commission Meeting Minutes
5) Codes being requested

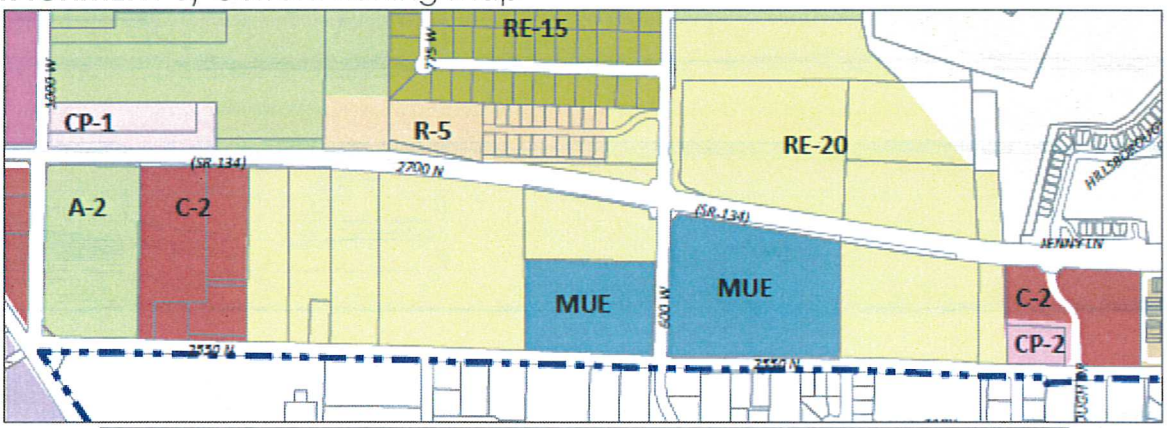
ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Future Land Use Map



ATTACHMENT 3) Current Zoning Map



LEGEND

ZONING			BOUNDARY
Zone A-2	Zone C-3	Zone RMH-1	Corporate Limits
Zone A-5	Zone MCM	Zone TOD	Other City Limits
Zone CP-1	Zone MP-1	Zone GWN	
Zone CP-2	Zone PS-1A	Zone GWW	
Zone CP-3	Zone RE-15	Zone MUW	
Zone NE C-1	Zone RE-20	Zone MUC	
Zone C-2	Zone R-5	Zone MUE	
	Zone RM		

ATTACHMENT 4) Draft Planning Commission Meeting Minutes

Discussion/Decision: Rezone on 2700 N for parcels: 17-072-0065 to C-2, 17-063-0071 to C-2, 17-063-0067 to C-2, 17-060-0047 to CP-2, 17-060-0035 to CP-2, 17-063-0027 to C-2, 17-063-0021 to C-2, 17-063-0022 to C-2, 17-066-0023 to C-2, 17-066-0025 to C-2, 17-066-0026 to C-2, 17-066-0094 to C-2, 17-063-0021 to CP-2, 17-418-0021 *(624 W Fox Meadow Dr.)* to CP-1, and 17-418-0022 *(615 W Fox Meadow Dr.)* to CP-1.

Jill presented the parcels on 2700 N that rezoning was requested for. Keith asked if the triangle parcel south of Fox Meadow was designated as water retention, to which Jill stated it was not. Bill explained the impacts on taxes that the changing of the zones would have on the city and parcel owners. Jill presented the comments of residents on the proposed zone changes, the commission then had a discussion on those comments. There was a discussion on the effectiveness and reasons behind the proposed zone changes.
Ashley made a motion to open a public hearing. Motion was seconded by Alicia. Voting was unanimous in favor.
Sara told the commission that from her experiences the city's top priority is currently commercial development, and that 2700 is critical to that development. She also explained that these zone changes won't necessarily change taxes, and that they depend more on the business type and parcel use. Andy informed the commission that he was going to have to leave as he was losing connection to the meeting, but he was in favor of approving the zone changes. Sara stated that North Ogden is also going through rezonings, and while there are increased taxes in some cases the value of property is also increasing. Jill told the commission about flyers she has sent out and will be putting on the website to inform commercial developers of available lots within the city. Alicia stated that promoting 2700 N has been in the city's strategic plan since 2011. Keith asked about if a portion of the parcel zoned RE-20 on 2700 N was sold if the rest of it could then be zoned back to RE-15 or RE-20. Jill stated they could if the owner came to the commission and applied for the change. Jeff asked about the allowed access from UDOT to property on 2700 N. Jill said that would be discussed when and if subdivisions are developed to the south of 2700 N. Keith asked how many access points there were and Jill replied that she would have to check, Bill stated there were three.
Dean made a motion to close the public hearing. Motion was seconded by Ashley. Voting was unanimous in favor.
Dean stated he did not like the way taxes revert back five years with the rezoning. Bill stated that the back taxes are triggered by use, not by the rezoning. There was further discussion on the benefits and impacts on taxes of the proposed zone change.
Alicia made a motion to approve the rezoning. Motion seconded by Ashley. Motion passed with the commission voting 4-2. Jeff and Dean voted opposed to the motion.

ATTACHMENT 5) Codes Being Requested

ORDINANCE 2020-13

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY.

WHEREAS, Pleasant View City finds that an update to the official City zoning map is needed to accommodate the request of a particular property owner in the City; and

WHEREAS, Pleasant View City finds that such a zone change is in keeping with the desires and intents of the City as stated in the General Plan; and

WHEREAS, Pleasant View finds that the City's Future Land Use Map designates that area to be General Commercial; 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 Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

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

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The zoning map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified A-2 (agriculture) to RE-15 (residential):

PROPERTY DESCRIPTIONS

Parcel 17-062-0121

PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ATTHE SOUTHWEST CORNER OF THE LARCO INVESTMENT COMPANY PROPERTY,AT A POINT 7.87 CHAINS WEST, NORTH 1D EAST 9.35 CHAINS ANDNORTH 88D WEST 15 CHAINS FROM THE SOUTHEAST CORNER OF THENORTHWEST QUARTER OF SAID SECTION 30, RUNNING THENCE SOUTH1D30' WEST 300 FEET, THENCE SOUTH 88D EAST 175 FEET, THENCENORTH 1D30' EAST 300 FEET TO THE SOUTH LINE OF THE LARCOINVESTMENT COMPANY PROPERTY, THENCE NORTH 88D WEST 175 FEET TOPOINT OF BEGINNING. TOGETHER WITH A 16 FOOT RIGHT OF WAY FOR INGRESS ANDEGRESS, THE CENTER LINE WHICH RUNS AS FOLLOWS: BEGINNING AT APOINT ON THE EAST LINE OF 1000 WEST STREET, SAID POINT BEINGSOUTH 88D32' EAST 819.7 FEET AND NORTH 1D06' EAST 669.22 FEETFROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAIDSECTION, RUNNING THENCE SOUTH 88D32' EAST 344.14 FEET, MORE ORLESS, TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO A RIGHT OF WAY OVER AND ACROSS THE NORTH 16FEET THEREOF. LESS AND EXCEPTING: PART OF THE NORTHWEST QUARTER OFSECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKEBASE & MERIDIAN, BEGINNING AT A POINT BEING LOCATED SOUTH89D34'55" EAST 1130.48 FEET ALONG THE NORTH LINE OF SAIDSECTION AND SOUTH 00D00'00" WEST 2034.86 FEET FROM THENORTHWEST CORNER OF SAID SECTION, RUNNING THENCE NORTH01D33'00" EAST 52.02 FEET, THENCE SOUTH 87D15'42" EAST 175.00FEET, THENCE SOUTH 01D33'00" WEST 30.01 FEET, THENCE NORTH87D15'42" WEST 90.75 FEET THENCE ALONG THE ARC OF A 170.00FOOT RADIUS CURVE TO THE LEFT 84.13 FEET, HAVING A CENTRALANGLE OF 28D21'16" CHORD BEARS SOUTH 78D33'40" WEST 83.27FEET, THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TOTHE RIGHT 3.45 FEET HAVING A CENTRAL ANGLE OF 00D51'38" CHORDBEARS SOUTH 64D48'50" WEST 3.45 FEET TO THE POINT OFBEGINNING. CONTAINING 5855 SQUARE FEET. TOGETHER WITH AND SUBJECT TO A 10.00 FOOT WIDE PUBLICUTILITY EASEMENT BEING 10.00 FEET PERPENDICULARLY SOUTHERLY TOAND RUNNING PARALLEL WITH THE SOUTH LINE OF THE ABOVEDESCRIBED PARCEL. Approximately 1.07 AC

Parcel: 17-062-0122

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH,RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, MOREPARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THESOUTHERLY RIGHT OF WAY LINE OF 3200 NORTH STREET BEING LOCATEDSOUTH 89D34'55" EAST 1305.88 FEET ALONG THE NORTH LINE OF SAIDSECTION AND SOUTH 0D00'00" EAST 2019.33 FEET FROM THENORTHWEST CORNER OF SAID SECTION, RUNNING THENCE ALONG SAIDRIGHT OF WAY LINE SOUTH 87D15'42" EAST 100.02 FEET TO THENORTHWEST CORNER OF LOT 15R, JENSEN ESTATES SUBDIVISION PHASE1, THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING(2) TWO COURSES (1) SOUTH 1D33'00" WEST 203.35 FEET (2) NORTH88D42'51" WEST 100.00 FEET, THENCE NORTH 1D33'00" EAST 205.88FEET TO THE POINT OF BEGINNING. CONTAINING 20461 SQUARE FEETOR 0.47 ACRES, MORE OR LESS.. Approximately 0.47 AC

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

DATED this _____ day of _____, 2020.

PLEASANT VIEW CITY, UTAH

_____

Leonard M. Call

ATTEST:

_____

City Recorder

Posted this ____ day of _____, 2020

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

CM Arrington	_____
CM Bailey	_____
CM Gibson	_____
CM Marriott	_____
CM Urry	_____

City Council
Staff Report

Winzler/Blaisdell Rezone
October 27, 2020

BASIC INFORMATION

Application Number:	20.042
Applicant:	Brock Winzler
Owner:	Brock Winzler / Brian & Heather Blaisdell
Acreage:	1.54 acres
Lots:	2 lots
Location:	973 W 3200 N & parcel to east parcel #17-062-0122
Future Land Use Map Designation:	**Low Density 2-3 units per acre**
Current Zoning District:	**A-2 & RE-15**
Request:	**RE-20**

PLANNING COMMISSION RECOMMENDATION

The project was presented to the Planning Commission on October 8, 2020, which is sending a recommendation to **approve the rezone**. Motion was made by Commissioner Ashley Walker to recommend to City Council approval of the rezone. Commissioner Alicia Lund seconded the motion. Voting was unanimous in favor to recommend the motion.

CHECKLIST & HISTORY

Complete Application: 9/21/2020

- Application ✓
- Affidavit(s) ✓
- Plans ✓
- Fees ✓

Meetings:

- Planning Commission October 8, 2020 – Recommended Approval

FINDINGS & CONDITIONS

Planning Department and the City Engineer recommend **approval**

Findings:

1) All requirements of the Fire Chief are met. ✓
2) All requirements of the City Engineer are met. ✓
3) All requirements as stated in Title 18 of the Planning View City Code are met. ✓
4) All other local and State requirements are met and maintained. ✓

ANALYSIS

General Plan and Future Land Use Map

Compliant

It calls for the property to be **Low Density Residential**. This designation notes:

> *Low Density Residential is located south of the Ogden-Brigham Canal, east of US-89 and north of the 2700 North corridor. This land use classification still remains predominately low in density but does have opportunity for lot sizes that are closer to a third-acre in size. Development should consist of high-quality construction features and up-scale architectural standards.*

The proposed Rezone appears to meet the goals noted in the General Plan.
Below shows the zone process and zone they are requesting.

20.08.030 Application Procedure - Rezoning

A. The city procedure for processing rezoning applications for developments requires an applicant to submit as part of the rezoning application, a concept development plan and to specify the general land uses, the general site and building arrangements which will occupy the property, and the general time frame and phasing of development if rezoning is granted.

B. Applications shall be on forms provided by the city and shall be accompanied by materials and plans as found in the check list provided with the application. Applications shall be submitted to the city planner.

C. Neighboring property owners will be notified of the rezoning application, and the general conceptual details of what is proposed, including how and when it would be located on the property.

D. The Planning Commission and the City Council will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the master plan and surrounding land uses and its impact on the surrounding area. They will consider also whether the proposed development, and in turn the petitioned-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. They may require subsequent changes in the concept development plan in order to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts. (Ord.2013-2, dated 5/28/13)

Zoning

Chapter 18.10 - RE-20 Zone

18.10.010 Use Regulations. In residential zone RE-20 no building, structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

A. Single-family dwellings;

B. Churches, except temporary revival tents or buildings; libraries, museums; art galleries;

1. The minimum size of the lot or site used for such proposes shale be one acre.

2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.

C. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools;

1. The minimum size of the lost or site used for such recreational or other purposes shall be one acre.

2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.

D. Public parks, public recreational grounds and buildings; public buildings, public utilities; E. Agriculture, nurseries and greenhouses, provided sale of goods is limited to materials produced on the premises, and there is no retail shop operated in connection therewith; agriculture experiment stations;

F. The keeping of animals and fowl for family food productions as an incidental and accessory use to the residential use of the lot; private stables; horses for private use only. Any corral, stable or building for keeping horses, animals, or fowl shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any side or rear lot line;

G. The following uses, provided they are conducted on not less than five acres and under the following conditions:

1. Farms devoted to the hatching, raising (including fattening as an incident to raising), slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl or poultry, rabbits, fish or frogs hatched or raised on the premises.

2. The raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided, that such raising or grazing is not part of nor conducted in conjunction with, any livestock feed yard, livestock sales yard, slaughter house, animal by- products business or commercial riding academy,

3. Any building, structure or yard for raising, housing or sale of livestock or poultry shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any lot line.

H. Household Pets;

I. Signs. All signs are subject to the sign regulations of the city.

J. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work;

K. Home occupations;

L. Accessory uses and buildings customarily and normally incidental and subordinate to the above, and devoted exclusively to the main permitted use of the premises.

(Ord. 2007-9, 6/26/07; prior codes: Ord. 2001-7, 4/10/01, Ord 94-13, 11/15/1994, Ord. 87-17.03 (part), 1987, §34-3-1) (also see Ord. 95-7, 7/25/95)

18.10.015 Conditional Uses. The following may be permitted only when authorized by a conditional use permit issued by the city:

A. Nurseries and greenhouses (other than nurseries and greenhouses permitted in Section 18.10.010, paragraph E) limited to the sale of:

1. Plants;
2. landscaping materials;
3. fertilizer;
4. pesticide and insecticide products;
5. tools for garden and lawn care.
6. Provided further that a nursery or greenhouse of this type meet the following standards:

a. The use to be on a minimum of 5 acres;

b. The location to be on a major street, arterial or collector as designated on the city's master street plan;

c. Provision of adequate off-street parking;

d.. Hours of operation 8:00 a.m. to 7:00 p.m.;

e. No exterior lighting;

f. No storage of machinery on site except that used in the nursery operation

(could be required to be stored in building);

g. The Planning Commission may consider limits to size of retail shop.

B. Neighborhood Specialty Services: Limited number client service uses, including low impact retail attendant to such services, that are designed to serve educational, artistic and well being needs
of the community. Such uses may include, but are not limited to: gardening classes; instruction in yoga, self esteem, dance, art and music; massage therapy; swimming lessons; and small retail sales of items related to classes. All functions will be limited be the available on-site parking.

1. All uses must be located on a lot and within an existing dwelling, which dwelling must remain in such a condition as to readily, with no more than minor remodeling, resume use as a single family dwelling.

2. Except for additional parking facilities, as approved by the City, obvious yard uses such as gardening plots and gathering places, and a sign as allowed herein, the yard areas must remain as if used for a single family dwelling.

3. The location must be on Pleasant View Drive or a major street south of Pleasant View Drive. These streets are considered major streets: 600 West, 1000 West, 1100 West, 2700 North and Highway 89.

4. There must be approved provision of adequate off-street parking;

5. The minimum size of the lot or site used for such purposes shall be one acre.

6. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.

7. The Planning Commission may impose limits to any aspect of the proposed uses.

8. Signs. One monument style sign no more than four feet in height and less than 26 square feet in area, located within an approved landscaped area, may be allowed as a part of the conditional use.

9. Application for such uses must be accompanied by signed approval of no less than 70% of all property owners and tenants of properties within 500 feet of any portion of the property proposed for such use.

C. Private recreation grounds and facilities not open to the general public and to which no admission charge is made.

1. The minimum size of the lot or site used for such recreational or other purposes shall be one acre.

2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.

D. Residential facility for persons with a disability subject to established rule for such facilities. E. Residential facility for elderly persons subject to established rules for such facilities.

(Ord. 2010-13, 4/27/10 & Ord. 2007-9, 6/26/07; prior code: Ord. 95-2, 3/28/95)

18.10.020 Lot Area. The minimum lot area shall be not less than twenty thousand square feet. (Ord. 2007-9, 6/26/07, Ord. 2007-9 6/26/07 and Ord. 87-17.03 (part), 1987: prior code §34-3-2)

18.10.030 Lot Width. The minimum width of any lot shall be one hundred feet, at a distance thirty feet back from the front lot line. (Ord. 2007-9, 6.26.07, Ord. 87-17.03 (part), 1987: prior code §34-3-3)

18.10.040 Yard Side. The minimum side yard for any dwelling shall be ten feet and the total width of the two required side yards shall be not less than twenty-four feet. Other main buildings shall have a minimum side yard of twenty feet and the total width of the two required side yards shall be not less than forty feet. The minimum side yard for a private garage shall be ten feet, except that private garages and other accessory buildings, located at least six feet in the rear of the main building may have a minimum side yard of one foot, provide that no private garage or

other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard, which faces on a street from both main and accessory buildings, shall be not less than twenty feet, or the average of existing buildings where more than fifty percent of the frontage is developed, but in no case less than fifteen feet. (Ord. 2007-9, 6/26/07 and Ord. 87-
17.03 (part), 1987: prior code §34-3-4)

18.10.050 Yard Front. The minimum depth of the front yard for main buildings and for private homes which have minimum side yard of ten feet shall be thirty feet, or the average of the existing buildings, where fifty percent or more of the frontage is developed, but in no case less than twenty feet. All accessory buildings other than private garages shall be located at least ten feet in the rear of the main building. (Ord. 2007-9, 6/26/07 and Ord. 87-17.03 (part), 1987: prior code §34-3-5)

18.10.060 Yard Rear. The minimum depth of the rear yard for any main building shall be thirty feet, and for accessory buildings one foot, providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard. (Ord.
2007-9, 6/26/07 and Ord. 87-17.03 (part), 1987: prior code §34-3-6)

18.10.065 Yard-General. The minimum setback requirement of any yard for any building which abuts 600 West, 1000 West or 1100 West, below Pleasant View Drive, shall be 40 feet. The City Council may waive this special setback requirement in those circumstances where a new project is dedicating and constructing the right of way as shown in the General Plan. (Ord. 2010-13,
4/27/10 & Ord. 2007-9, 6/26/07; prior codes: Ord 2007-1, 1/9/07 and Ord 96-14, 9/24/96)

18.10.070 Building Height. No buildings shall be erected to a height greater than two and one-half stories or thirty-five feet, and no dwelling structure shall be erected to a height less than one story. (Ord. 2007-9, 6/26/07; prior codes: Ord. 87-17.03 (part), 1987: prior code §34-3-7)

Public Comment

No comments currently.

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

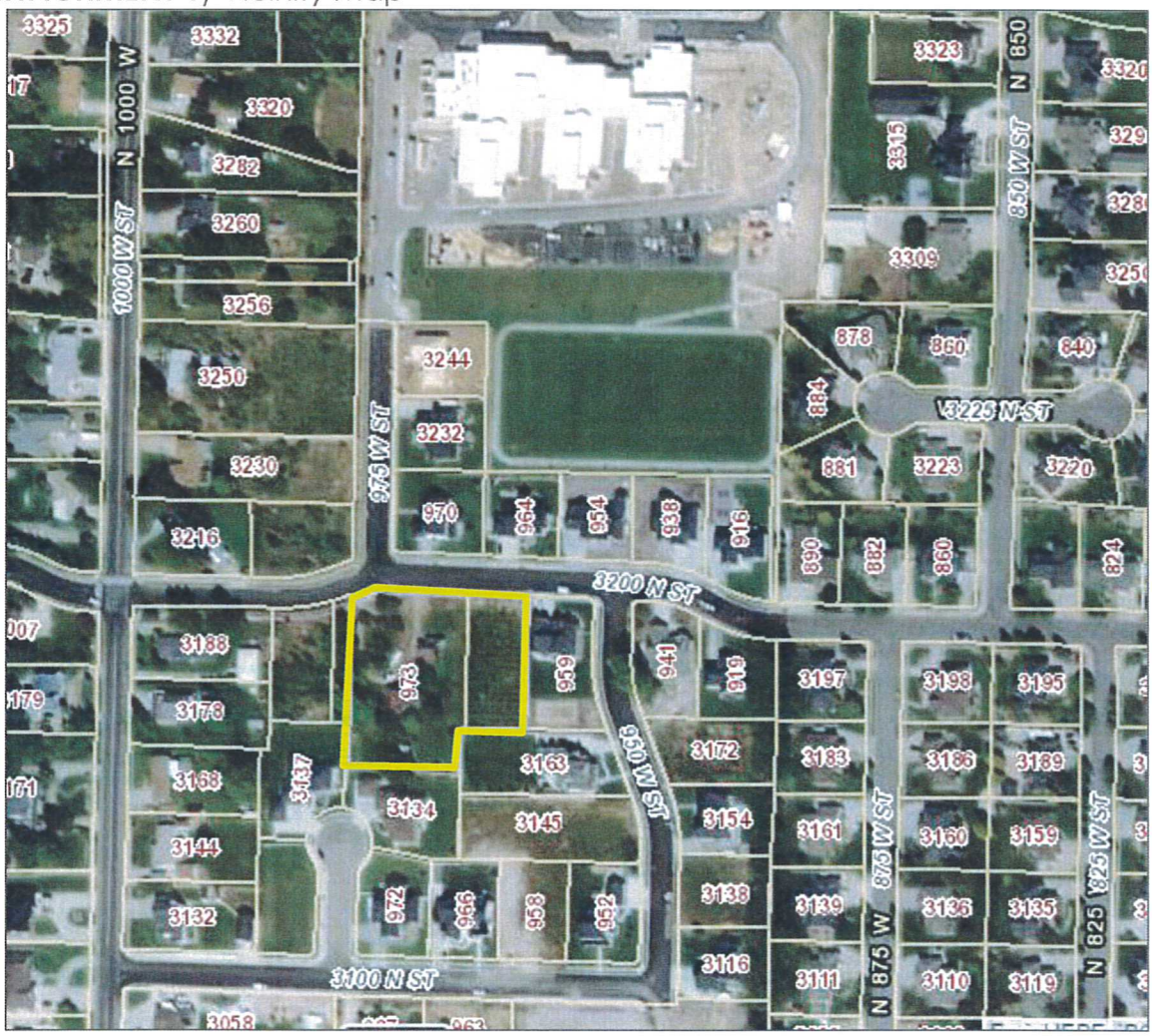
STAFF CONTACT

Jill Hunt
jhunt@pleasantviewcity.com
801-827-0466

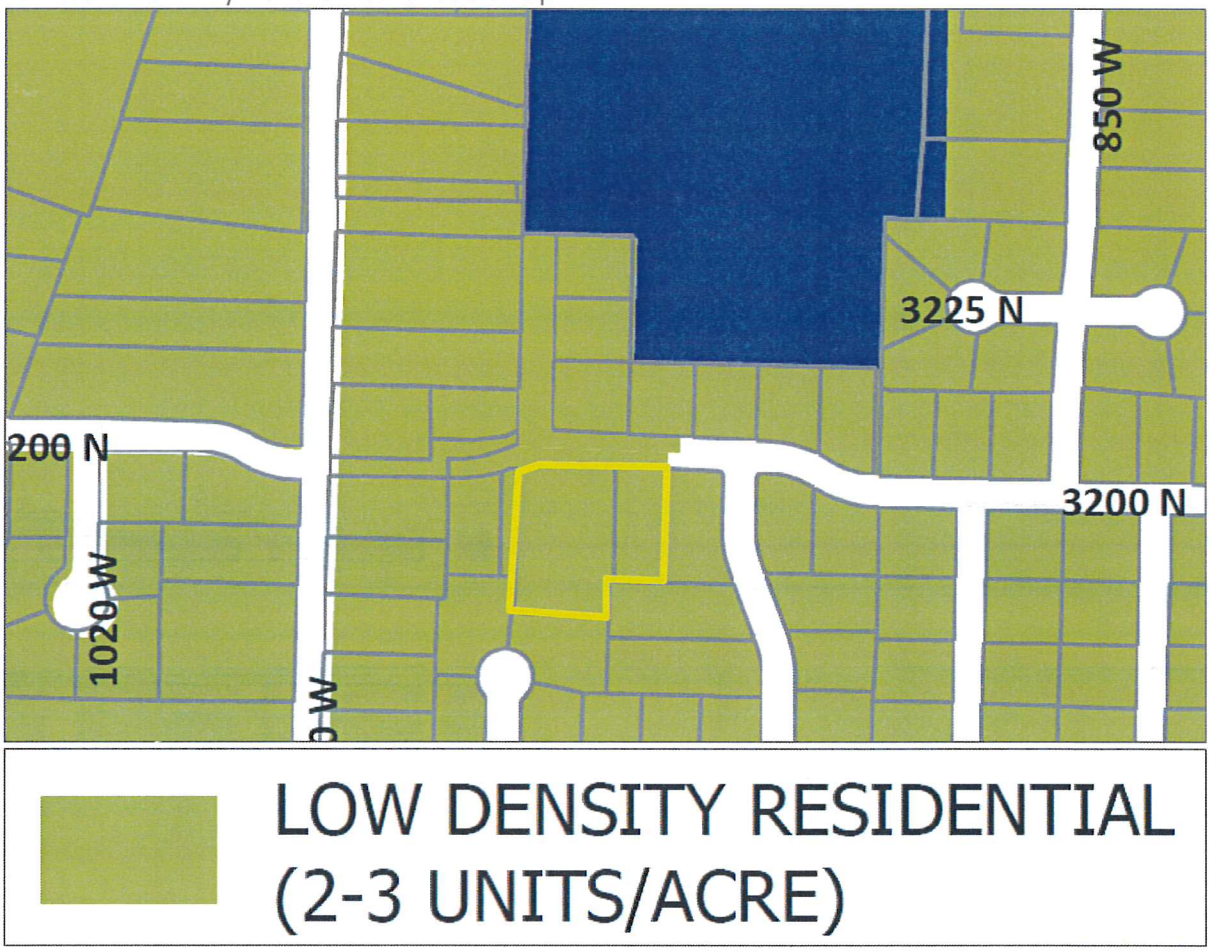
ATTACHMENTS

1) Vicinity Map
2) Future Land Use Map
3) Current Zoning Map
4) Picture of Project
5) Draft Planning Commission Meeting Minutes

ATTACHMENT 1) Vicinity Map

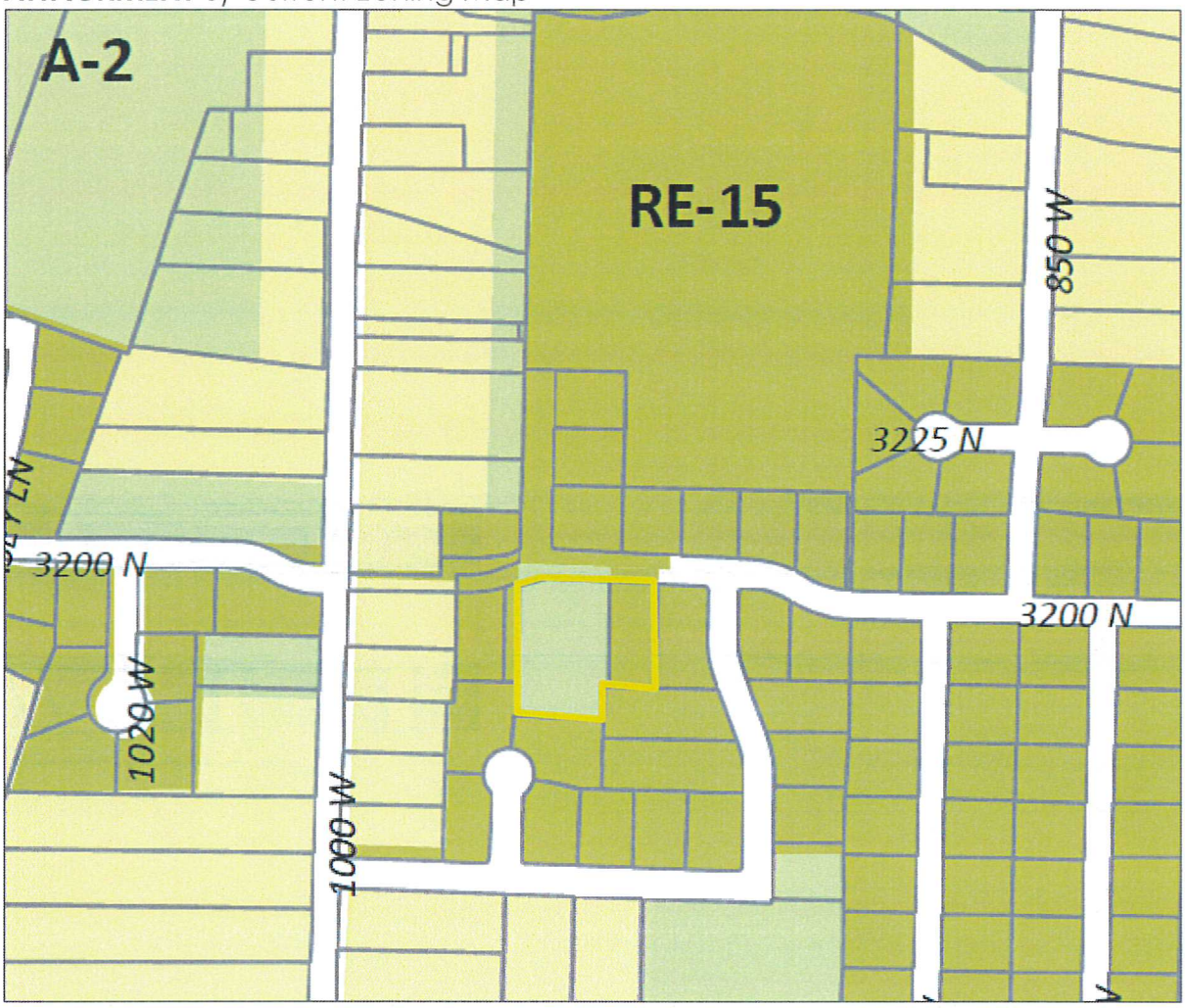


ATTACHMENT 2) Future Land Use Map



LOW DENSITY RESIDENTIAL
(2-3 UNITS/ACRE)

ATTACHMENT 3) Current Zoning Map

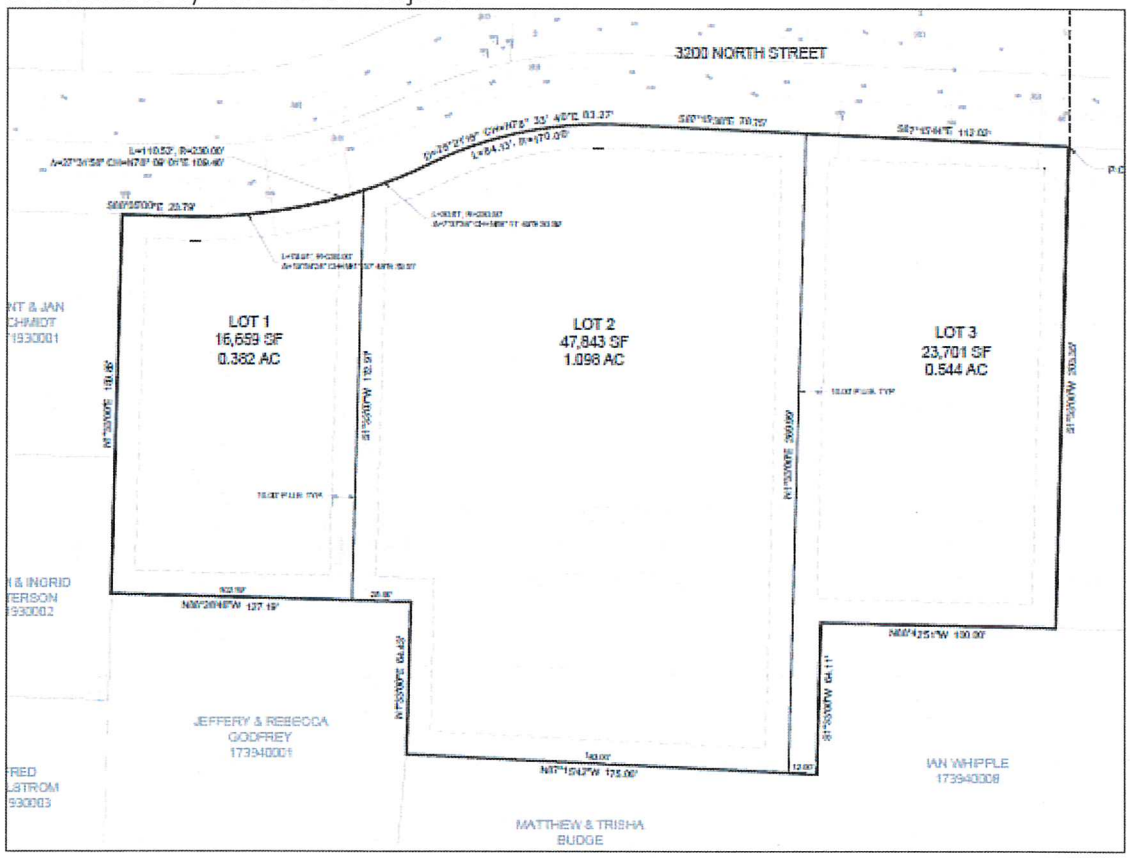


Zone RE-15

Zone RE-20

Zone A-2

ATTACHMENT 4) Picture of Project



ATTACHMENT 5) Planning Commission Draft Minutes

LEGISLATIVE
Public Hearings

1. **Discussion/Decision:** Proposed Rezone from A-2 to RE-20 for two lots located at 973 W 3200 N and the empty lot to the east 17-062-0122. Applicant: Brock Winzler

   Jill presented the lots and their proposed rezone to the commission. Keith asked Bill if each lot had to be done separately or if they could both be done in a single public hearing. Bill stated that they must be done separately.
   Dean made a motion to open a public hearing. Motion was seconded by Ashley. Voting was unanimous in favor.
   With no comments from the commissioners or general public, Alicia moved to close the public hearing. Motion was seconded by Ashley. Voting was unanimous in favor.
   Ashley made a motion to recommend approval of the rezone to the city council. Motion was seconded by Alicia. Voting was unanimous in favor.

RESOLUTION 2020 – Q

A RESOLUTION AMENDING THE 2020-21 FISCAL YEAR BUDGET.

WHEREAS, the City Council has the authority to increase budgets in the budgetary funds by resolution after a public hearing; and

WHEREAS, Pleasant View City noticed the public hearing according to Utah State Code Section 10-5-107 (5); and

WHEREAS, the City Council has determined that it is appropriate to amend revenue and expenditures as new development or situation occur; and

WHEREAS, the City Council has determined that it is in the best interest of the city to add an additional Police Officer for the Health, Safety and Welfare of the City.

Be it resolved by the City Council of Pleasant View, Utah:

SECTION ONE: The 2020-21 Fiscal Year Budget is hereby adopted as expressed in "Exhibit A" (attached).

SECTION TWO: This resolution shall take effect immediately.

DATED this _____ day of _____, 2020.

PLEASANT VIEW CITY, UTAH

_____
Mayor, Leonard M. Call

Attest:

_____
City Recorder

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

_____ Councilmember Arrington
_____ Councilmember Bailey
_____ Councilmember Gibson
_____ Councilmember Marriott
_____ Councilmember Urry

'Exhibit A'

NEW AMENDMENTS TO CURRENT 2020-21 BUDGETED EXPENDITURES

Fund	Project	2020-21 Budget	2020-21 Projected addt'l Expenses/Rev	General Ledger Account No.	2020-21 Project's Budget
General Fund - **revenue**	Sales and Use Tax	$1,400,000	$275,000	10-22900	$1,675,000
General Fund - expense	Police Department - additional police officer salary/benefits/equipment from January - June 2021	$0	$54,113	10-54-000	$54,113
General Fund - revenue	Police Department - additional police officer equipment from January - June 2021	$0	$4,260	43-40-000	$4,260
General Fund - expense	Use of Reserved Fund Balance	$365,214	$220,887	10-90-510	$586,101
Water - expense	Land Purchase - future PWD center	$0	$33,333	51-46-740	addt'l $33,333
Sewer - expense	Land Purchase - future PWD center	$0	$33,333	53-46-740	addt'l $33,333
Storm Sewer - expense	Land Purchase - future PWD center	$0	$33,334	41-46-740	addt'l $33,334

Proposed New Police Officer #11 - Fiscal Year 2020-2021				
	Annual Expenses	As Needed Expenses		1/2 Year-January-June
Salary & Performance ($25.00 per hr + performance)	$53,040			**$26,000**
Benefits	$43,433			**$21,550**
Overtime w/Benefits (average=140 straight-time hours)	$5,970			**$2,985**
Uniform Allowance	$900			**$450**
Uniform Cleaning expense	$65			**$33**
Uniform-beginning expenses		$850		**850**
Phone ($30 per month)	$360			**$180**
Aircard ($40 per month)	$480			**$240**
Fuel	$2,300			**$1,150**
Vehicle maintenance	$350			**0**
Education	$600			**$300**
Education travel	$750			**$375**
Vehicle-lease	$4,770			***no vehicle-until nxt budget***
Gun	$500			**$500**
Bullet-proof vest	$800			**$800**
Hand held Radio		$2,600		**$2,600**
Vehicle-equipment		$4,000		***no vehicle-until nxt budget***
Vehicle-striping		$450		***no vehicle-until nxt budget***
Motorola Car Radio		$2,700		***no vehicle-until nxt budget***
Body Cam		$360		**$360**
Laptop		$2,150		***until nxt budget***
Totals	$114,318	$13,110		**$58,373**
Totals	$127,428			

funding from: General Fund	$109,098	**$54,113**
funding from: Equipment Fund	$18,330	**$4,260**
Grand Totals	$127,428	**$58,373**

City Council
Staff Report

Lindee's Loft
October 27, 2020

BASIC INFORMATION

Application Number:	20.028
Applicant:	Lesha Spencer
Owner:	Gary Stimpson / Richard & Tamra Singleton
Acreage:	11.79
Lots:	affects 3 lots turning into 19 w/a Parcel A & B
Location:	3479 N 1000 W & 3367 N 1000 W
	Parcels: 17-062-0043, 17-062-0046, 17-062-0047
Future Land Use Map Designation:	**Low Density Residential**
Current Zoning District:	**RE-15**

PLANNING COMMISSION RECOMMENDATION

This was presented to the Planning Commission on October 8, 2020 which was recommended for approval with

CHECK LIST & HISTORY

Complete Application: June 17, 2020

- Application ✓
- Affidavit(s) ✓
- Plans ✓
- Envelopes ✓
- Will Serve Letter(s) ✓
- Fees ✓

Rezone date

- Planning Commission Meeting date: 2/6/20, 4/16/20, & 6/4/20
- City Council Meeting date: 3/10/20, 5/12/2020, & 6/23/20

Concept Plan

- DRC date: 6/3/20

Preliminary Application

- Planning Commission Meeting date: 10/8/20

FINDINGS & CONDITIONS

Planning Commission, Planning Department, and the City Engineer recommends **approval along with conditions listed below:**

1) Redlines on the plans.

Findings:

1) All requirements of the Fire Chief are met. ✓
2) All requirements as stated in Title 18 of the Planning View City Code are met. ✓
3) All other local and State requirements are met and maintained. ✓

ANALYSIS

General Plan and Future Land Use Map

Compliant

It calls for the property to be **Low Density Residential**. This designation notes:

> *Low Density Residential is located south of the Ogden-Brigham Canal, east of US-89 and north of the 2700 North corridor. This land use classification still remains predominately low in density but does have opportunity for lot sizes that are closer to a third-acre in size. Development should consist of high-quality construction features and up-scale architectural standards.*

The proposed Preliminary subdivision appears to meet the goals noted in the General Plan. Below show the requirements for Preliminary subdivision.

17.06 - PRELIMINARY SUBDIVISION APPLICATION AND APPROVAL

17.06.010 Intent:

1. It is the intent of this Ordinance that Preliminary Subdivision Application approval is a discretionary action of the City Council, accompanied with findings of fact, following the receipt of a Planning Commission and Development Review Committee (hereinafter referred to as DRC), recommendation.
2. It is the intent of this Ordinance that all items applicable to a Preliminary Subdivision Application be fully addressed by the applicant(s), the City, and all other applicable reviewing agencies prior to any action by the Planning Commission or City Council.
3. For the purposes of this Ordinance, the procedures, and requirements for the consideration of Preliminary Subdivision Applications are provided to allow for the consideration of all items in relation to the subdivision of land. The DRC and Planning Commission shall identify and address all items applicable to a Preliminary Subdivision Application prior to providing a recommendation to the City Council.
4. It is intended that the Planning Commission give consideration to the design of the subdivision in relationship to the existing natural environment in the project area and the surrounding properties and to the compatibility of the design with the existing physical characteristics of the community. It is further intended that the Planning Commission review all applications in relationship to their compatibility with the elements of the General Plan.
5. It is intended that the DRC shall provide both a general compatibility and design analysis and a technical evaluation of the construction elements of a subdivision in preparing recommendations to city officials.

6. It is intended that the City Council shall identify and address all items applicable to a Preliminary Subdivision Application, including special consideration of Planning Commission and DRC recommendations, prior to approving, approving with conditions, or denying a Preliminary Subdivision Application. (Ord.2008-5, dated 4/8/08)

17.06.020 Requirements for Preliminary Subdivision Applications: No preliminary subdivision application shall be considered until a concept application and review has been completed. All Preliminary Subdivision Applications, filed with the City, are required to provide the following information:

1. Application. A Preliminary Subdivision Application form, provided by the City, shall be 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 Preliminary Subdivision Application shall be accompanied by the application fees, those items found on the check list provided with the application, and as found herein:
    a. A list of all current property owners, as found in the records of the County Recorder, within 500 feet of any part of the proposed subdivision.
    b. Mailing labels for all property owners as found in item a.
    c. A copy of all plat maps, as provided by the County Recorder, that cover the area of the proposed subdivision and the adjacent owners found in item a.
2. Preliminary Subdivision Plat. A preliminary plat, prepared by a licensed land surveyor, or engineer, shall be provided. The preliminary subdivision plat shall be prepared in permanent ink and all sheets shall be numbered. A minimum of one (1) 11x17 size and five (5) 24x36 size paper copies, and a digital copy in a format acceptable to the City Engineer shall be required. The preliminary subdivision plat shall show the following:
    a. A layout plan of the proposed subdivision, at a scale of no more than 1" = 100', or as recommended by the City Planner and/or City Engineer.
    b. The proposed name of the subdivision and the section, City, range, principal median, and County of its location shall be located at the top and center of the preliminary plat.
    c. A title block, placed on the lower right hand corner of the plat showing:
        i. Name and address of owner of record and the name and address of the licensed surveyor responsible for preparing the preliminary plat.
        ii. Date of preparation of the preliminary subdivision plat, and all revision dates.
    d. North arrow, graphic and written scale, and basis of bearings used.
    e. All proposed lots, rights-of-way, and easements created by the proposed subdivision and their bearings, lengths, widths, name, number, or purpose. Each proposed lot shall identify required setback lines (the buildable area) including front, side, and rear as required by the Zoning District in which the proposed subdivision is located.
    f. A vicinity map of the site at a minimum scale of 1" = 1000'.
    g. Surveyed boundary of the proposed subdivision; accurate in scale, dimension and bearing, and giving the location of and ties to the nearest survey monument.

h. The location of the property with respect to surrounding property and roads, and the names of all adjoining property owners of record.
i. The legal description of the entire subdivision site boundary.
j. The location of any common space or open space areas including the location of all property proposed to be set aside for public or private reservation, with the designation of the purpose of those set aside, and conditions, if any, of the dedication or reservation.

3. Required Subdivision Site Information. The following subdivision site information is required and any mapping information shall be provided at the same scale as the preliminary subdivision plat, and may be on separate sheets, if necessary:

a. A geologic report (text, maps, hazard assessments) performed by an engineer/geologist with appropriate expertise, that includes:

i. Study area context map (vicinity map with the area identified)
ii. Provide the actual study area map and generally describe, including site photography
iii. Geomorphology map (landslide, avalanche, and rock fall hazards) and hazard assessment
iv. Geology map (bedrock, sediment layers, alluvial fans, active/intermittent stream channels, debris flows) and assessment
v. Fault map, fault type, suggested buffer/setback area, and hazard assessment
vi. Hydrology map (streams, springs, wetlands, recharge and discharge areas, floodplains, watersheds) including buffer area recommendations and hazard assessment
vii. Slope map (0-15%, 15-20%, 20-25%, 25-30%, 30+%) and hazard assessment
viii. Soils map and chart (type, NRCS rating, depth to water table, depth to unstable layers, shrink/swell potential, development limitations) and hazard assessment
ix. Water source protection zones and hazard assessment
x. Composite mapping of hazard areas including areas of overlap xi. Recommended guidelines pertaining to each potential hazard reviewed above
xii. Recommended design modifications (demonstrate how the above issues should impact the design, provide a new design, if applicable)
xiii. Provide the qualifications of the preparers and their evaluation process
xiv. Provide your information/reference resources
xv. Date (s) of field visits (no study will be accepted without on-site photography demonstrating that on-site investigations have been accomplished)

xvi. Date of on-site visit/investigation with City Engineer or City Contract Geologist. Include a record of comments and concerns.

xvii. If applicable, include additional investigations, analysis, and assessment as suggested by the on-site visit

xviii. Executive summary of hazard potential

xix. Attached report of review comments by the City Engineer or City Contract Geologist (associated fees to be paid by the applicant)

xx. Certification by submitting engineer, geologist or other acceptable expert concerning the validity/accuracy of the information provided in the report.

4. Existing site contours at intervals of no greater than ten feet (major) and two feet (minor), unless otherwise approved by the City Engineer, overlaid with the proposed subdivision layout. Slope calculations, according to the requirements of this title, shall also be provided.

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

6. Evidence of Availability of Necessary Services. The following information is necessary to establish the availability of basic services to the proposed subdivision. The city may refer plans to other agencies for their review as applicable. The applicant shall be responsible for any fees charged by such agencies.

a. Culinary and Secondary Water Requirements. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed culinary and secondary water system.

b. Wastewater Requirements. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed sanitary sewer system.

c. Storm Drainage. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed storm drainage system.

d. Fire Protection. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the Fire Department and the city to evaluate the proposed fire protection capacity and system design in the development area. A letter shall be provided by the developer from the Fire Department to the city of any requirements relating to fire protection.

e. Special Service District or Special Service Area. If the proposed subdivision is located within the boundaries of a Special Service District or a Special Service Area, a letter shall be provided from the governing

board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision. The applicant shall be responsible for any fees charged by such agencies.

f. Additional Information and Materials when Necessary. When the City Staff, Planning Commission, or City Council deem necessary, the applicant(s) may be required to provide other information or letters of feasibility, conduct studies, and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, traffic impact studies, ground water protection, plant cover maintenance, geologic or flood hazard, erosion control, and access to existing and planned trails. (Ord.2017-4, dated 2/28/17 and Ord.2008-5, dated 4/8/08)

17.06.030 Preliminary Subdivision Application Approval Procedures:
The review and approval procedures of the City for the consideration of a Preliminary Subdivision Application are identified in Attachment 2. The procedures to determine a complete application are identified by Attachment 3. (Ord.2008-5, dated 4/8/08)

17.06.040 Planning Commission Recommendation:

1. Following a determination of a complete Preliminary Subdivision Application by the City Planner, and review by the DRC, the Preliminary Subdivision Application shall be scheduled for a public hearing and consideration by the Planning Commission, following adequate notice. The Planning Commission shall conduct the public hearing and consider the Preliminary Subdivision Application at a regular Planning Commission meeting.

2. The DRC, any affected State and County Agency, Special Service District, Special Service Area, or any other affected public agency may present information and materials to the Planning Commission for review in considering the Preliminary Subdivision Application.

3. Following the close of the public hearing and consideration of the Preliminary Subdivision Application, and all information and materials presented, the Planning Commission may recommend approval of the Preliminary Subdivision Application as presented, approval with conditions, or recommend denial. The Planning Commission may recommend specific project designs and onsite and offsite improvements, facilities and amenities, for preliminary subdivision approval, as determined necessary by the Planning Commission to protect the health, safety and welfare of anticipated residents of the subdivision, or the existing residents or businesses of the City, including but not limited to:

a. Road and street improvements, including layout and design and construction elements.
b. Flood control facilities.
c. Culinary and Secondary Water facilities. d. Sanitary Sewer facilities.
e. Storm Drainage facilities.
f. Lot and/or Site Drainage facilities.
g. Park and open space areas and facilities, trail accesses and connections to existing and planned trails.
h. Fire protection facilities, including fire hydrants and water storage facilities. i. Power, gas, telephone, cable, and any other public utility facilities.

j. Fencing and buffering treatments.
k. Street lighting and streetscape enhancements including street trees and park strip improvements.
l. The protection and preservation of the natural environment.

4. The Planning Commission staff shall transmit the commission's recommendation to the City Council for consideration. (Ord.2008-5, dated 4/8/08)

17.06.050 Effect of Planning Commission Preliminary Subdivision Application Recommendation: For all proposed subdivisions, the recommendation of a Preliminary Subdivision Application by the Planning Commission shall not constitute final approval of the sub- division by the City, but permits the applicant(s) to proceed to the next step in the application review and approval process, completion of any necessary revisions, reviews from the DRC, and presentation to the City Council of the Preliminary Subdivision Application. (Ord.2008-5, dated 4/8/08)

17.06.060 City Council Approval:

1. Following receipt of the Planning Commission's recommendation, and a review by the DRC of any corrections required by the Planning Commission, the City Council shall consider the Preliminary Subdivision Application materials, and all other information, at a regular City Council meeting, with notice of the Preliminary Subdivision Application agenda item being provided by:
   a. Posting on the City web site, at least five days prior to the meeting. b. Notice to affected entities.
2. The DRC, any affected State and County Agency, Special Service District, Special Service Area, or any other affected public agency may present information and materials to the City Council for review in considering the Preliminary Subdivision Application.
3. Following the consideration of the Preliminary Subdivision Application, all information and materials presented, and giving special consideration to the recommendations of the Planning Commission and DRC, the City Council shall approve the Preliminary Subdivision Application as presented, approve with conditions, or deny the Preliminary Subdivision Application.
4. The City Council may require specific project designs and onsite and offsite improvements, facilities and amenities, for preliminary subdivision approval, as determined necessary by the City Council as outline in 17.06.040. (Ord.2008-5, dated 4/8/08)

17.06.070 Effect of City Council Preliminary Subdivision Application Approval and Effective Period:

1. For all proposed subdivisions, the approval of a Preliminary Subdivision Application by the City Council shall not constitute final approval of the subdivision by the City, but permits the applicant(s) to proceed with the preparation of the final subdivision application and all required documents. For such subdivisions, a Preliminary Subdivision Application approval shall not authorize the division or

development of land, but shall allow the presentation to the City of a Final Subdivision Application.

2. The approval of a Preliminary Subdivision Application shall be effective for a period of one (1) year from the date of approval by the City Council, at the end of which time the applicant(s) shall have submitted a final subdivision application for approval. If a final subdivision application is not received by the City Planner within the one (1) year period, the preliminary subdivision approval shall be void, and the applicant(s) shall be required to submit a new Preliminary Subdivision Application, subject to the then existing application and approval requirements in effect, and all other applicable City, State and Federal requirements. For developments designed to be done in phases, each phase must meet
the above requirements (receipt of application within one year of prior phase approvals). (Ord.2008-5, dated 4/8/08)

17.06.080 Site Preparation Work Prohibited:

1. No excavation, grading or re-grading shall take place on any land until Final Subdivision approval has been granted by the City Council.

2. No installation of improvements shall take place on any subdivision site until a final subdivision plat has been recorded in the Office of the Weber County Recorder.

3. No building permits shall be issued by the City, until a final subdivision plat has been recorded in the Office of the Weber County Recorder and improvements as required by the city have been installed. (Ord.2008-5, dated 4/8/08)

Public Comment

There are no comments currently.

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

STAFF CONTACT

Jill Hunt
jhunt@pleasantviewcity.com
801-827-0466

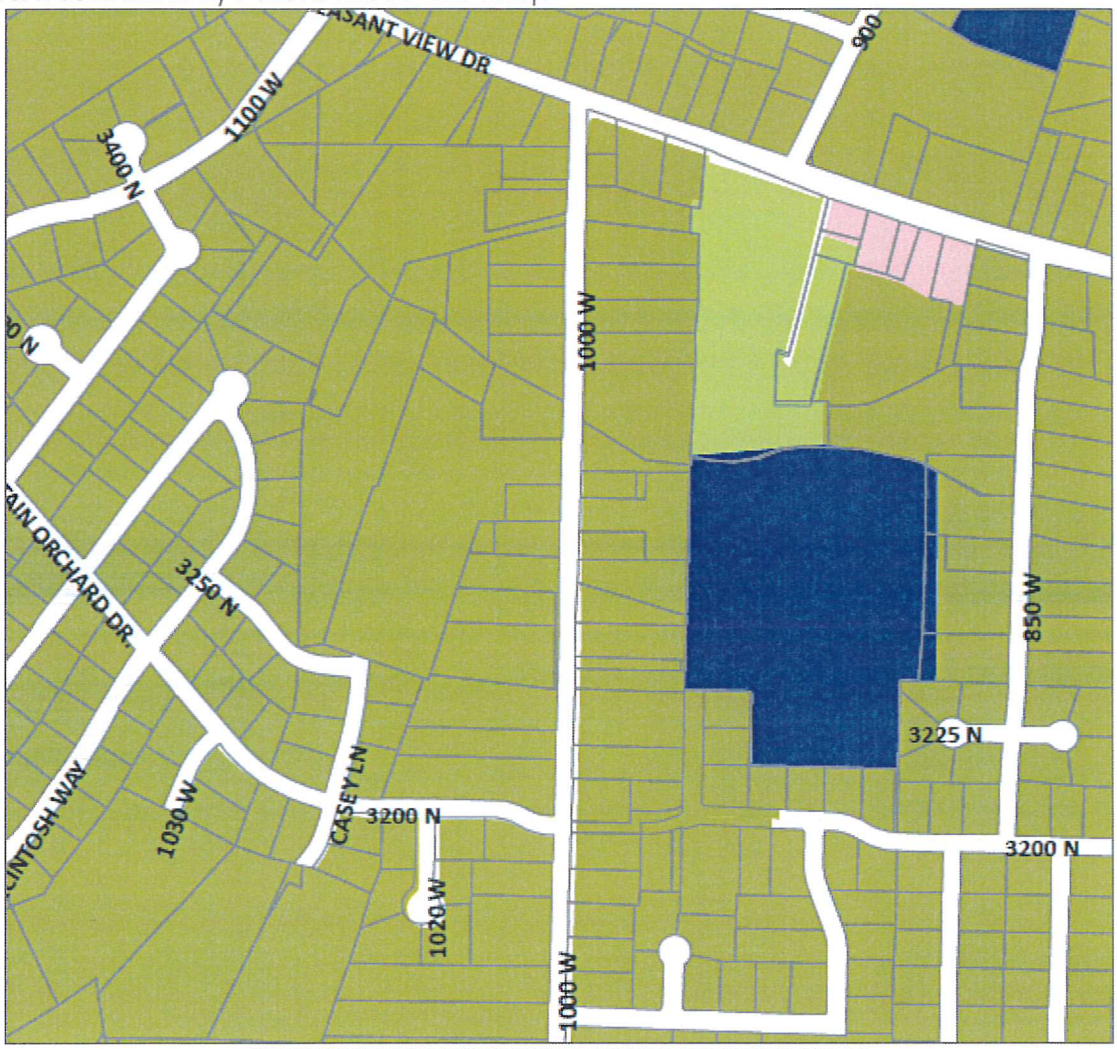
ATTACHMENTS

1) Vicinity Map
2) Future Land Use Map
3) Current Zoning Map
4) Picture of Project
5) Draft Planning Commission Meeting Minutes

ATTACHMENT 1) Vicinity Map



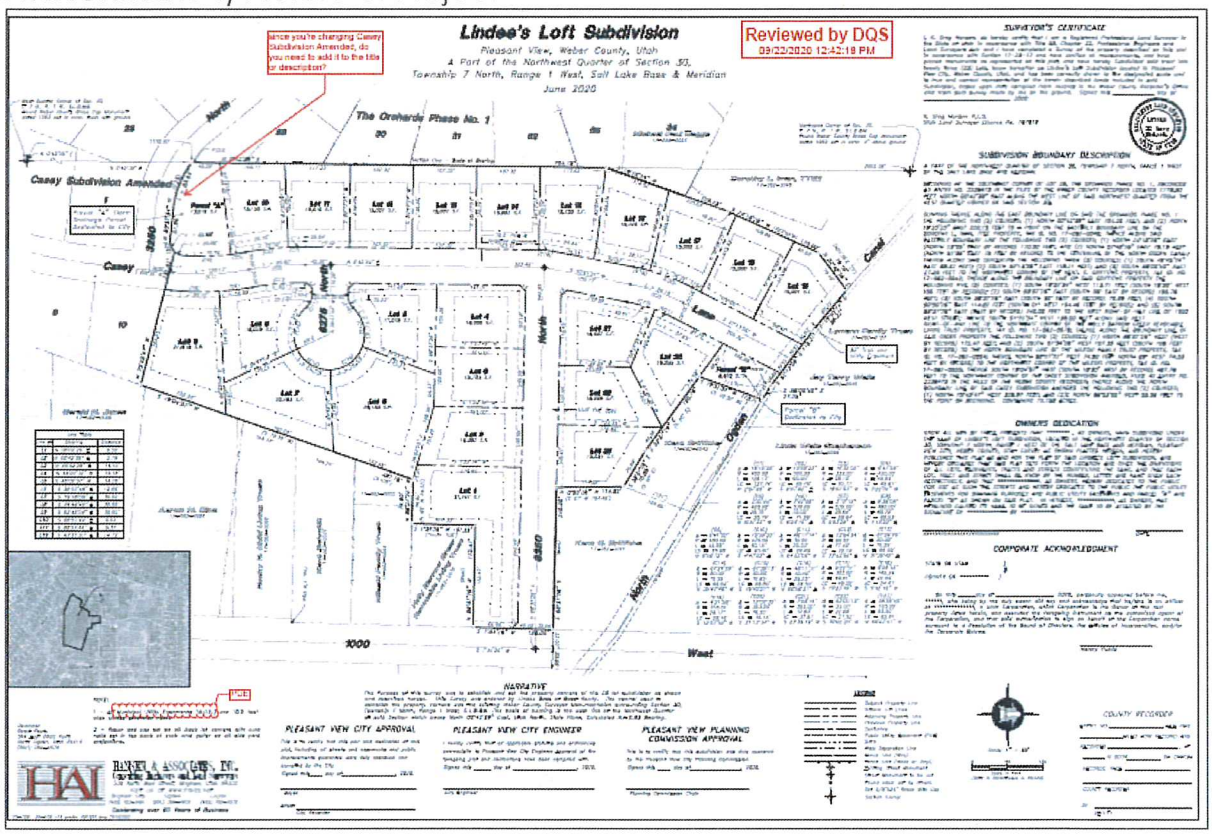
ATTACHMENT 2) Future Land Use Map



ATTACHMENT 3) Current Zoning

RE-15 – changed June 23, 2020

ATTACHMENT 4) Picture of Project



ATTACHMENT 5) Planning Commission Draft Minutes

Discussion/Decision: Proposed Preliminary Subdivision Lindee's Loft located at 3367 N 1000 W and 3479 N 1000 W parcels: 17-062-0047, 17-062-0046, and 17-062-0043. Applicant: Lesha Spencer

Jill presented the proposed preliminary subdivision to the commission. Keith about requirements for home frontage and Bill stated the frontage is measured at the setback line and must maintain 100 feet, and Jill stated each home in the proposed subdivision met that condition. Keith asked about the L shape of lot 1 and if it would retain that, to which Jill stated it would as there is no way to break the lot into 2 smaller ones. Jeff asked about the throat of the cul-de-sac, concerned it was too shallow. Bill stated there is no minimum length for a cul-de-sac, and the cul-de-sac in the proposed subdivision met the 60 foot radius requirement. Keith asked if it was correct that parcel B would be dedicated to the city, to which both Jill and Jim Flint both confirmed it was.

Andy made a motion to approve the preliminary subdivision. Motion was seconded by Jim. Voting was unanimous in favor.

Memo

To: Mayor and City Council

From: Laurie

Date: October 23, 2020

Re: New

Business Licenses Issued

RECOMMENDED ACTION No action needed. Informational only.

DESCRIPTION / BACKGROUND According to the Business License Ordinance, the council only needs to receive a list of approved and denied business license applications. The following are approved new businesses:

YPPV, LLC dba Young Powersports of Pleasant View	2529 N HWY 89	Sales & service powersports vehicles	Spencer W. Young, Spencer W. Young II, Kelly Moss, Seldon O. Young

PLEASANT VIEW CITY CORPORATION
COMBINED CASH INVESTMENT
SEPTEMBER 30, 2020

COMBINED CASH ACCOUNTS

01-11110	CASH IN CHECKING - COMBINED	(243,726.13)
01-11120	XPRESS DEPOSIT ACCOUNT	47,828.60
01-11610	CASH - COMBINED STATE TREASURE	13,557,105.19
	TOTAL COMBINED CASH	13,361,207.66
01-10100	CASH ALLOCATED TO OTHER FUNDS	(13,361,207.66)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	1,658,048.95
40	ALLOCATION TO PARK\OPEN SPACE DEV. FUND	343,171.98
41	ALLOCATION TO STORM SEWER FUND	2,539,361.08
43	ALLOCATION TO EQUIP/FLEET/PROJECT FUND	1,589,406.97
44	ALLOCATION TO CITY HALL BUILDING FUND	304,794.84
45	ALLOCATION TO ROAD & SIDEWALK FUND	388,664.28
51	ALLOCATION TO WATER FUND	2,657,013.66
53	ALLOCATION TO SEWER FUND	2,229,743.23
55	ALLOCATION TO SOLID WASTE FUND	100,806.31
60	ALLOCATION TO REDEVELOPMENT AGENCY FUND	1,550,196.36
	TOTAL ALLOCATIONS TO OTHER FUNDS	13,361,207.66
	ALLOCATION FROM COMBINED CASH FUND - 01-10100	(13,361,207.66)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

GENERAL FUND

	ASSETS			
10-10100	CASH - COMBINED FUND		1,658,048.95	
10-10200	CASH-ZIONS-CASH BACK SAVINGS		6,402.05	
10-13110	ACCOUNTS RECEIVABLE		1,318,082.50	
10-13120	DEVELOPMENT RECEIVABLES		(19,817.26)	
	TOTAL ASSETS			2,962,716.24
	LIABILITIES AND EQUITY			
	LIABILITIES			
10-22210	FICA PAYABLE		13,551.42	
10-22220	FEDERAL WITHHOLDING PAYABLE		7,930.20	
10-22230	STATE WITHHOLDING PAYABLE		9,892.09	
10-22250	WORKMENS COMPENSATION PAYABLE		(1,783.86)	
10-22300	RETIREMENT PAYABLE		17,826.94	
10-22500	INSURANCE PAYABLE		3,071.85	
10-22900	MISCELLANEOUS PAYABLE		106.60	
10-23310	REVENUE COLLECTED IN ADVANCE		896,045.80	
10-23311	REVENUE COLLECTED FOR CWSID		41,750.00	
10-23312	N.V.FIRE COLLECTION FEE		4,941.45	
10-23400	CUSTOMER DEPOSITS		293,328.83	
	TOTAL LIABILITIES			1,286,661.32
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
10-29800	UNASSIGNED-FUND BAL.BEGIN.YEAR	636,287.53		
10-29850	RESTRICTED-CLASS C ROAD FUNDS	488,245.83		
10-29860	RESTRICTED-STATE ALCOHOL FUNDS	5,773.27		
10-29870	RESTRICTED-TRANSPORTATION TAX	121,275.61		
10-29880	RESTRICTED-FED.CARES ACT FUNDS	319,444.00		
	REVENUE OVER EXPENDITURES - YTD	105,028.68		
	BALANCE - CURRENT DATE		1,676,054.92	
	TOTAL FUND EQUITY			1,676,054.92
	TOTAL LIABILITIES AND EQUITY			2,962,716.24

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
10-31-010	MOTOR VEHICLES	6,198.07	20,149.32	59,000.00	38,850.68	34.2
10-31-100	CURRENT YEAR PROPERTY TAXES	12,286.85	25,587.99	832,157.00	806,569.01	3.1
10-31-200	PRIOR YEAR PROPERTY TAXES	602.31	9,658.76	9,000.00	(658.76)	107.3
10-31-300	SALES AND USE TAXES	139,899.04	430,509.98	1,400,000.00	969,490.02	30.8
10-31-400	FRANCHISE TAXES	77,666.71	178,138.04	686,000.00	507,861.96	26.0
	TOTAL TAXES	236,652.98	664,044.09	2,986,157.00	2,322,112.91	22.2
	LICENSES AND PERMITS					
10-32-100	BUSINESS LICENSES AND PERMITS	13.20	596.02	14,300.00	13,703.98	4.2
10-32-160	1% SURCHARGE	248.20	785.30	175.00	(610.30)	448.7
10-32-170	CWSID IMPACT COLLECTION FEE	40.00	160.00	300.00	140.00	53.3
10-32-180	NV FIRE DISTRCT COLLECTION FEE	40.00	160.00	300.00	140.00	53.3
10-32-210	BUILDING PERMITS	27,522.78	83,444.04	116,500.00	33,055.96	71.6
10-32-250	ANIMAL LICENSES	40.00	176.00	5,400.00	5,224.00	3.3
	TOTAL LICENSES AND PERMITS	27,904.18	85,321.36	136,975.00	51,653.64	62.3
	INTERGOVERNMENTAL REVENUE					
10-33-400	WEBER SCHOOL DIST-RESOURCE	11,718.75	11,718.75	46,875.00	35,156.25	25.0
10-33-401	WEBER SCHOOL DIST-REIMBURSEMNT	1,475.96	1,475.96	10,500.00	9,024.04	14.1
10-33-560	CLASS "C" ROAD FUND ALLOTMENT	62,818.83	135,638.16	420,000.00	284,361.84	32.3
10-33-580	STATE ALCOHOL ENFORC/EDUC FUND	569.70	569.70	7,250.00	6,680.30	7.9
10-33-581	STATE GRANTS/AWARDS (POLICE)	.00	.00	8,500.00	8,500.00	.0
10-33-600	CONTRIB.FROM OTHER GOV-TRANSP.	12,930.60	40,307.56	133,000.00	92,692.44	30.3
10-33-700	CARES ACT FUNDING	287,499.60	574,999.20	638,888.00	63,888.80	90.0
	TOTAL INTERGOVERNMENTAL REVENUE	377,013.44	764,709.33	1,265,013.00	500,303.67	60.5
	CHARGES FOR SERVICES					
10-34-240	INSPECTION FEES	1,125.00	3,700.00	9,000.00	5,300.00	41.1
10-34-250	PLAN CHECK FEES	13,011.38	40,171.99	54,750.00	14,578.01	73.4
10-34-270	ZONING & SUBDIVISION FEES	4,400.00	9,100.00	13,500.00	4,400.00	67.4
10-34-280	FOUNDER'S DAY	.00	.00	11,000.00	11,000.00	.0
10-34-550	IMPOUND & SHELTER FEES	.00	.00	1,200.00	1,200.00	.0
10-34-730	RECREATION FEES	6,413.75	6,433.05	33,500.00	27,066.95	19.2
10-34-750	PARK FEES	285.00	779.75	3,600.00	2,820.25	21.7
	TOTAL CHARGES FOR SERVICES	25,235.13	60,184.79	126,550.00	66,365.21	47.6

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FINES AND FORFEITURES					
10-35-100	COURT FINES	3,646.50	14,544.02	64,000.00	49,455.98	22.7
10-35-300	TRAFFIC SCHOOL FEES	.00	.00	7,300.00	7,300.00	.0
	TOTAL FINES AND FORFEITURES	3,646.50	14,544.02	71,300.00	56,755.98	20.4
	MISCELLANEOUS REVENUE					
10-36-100	INTEREST EARNINGS	744.73	2,478.66	25,600.00	23,121.34	9.7
10-36-200	RENTS AND CONCESSIONS	4,574.60	7,862.40	33,300.00	25,437.60	23.6
10-36-220	CREDIT CARD USAGE FEE	24.00	45.27	550.00	504.73	8.2
10-36-250	POLICE REPORTS	180.00	305.00	900.00	595.00	33.9
10-36-400	SALE OF FIXED ASSETS	.00	.00	12,000.00	12,000.00	.0
10-36-900	MISC/SUNDRY REVENUE	2,841.52	9,883.98	34,500.00	24,616.02	28.7
	TOTAL MISCELLANEOUS REVENUE	8,364.85	20,575.31	106,850.00	86,274.69	19.3
	CONTRIBUTIONS AND TRANSFERS					
10-39-200	REVENUE SHARING CARRYOVER	.00	.00	715,147.00	715,147.00	.0
10-39-300	CLASS "C" ROADS CARRYOVER	.00	.00	396,429.00	396,429.00	.0
10-39-320	TRANSPORT. SALES TX CARRYOVER	.00	.00	96,938.00	96,938.00	.0
10-39-350	STATE ALCOHOL FUNDS CARRYOVER	.00	.00	(5.00)	(5.00)	.0
10-39-360	CARES ACT FUND CARRYOVER	.00	.00	319,444.00	319,444.00	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	1,527,953.00	1,527,953.00	.0
	TOTAL FUND REVENUE	678,817.08	1,609,378.90	6,220,798.00	4,611,419.10	25.9

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LEGISLATIVE					
10-41-120	SALARIES - MAYOR AND COUNCIL	1,818.00	5,454.00	21,820.00	16,366.00	25.0
10-41-130	EMPLOYEE BENEFITS	211.43	634.29	2,540.00	1,905.71	25.0
10-41-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	5,677.89	5,700.00	22.11	99.6
10-41-220	PUBLIC NOTICES	862.80	1,350.05	15,000.00	13,649.95	9.0
10-41-230	TRAVEL	190.00	570.00	10,280.00	9,710.00	5.5
10-41-240	OFFICE SUPPLIES AND EXPENSE	12.75	66.20	1,000.00	933.80	6.6
10-41-310	PROFESSIONAL & TECHNICAL	56.55	169.65	5,000.00	4,830.35	3.4
10-41-330	EDUCATION AND TRAINING	.00	.00	3,300.00	3,300.00	.0
10-41-610	CITY APPRECIATION	.00	.00	1,000.00	1,000.00	.0
10-41-620	MISCELLANEOUS	.00	.00	575.00	575.00	.0
10-41-650	CARES FUNDING ACT EXPENSES	287,499.60	574,999.20	958,332.00	383,332.80	60.0
	TOTAL LEGISLATIVE	290,651.13	588,921.28	1,024,547.00	435,625.72	57.5
	JUDICIAL					
10-42-110	SALARIES/WAGES-PERMANENT	6,214.36	19,258.75	80,400.00	61,141.25	24.0
10-42-115	OVERTIME/VAC	.00	.00	200.00	200.00	.0
10-42-120	SALARIES/WAGES-PART-TIME	.00	.00	4,650.00	4,650.00	.0
10-42-130	EMPLOYEE BENEFITS	3,354.15	10,161.05	42,100.00	31,938.95	24.1
10-42-132	EMPLOYEE BENEFITS-GRP 3	.00	.00	750.00	750.00	.0
10-42-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	50.00	50.00	.0
10-42-230	TRAVEL	.00	.00	1,750.00	1,750.00	.0
10-42-240	OFFICE SUPPLIES AND EXPENSE	35.95	221.20	1,500.00	1,278.80	14.8
10-42-280	TELEPHONE	100.00	300.00	1,300.00	1,000.00	23.1
10-42-310	PROFESSIONAL & TECHNICAL	601.23	1,803.69	14,000.00	12,196.31	12.9
10-42-330	EDUCATION & TRAINING	.00	.00	800.00	800.00	.0
10-42-620	MISCELLANEOUS SERVICES	312.95	932.95	4,000.00	3,067.05	23.3
	TOTAL JUDICIAL	10,618.64	32,677.64	151,500.00	118,822.36	21.6

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
10-43-110	SALARIES/WAGES-PERMANENT	5,310.08	16,500.03	68,550.00	52,049.97	24.1
10-43-115	OVERTIME/VAC	7.23	233.98	980.00	746.02	23.9
10-43-120	SALARIES/WAGES-PART-TIME	578.96	1,968.84	6,700.00	4,731.16	29.4
10-43-130	EMPLOYEE BENEFITS	3,075.05	12,039.60	40,200.00	28,160.40	30.0
10-43-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	60.00	60.00	1,900.00	1,840.00	3.2
10-43-230	TRAVEL	500.00	1,500.00	11,750.00	10,250.00	12.8
10-43-240	OFFICE SUPPLIES AND EXPENSE	6.84	18.57	500.00	481.43	3.7
10-43-280	TELEPHONE	90.00	270.00	1,080.00	810.00	25.0
10-43-310	PROFESSIONAL & TECHNICAL	131.95	395.85	1,600.00	1,204.15	24.7
10-43-330	EDUCATION AND TRAINING	149.00	149.00	2,415.00	2,266.00	6.2
10-43-605	MARKETING & ANALYSIS	.00	.00	150.00	150.00	.0
10-43-620	MISCELLANEOUS SERVICES	.00	.00	200.00	200.00	.0
10-43-630	EMP. APPRECIATION	.00	.00	10,000.00	10,000.00	.0
10-43-640	CONTINUING EDUCATION	.00	.00	5,000.00	5,000.00	.0
	TOTAL ADMINISTRATION	9,909.11	33,135.87	151,025.00	117,889.13	21.9
	TREASURER					
10-44-110	SALARIES/WAGES-PERMANENT	3,468.48	10,693.77	45,300.00	34,606.23	23.6
10-44-115	OVERTIME/VAC	21.69	640.93	3,000.00	2,359.07	21.4
10-44-120	SALARIES/WAGES-PART-TIME	329.84	1,170.02	4,300.00	3,129.98	27.2
10-44-130	EMPLOYEE BENEFITS	2,193.21	6,870.77	28,250.00	21,379.23	24.3
10-44-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	159.00	245.00	86.00	64.9
10-44-230	TRAVEL	.00	.00	5,500.00	5,500.00	.0
10-44-240	OFFICE SUPPLIES AND EXPENSE	14.51	80.01	1,700.00	1,619.99	4.7
10-44-280	TELEPHONE	90.00	270.00	1,080.00	810.00	25.0
10-44-310	PROFESSIONAL & TECHNICAL	244.05	732.15	2,950.00	2,217.85	24.8
10-44-330	EDUCATION AND TRAINING	.00	172.60	1,600.00	1,427.40	10.8
10-44-620	MISCELLANEOUS SERVICES	162.38	695.66	3,000.00	2,304.34	23.2
	TOTAL TREASURER	6,524.16	21,484.91	96,925.00	75,440.09	22.2
	CITY RECORDER/FINANCE					
10-47-110	SALARIES/WAGES-PERMANENT	4,041.84	12,520.93	52,600.00	40,079.07	23.8
10-47-115	OVERTIME/VAC	94.75	505.52	1,900.00	1,394.48	26.6
10-47-120	SALARIES/WAGES-PART-TIME	329.84	1,170.02	4,300.00	3,129.98	27.2
10-47-130	EMPLOYEE BENEFITS	2,032.17	6,340.70	26,000.00	19,659.30	24.4
10-47-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	150.00	200.00	50.00	75.0
10-47-230	TRAVEL	.00	.00	3,300.00	3,300.00	.0
10-47-240	OFFICE SUPPLIES AND EXPENSE	116.67	222.44	2,500.00	2,277.56	8.9
10-47-280	TELEPHONE	180.00	540.00	2,160.00	1,620.00	25.0
10-47-310	PROFESSIONAL/TECHNICAL SERVICE	319.45	958.35	5,350.00	4,391.65	17.9
10-47-330	EDUCATION AND TRAINING	.00	245.00	1,800.00	1,555.00	13.6
10-47-510	INSURANCE AND SURETY BONDS	.00	.00	50.00	50.00	.0
	TOTAL CITY RECORDER/FINANCE	7,114.72	22,652.96	100,160.00	77,507.04	22.6

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	NON-DEPARTMENTAL					
10-49-300	ENGINEER	4,271.25	4,271.25	36,000.00	31,728.75	11.9
10-49-310	ATTORNEY	450.00	735.00	15,000.00	14,265.00	4.9
10-49-320	AUDITOR	.00	.00	9,500.00	9,500.00	.0
10-49-510	INSURANCE AND SURETY BONDS	1,117.81	85,441.31	95,000.00	9,558.69	89.9
	TOTAL NON-DEPARTMENTAL	5,839.06	90,447.56	155,500.00	65,052.44	58.2
	GENERAL GOVERNMENT BUILDINGS					
10-50-110	SALARIES/WAGES-PERMANENT	400.00	1,400.00	5,700.00	4,300.00	24.6
10-50-131	EMPLOYEE BENEFITS	43.80	153.30	650.00	496.70	23.6
10-50-260	BLDGS/GROUNDS -SUPPLIES/MAINT.	268.10	480.98	17,500.00	17,019.02	2.8
10-50-270	UTILITIES	124.31	8,329.14	18,000.00	9,670.86	46.3
10-50-280	TELEPHONE	787.82	3,536.03	21,500.00	17,963.97	16.5
	TOTAL GENERAL GOVERNMENT BUILDINGS	1,624.03	13,899.45	63,350.00	49,450.55	21.9
	SHOP					
10-51-230	TRAVEL	.00	.00	1,200.00	1,200.00	.0
10-51-250	EQUIP/SUPPLIES/MAINTENANCE	329.63	662.92	4,000.00	3,337.08	16.6
10-51-260	BLDG & GRND-SHOP IMPROVEMENTS	.00	.00	11,000.00	11,000.00	.0
10-51-270	UTILITIES	.00	4,472.37	10,000.00	5,527.63	44.7
10-51-280	TELEPHONE	71.12	213.42	650.00	436.58	32.8
10-51-310	PROFESSIONAL & TECHNICAL	.00	.00	2,100.00	2,100.00	.0
10-51-330	EDUCATION & TRAINING	.00	111.37	800.00	688.63	13.9
	TOTAL SHOP	400.75	5,460.08	29,750.00	24,289.92	18.4
	ELECTIONS					
10-52-310	PROFESSIONAL/TECHINCAL SERVICE	.00	.00	150.00	150.00	.0
	TOTAL ELECTIONS	.00	.00	150.00	150.00	.0

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING & ZONING					
10-53-110	SALARIES/WAGES-PERMANENT	3,152.64	9,536.08	39,600.00	30,063.92	24.1
10-53-115	OVERTIME/VAC	423.64	1,175.70	2,100.00	924.30	56.0
10-53-120	SALARIES/STIPENDS	.00	.00	3,600.00	3,600.00	.0
10-53-130	EMPLOYEE BENEFITS	2,349.42	6,422.56	28,000.00	21,577.44	22.9
10-53-210	BOOKS & SUBSCRIPTIONS & MEMBER	.00	150.00	1,400.00	1,250.00	10.7
10-53-220	PUBLIC NOTICES	446.40	816.65	3,000.00	2,183.35	27.2
10-53-230	TRAVEL	.00	.00	7,750.00	7,750.00	.0
10-53-240	OFFICE SUPPLIES AND EXPENSE	67.46	124.91	2,000.00	1,875.09	6.3
10-53-280	TELEPHONE	90.00	270.00	1,080.00	810.00	25.0
10-53-310	PROFESSIONAL/TECHINCAL SERVICE	282.55	826.47	5,700.00	4,873.53	14.5
10-53-330	EDUCATION AND TRAINING	298.00	298.00	3,450.00	3,152.00	8.6
10-53-610	MISCELLANEOUS SUPPLIES	.00	.00	1,200.00	1,200.00	.0
	TOTAL PLANNING & ZONING	7,110.11	19,620.37	98,880.00	79,259.63	19.8
	POLICE DEPARTMENT					
10-54-110	SALARIES/WAGES-PERMNNT-GRP 1	58,047.67	185,935.93	746,500.00	560,564.07	24.9
10-54-111	SALARIES/WAGES-PERMNNT-GRP 2	2,236.23	6,575.61	42,600.00	36,024.39	15.4
10-54-112	SALARIES/WAGES-PERMNT-GRP 3	2,003.96	5,158.79	36,900.00	31,741.21	14.0
10-54-115	OVERTIME/VAC	1,370.10	7,284.05	65,000.00	57,715.95	11.2
10-54-130	EMPLOYEE BENEFITS-GRP 1	36,400.40	119,187.15	470,400.00	351,212.85	25.3
10-54-131	EMPLOYEE BENEFITS-GRP 2	244.88	705.19	4,700.00	3,994.81	15.0
10-54-132	EMPLOYEE BENEFITS-GRP 3	162.13	484.32	4,100.00	3,615.68	11.8
10-54-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	413.07	613.07	200.00	(413.07)	306.5
10-54-230	TRAVEL	.00	123.82	8,250.00	8,126.18	1.5
10-54-240	OFFICE SUPPLIES AND EXPENSE	338.66	798.19	5,000.00	4,201.81	16.0
10-54-250	SUPPLIES/MAINTENANCE	229.25	2,567.78	9,000.00	6,432.22	28.5
10-54-251	VEHICLE:FUEL	.00	.00	26,000.00	26,000.00	.0
10-54-252	VEHICLE: EQUIPMENT	.00	.00	2,500.00	2,500.00	.0
10-54-253	VEHICLE: MAINTENANCE	185.16	598.95	7,000.00	6,401.05	8.6
10-54-280	COMMUNICATION SERVICES	1,388.40	3,376.90	19,000.00	15,623.10	17.8
10-54-286	LIQUOR FUND EXPENDITURES	540.27	540.27	7,250.00	6,709.73	7.5
10-54-289	WHS EXPENDITURE	1,475.96	1,475.96	10,500.00	9,024.04	14.1
10-54-290	DUI EXPENDITURES	540.27	540.27	8,500.00	7,959.73	6.4
10-54-310	PROFESSIONAL/TECHNICAL SERVICE	75.00	206.00	1,100.00	894.00	18.7
10-54-320	ANIMAL SERVICES	.00	281.59	2,500.00	2,218.41	11.3
10-54-330	EDUCATION AND TRAINING	.00	400.00	6,600.00	6,200.00	6.1
10-54-340	CANINE OFFICER EXPENSES	10,416.13	10,556.25	11,700.00	1,143.75	90.2
10-54-470	UNIFORMS	24.20	6,368.86	13,815.00	7,446.14	46.1
10-54-610	SPECIAL EVENTS	.00	.00	1,000.00	1,000.00	.0
10-54-620	CONTRACTUAL SERVICES	772.85	28,265.41	45,000.00	16,734.59	62.8
	TOTAL POLICE DEPARTMENT	116,864.59	382,044.36	1,555,115.00	1,173,070.64	24.6

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	BUILDING INSPECTION					
10-58-110	SALARIES/WAGES-PERMANENT	1,733.68	5,327.61	22,300.00	16,972.39	23.9
10-58-115	OVERTIME/VAC	118.13	441.62	1,150.00	708.38	38.4
10-58-130	EMPLOYEE BENEFITS	1,095.26	3,326.83	13,500.00	10,173.17	24.6
10-58-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	75.00	75.00	.00	100.0
10-58-230	TRAVEL	.00	.00	900.00	900.00	.0
10-58-240	OFFICE SUPPLIES AND EXPENSE	10.00	10.00	575.00	565.00	1.7
10-58-310	PROFESSIONAL & TECHNICAL	6,530.00	12,400.00	60,000.00	47,600.00	20.7
10-58-330	EDUCATION AND TRAINING	.00	.00	400.00	400.00	.0
	TOTAL BUILDING INSPECTION	9,487.07	21,581.06	98,900.00	77,318.94	21.8
	COMMUN.EMERGENCY RESPONSE TEAM					
10-59-250	EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	6,000.00	6,000.00	.0
	TOTAL COMMUN.EMERGENCY RESPONSE TEAM	.00	.00	6,000.00	6,000.00	.0
	STREETS					
10-60-110	SALARIES/WAGES-PERMANENT	13,940.67	43,639.36	198,000.00	154,360.64	22.0
10-60-115	OVERTIME/VAC	1,349.96	2,641.57	17,700.00	15,058.43	14.9
10-60-120	SALARIES/WAGES-PART-TIME	.00	.00	3,000.00	3,000.00	.0
10-60-130	EMPLOYEE BENEFITS	8,592.54	26,071.35	120,000.00	93,928.65	21.7
10-60-230	TRAVEL	.00	.00	1,800.00	1,800.00	.0
10-60-250	EQUIP/SUPPLIES/MAINTENANCE	.00	78.66	3,000.00	2,921.34	2.6
10-60-251	VEHICLE:FUEL	80.71	80.71	17,000.00	16,919.29	.5
10-60-253	VEHICLE: MAINTENANCE	1,145.93	2,552.60	20,000.00	17,447.40	12.8
10-60-270	UTILITIES	2,095.83	6,287.49	26,000.00	19,712.51	24.2
10-60-280	TELEPHONE	50.00	150.00	840.00	690.00	17.9
10-60-310	PROFESSIONAL/TECHNICAL SERVICE	5,632.25	8,109.25	37,000.00	28,890.75	21.9
10-60-330	EDUCATION AND TRAINING	.00	111.24	1,000.00	888.76	11.1
10-60-470	STREET SUPPLIES/MATERIALS	1,350.50	2,609.63	60,000.00	57,390.37	4.4
10-60-490	CLASS "C"ROAD EXPENDITURES	.00	.00	862,750.00	862,750.00	.0
10-60-491	TRANSPORTATION SALES TX EXPEND	.00	.00	85,000.00	85,000.00	.0
10-60-610	PERSONNEL UNIFORMS	.00	2,800.00	7,200.00	4,400.00	38.9
	TOTAL STREETS	34,238.39	95,131.86	1,460,290.00	1,365,158.14	6.5
	SENIOR CITIZENS PROGRAM					
10-62-290	SENIOR CITIZEN PROGRAM	.00	.00	5,000.00	5,000.00	.0
10-62-295	YOUR COMMUNITY CONNECTION (YCC	.00	.00	4,000.00	4,000.00	.0
	TOTAL SENIOR CITIZENS PROGRAM	.00	.00	9,000.00	9,000.00	.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	YOUTH COUNCIL					
10-63-110	SALARIES/WAGES-PERMANENT	114.35	456.01	1,550.00	1,093.99	29.4
10-63-130	EMPLOYEE BENEFITS	12.53	49.94	300.00	250.06	16.7
10-63-230	TRAVEL	.00	.00	700.00	700.00	.0
10-63-240	OFFICE SUPPLIES AND EXPENSE	.00	.00	100.00	100.00	.0
10-63-250	EQUIPMENT-SUPPLIES & MAINTENAN	52.50	52.50	2,000.00	1,947.50	2.6
10-63-330	EDUCATION AND TRAINING	.00	.00	3,500.00	3,500.00	.0
10-63-640	SCHOLARSHIPS	.00	.00	1,000.00	1,000.00	.0
	TOTAL YOUTH COUNCIL	179.38	558.45	9,150.00	8,591.55	6.1
	PARKS					
10-70-110	SALARIES/WAGES-PERMANENT	6,739.78	19,510.72	89,200.00	69,689.28	21.9
10-70-115	OVERTIME/VAC	603.03	929.25	5,600.00	4,670.75	16.6
10-70-120	SALARIES/WAGES-PART-TIME	4,231.56	15,597.61	29,000.00	13,402.39	53.8
10-70-130	EMPLOYEE BENEFITS	4,966.69	15,019.99	60,100.00	45,080.01	25.0
10-70-230	TRAVEL	.00	.00	3,000.00	3,000.00	.0
10-70-250	EQUIP/SUPPLIES/MAINTENANCE	385.07	796.42	5,500.00	4,703.58	14.5
10-70-251	VEHICLE:FUEL	.00	.00	4,000.00	4,000.00	.0
10-70-253	VEHICLE: MAINTENANCE	.00	304.00	2,000.00	1,696.00	15.2
10-70-260	BLDGS/GROUNDS-SUPPLIES & MAINT	2,604.89	3,479.09	31,500.00	28,020.91	11.0
10-70-270	UTILITIES	327.84	7,552.50	22,000.00	14,447.50	34.3
10-70-330	EDUCATION AND TRAINING	.00	.00	2,500.00	2,500.00	.0
	TOTAL PARKS	19,858.86	63,189.58	254,400.00	191,210.42	24.8
	RECREATION					
10-71-110	SALARIES/WAGES-PERMANENT	2,172.61	7,192.49	29,150.00	21,957.51	24.7
10-71-115	OVERTIME/VAC	.00	139.25	.00	(139.25)	.0
10-71-120	SALARIES/WAGES-PART-TIME	2,305.39	2,413.39	19,200.00	16,786.61	12.6
10-71-130	EMPLOYEE BENEFITS	437.10	1,017.20	4,800.00	3,782.80	21.2
10-71-210	BOOKS & SUBSCRIPTIONS & MEMBER	.00	.00	200.00	200.00	.0
10-71-230	TRAVEL	52.56	52.56	4,000.00	3,947.44	1.3
10-71-240	OFFICE SUPPLIES AND EXPENSE	1.90	5.16	100.00	94.84	5.2
10-71-245	SALES TAX ON REGISTRATION	.00	.00	2,430.00	2,430.00	.0
10-71-250	EQUIP/SUPPLIES/MAINTENANCE	3,723.08	1,289.05	19,000.00	17,710.95	6.8
10-71-280	TELEPHONE	187.69	554.03	2,000.00	1,445.97	27.7
10-71-310	PROFESSIONAL/TECHINCAL SERVICE	379.60	869.70	13,000.00	12,130.30	6.7
10-71-330	EDUCATION AND TRAINING	.00	.00	1,200.00	1,200.00	.0
10-71-620	MISCELLANEOUS SERVICES	.00	.00	500.00	500.00	.0
	TOTAL RECREATION	9,259.93	13,532.83	95,580.00	82,047.17	14.2

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COMMUNITY PROMOTION					
10-75-620	BEAUTIFICATION PROGRAM	11.96	11.96	3,500.00	3,488.04	.3
10-75-630	COMMUNITY PROMOTIONS	.00	.00	350.00	350.00	.0
10-75-650	EASTER EGG HUNT	.00	.00	2,500.00	2,500.00	.0
10-75-660	CHRISTMAS CELEBRATIONS	.00	.00	1,400.00	1,400.00	.0
10-75-670	FOUNDERS' DAY	.00	.00	39,000.00	39,000.00	.0
	TOTAL COMMUNITY PROMOTION	11.96	11.96	46,750.00	46,738.04	.0
	TRANSFERS AND OTHER USES					
10-90-200	TRANSFER TO CITY HALL CP FUND	.00	100,000.00	100,000.00	.00	100.0
10-90-375	TRANSFR TO SOLID WASTE FUND	.00	.00	250,000.00	250,000.00	.0
10-90-510	USE OF RESERVED FUND BALANCE	.00	.00	365,214.00	365,214.00	.0
10-90-520	CLASS "C" ROAD FUNDS	.00	.00	(46,321.00)	(46,321.00)	.0
10-90-525	TRANSPORT. SALES TX FUND BAL.	.00	.00	144,938.00	144,938.00	.0
10-90-530	RESERVE FOR STATE LIQUOR FUNDS	.00	.00	(5.00)	(5.00)	.0
	TOTAL TRANSFERS AND OTHER USES	.00	100,000.00	813,826.00	713,826.00	12.3
	TOTAL FUND EXPENDITURES	529,691.89	1,504,350.22	6,220,798.00	4,716,447.78	24.2
	NET REVENUE OVER EXPENDITURES	149,125.19	105,028.68	.00	(105,028.68)	.0

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

PARK\OPEN SPACE DEV. FUND

	ASSETS			
40-10100	CASH - COMBINED FUND		343,171.98	
	TOTAL ASSETS			343,171.98
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
40-29800	RESTRICTED-FUND BAL.BEGIN.YEAR	552,755.26		
40-29900	RESTRICTED-IMPACT FEES RESERVE	(222,802.29)		
	REVENUE OVER EXPENDITURES - YTD	13,219.01		
	BALANCE - CURRENT DATE		343,171.98	
	TOTAL FUND EQUITY			343,171.98
	TOTAL LIABILITIES AND EQUITY			343,171.98

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

PARK\OPEN SPACE DEV. FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUE (CIP)					
40-36-120	INTEREST EARNED	153.58	518.21	6,500.00	5,981.79	8.0
40-36-200	IMPACT FEES-PARK/OPEN SPACE	3,476.61	17,383.05	34,760.00	17,376.95	50.0
40-36-800	CONTRIBUTIONS/GRANTS	.00	.00	35,153.00	35,153.00	.0
	TOTAL REVENUE (CIP)	3,630.19	17,901.26	76,413.00	58,511.74	23.4
	TOTAL FUND REVENUE	3,630.19	17,901.26	76,413.00	58,511.74	23.4

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

PARK\OPEN SPACE DEV. FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES (CIP)					
40-46-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	400.00	400.00	.0
40-46-250	SPECIAL EVENTS	29.09	3,013.38	4,600.00	1,586.62	65.5
40-46-310	PROFESSIONAL & TECHNICAL	1,284.91	1,284.91	.00	(1,284.91)	.0
40-46-730	IMPROVEMENTS - CONSTRUCTION	383.96	383.96	354,795.00	354,411.04	.1
	TOTAL EXPENSES (CIP)	1,697.96	4,682.25	359,795.00	355,112.75	1.3
	TOTAL FUND EXPENDITURES	1,697.96	4,682.25	359,795.00	355,112.75	1.3
	NET REVENUE OVER EXPENDITURES	1,932.23	13,219.01	(283,382.00)	(296,601.01)	4.7

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

STORM SEWER FUND

	ASSETS			
41-10100	CASH - COMBINED FUND		2,539,361.08	
41-13110	ACCOUNTS RECEIVABLE		42,397.80	
41-13120	RESERVE FOR BAD DEBT		(1,000.00)	
41-15200	DEFERRED OUTFLOW OF RESOURCES		20,353.00	
41-16110	LAND		66,330.83	
41-16210	BUILIDNGS		131,902.18	
41-16310	INFRASTRUCTURE		6,693,582.86	
41-16510	MACHINERY AND EQUIPMENT		650,068.94	
41-16520	ACCUM DEPR - EQUIP		(2,138,745.82)	
41-16540	CONSTRUCTION IN PROGRESS		5,664.50	
	TOTAL ASSETS			8,009,915.37
	LIABILITIES AND EQUITY			
	LIABILITIES			
41-22300	NET PENSION LIABILITY		48,415.00	
41-22350	DEFERRED INFLOWS OF RESOURCES		15,726.00	
41-25300	COMPENSATED ABSENCES PAYABLE		4,761.19	
	TOTAL LIABILITIES			68,902.19
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
41-29750	RESERVED FUND BALANCE	46,920.00		
41-29800	BEGINNING OF YEAR	6,368,348.10		
41-29900	RESERVE ACCNT FOR IMPACT FEES	1,578,081.94		
	REVENUE OVER EXPENDITURES - YTD	(52,336.86)		
	BALANCE - CURRENT DATE		7,941,013.18	
	TOTAL FUND EQUITY			7,941,013.18
	TOTAL LIABILITIES AND EQUITY			8,009,915.37

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

STORM SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUE (O&M)					
41-30-100	SERVICE FEES-STORM SEWER	33,393.20	100,549.83	414,000.00	313,450.17	24.3
41-30-200	LATE FEES	56.20	149.45	1,000.00	850.55	15.0
	TOTAL OPERATING REVENUE (O&M)	33,449.40	100,699.28	415,000.00	314,300.72	24.3
	NON-OPERATING REVENUE (CIP)					
41-36-120	INTEREST EARNED	1,136.47	3,899.13	61,000.00	57,100.87	6.4
41-36-200	IMPACT FEES-STORM SEWER	26,538.15	(60,620.05)	(52,250.00)	8,370.05	(116.0)
41-36-240	S.W.CONST.ACTIVITY	200.00	800.00	1,500.00	700.00	53.3
41-36-400	SALE OF FIXED ASSETS	.00	.00	15,600.00	15,600.00	.0
	TOTAL NON-OPERATING REVENUE (CIP)	27,874.62	(55,920.92)	25,850.00	81,770.92	(216.3)
	TOTAL FUND REVENUE	61,324.02	44,778.36	440,850.00	396,071.64	10.2

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

STORM SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	OPERATING EXPENSES (O&M)					
41-40-110	SALARIES/WAGES-PERMANENT EMPLO	4,673.78	14,486.87	84,500.00	70,013.13	17.1
41-40-115	OVERTIME/VAC	221.95	467.50	5,100.00	4,632.50	9.2
41-40-120	SALARIES/WAGES-PART-TIME	386.93	1,372.53	5,035.00	3,662.47	27.3
41-40-130	EMPLOYEE BENEFITS	2,758.11	8,826.43	55,780.00	46,953.57	15.8
41-40-140	PENSION EXPENSE	.00	.00	2,000.00	2,000.00	.0
41-40-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	2,400.00	2,400.00	.0
41-40-220	PUBLIC EDUCATION/OUTREACH	.00	.00	2,000.00	2,000.00	.0
41-40-230	TRAVEL	.00	.00	1,800.00	1,800.00	.0
41-40-240	OFFICE SUPPLIES AND EXPENSE	366.23	1,275.76	5,000.00	3,724.24	25.5
41-40-250	EQUIP/SUPPLIES/MAINTENANCE	.00	.00	8,000.00	8,000.00	.0
41-40-251	VEHICLE:FUEL	.00	.00	1,800.00	1,800.00	.0
41-40-253	VEHICLE: MAINTENANCE	.00	.00	4,000.00	4,000.00	.0
41-40-270	UTILITIES	.00	.00	1,200.00	1,200.00	.0
41-40-310	PROFESSIONAL/TECHINCAL SERVICE	1,456.75	1,606.75	15,000.00	13,393.25	10.7
41-40-330	EDUCATION AND TRAINING	.00	.00	400.00	400.00	.0
41-40-510	DISPOSAL	.00	3,902.75	18,000.00	14,097.25	21.7
41-40-610	MISCELLANEOUS SUPPLIES	48.38	95.38	600.00	504.62	15.9
41-40-650	DEPRECIATION	17,000.00	51,000.00	204,000.00	153,000.00	25.0
	TOTAL OPERATING EXPENSES (O&M)	26,912.13	83,033.97	416,615.00	333,581.03	19.9
	NON-OPERATING EXPENSES (CIP)					
41-46-160	LAND	.00	.00	925,000.00	925,000.00	.0
41-46-310	PROFESSIONAL & TECHNICAL	7,591.25	7,591.25	39,100.00	31,508.75	19.4
41-46-730	IMPROVEMENTS - CONSTRUCTION	.00	.00	765,000.00	765,000.00	.0
41-46-740	CAPTIAL OUTLAY - EQUIPMENT	6,490.00	6,490.00	94,240.00	87,750.00	6.9
	TOTAL NON-OPERATING EXPENSES (CIP)	14,081.25	14,081.25	1,823,340.00	1,809,258.75	.8
	TOTAL FUND EXPENDITURES	40,993.38	97,115.22	2,239,955.00	2,142,839.78	4.3
	NET REVENUE OVER EXPENDITURES	20,330.64	(52,336.86)	(1,799,105.00)	(1,746,768.14)	(2.9)

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

EQUIP/FLEET/PROJECT FUND

	ASSETS			
43-10100	CASH - COMBINED FUND		1,589,406.97	
	TOTAL ASSETS			1,589,406.97
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
43-29800	ASSIGNED-FUND BAL. BEGIN.YEAR	1,939,940.02		
	REVENUE OVER EXPENDITURES - YTD	(350,533.05)		
	BALANCE - CURRENT DATE		1,589,406.97	
	TOTAL FUND EQUITY			1,589,406.97
	TOTAL LIABILITIES AND EQUITY			1,589,406.97

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

EQUIP/FLEET/PROJECT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUE					
43-30-200	INTEREST EARNINGS	711.33	2,901.65	42,000.00	39,098.35	6.9
43-30-410	SALE OF FIXED ASSETS	.00	9,692.05	29,200.00	19,507.95	33.2
	TOTAL REVENUE	711.33	12,593.70	71,200.00	58,606.30	17.7
	TOTAL FUND REVENUE	711.33	12,593.70	71,200.00	58,606.30	17.7

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

EQUIP/FLEET/PROJECT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
43-40-310	PROFESSIONAL & TECHNICAL	28.25	7,815.78	.00	(7,815.78)	.0
43-40-730	IMPROVEMENTS CONSTRUCTION	336,181.66	258,872.34	711,400.00	452,527.66	36.4
43-40-740	CAPTIAL OUTLAY - EQUIPMENT	45,143.78	42,157.96	384,485.00	342,327.04	11.0
43-40-750	LEASE	.00	54,280.67	54,360.00	79.33	99.9
	TOTAL EXPENDITURES	381,353.69	363,126.75	1,150,245.00	787,118.25	31.6
	TOTAL FUND EXPENDITURES	381,353.69	363,126.75	1,150,245.00	787,118.25	31.6
	NET REVENUE OVER EXPENDITURES	(380,642.36)	(350,533.05)	(1,079,045.00)	(728,511.95)	(32.5)

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

CITY HALL BUILDING FUND

	ASSETS			
44-10100	CASH - COMBINED FUND		304,794.84	
	TOTAL ASSETS			304,794.84
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
44-29800	FUND BALANCE-BEGINNIN OF YEAR	204,328.15		
	REVENUE OVER EXPENDITURES - YTD	100,466.69		
	BALANCE - CURRENT DATE		304,794.84	
	TOTAL FUND EQUITY			304,794.84
	TOTAL LIABILITIES AND EQUITY			304,794.84

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

CITY HALL BUILDING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUE					
44-30-100	INTEREST INCOME	136.41	466.69	4,800.00	4,333.31	9.7
44-30-110	TRANSFERS FROM GF	.00	100,000.00	100,000.00	.00	100.0
	TOTAL REVENUE	136.41	100,466.69	104,800.00	4,333.31	95.9
	TOTAL FUND REVENUE	136.41	100,466.69	104,800.00	4,333.31	95.9
	NET REVENUE OVER EXPENDITURES	136.41	100,466.69	104,800.00	4,333.31	95.9

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

ROAD & SIDEWALK FUND

	ASSETS			
45-10100	CASH - COMBINED FUND		388,664.28	
45-13110	ACCOUNTS RECEIVABLE		17,642.76	
	TOTAL ASSETS			406,307.04
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
45-29800	ASSIGNED-FUND BAL.BEGIN.YEAR	698,748.98		
	REVENUE OVER EXPENDITURES - YTD	(292,441.94)		
	BALANCE - CURRENT DATE		406,307.04	
	TOTAL FUND EQUITY			406,307.04
	TOTAL LIABILITIES AND EQUITY			406,307.04

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

ROAD & SIDEWALK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUE (CIP)					
45-36-100	SERVICE FEES-ROADS	13,775.27	41,497.46	175,000.00	133,502.54	23.7
45-36-120	INTEREST EARNED	173.94	871.80	11,000.00	10,128.20	7.9
45-36-700	DEVLPER FUNDED-FUTURE IMPROVMT	.00	.00	63,351.00	63,351.00	.0
45-36-800	CONTRIBUTIONS/GRANTS	.00	(1,101.75)	5,102,522.00	5,103,623.75	.0
	TOTAL REVENUE (CIP)	13,949.21	41,267.51	5,351,873.00	5,310,605.49	.8
	TOTAL FUND REVENUE	13,949.21	41,267.51	5,351,873.00	5,310,605.49	.8

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

ROAD & SIDEWALK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES (CIP)					
45-46-160	LAND	.00	.00	50,000.00	50,000.00	.0
45-46-240	OFFICE SUPPLIES AND EXPENSE	178.95	534.18	3,700.00	3,165.82	14.4
45-46-310	PROFESSIONAL & TECHNICAL	3,701.75	13,360.50	.00	(13,360.50)	.0
45-46-730	IMPROVEMENTS-CONTRUCTION	268,571.51	279,239.77	5,624,522.00	5,345,282.23	5.0
45-46-740	CAPTIAL OUTLAY - EQUIPMENT	40,575.00	40,575.00	40,575.00	.00	100.0
	TOTAL EXPENSES (CIP)	313,027.21	333,709.45	5,718,797.00	5,385,087.55	5.8
	TOTAL FUND EXPENDITURES	313,027.21	333,709.45	5,718,797.00	5,385,087.55	5.8
	NET REVENUE OVER EXPENDITURES	(299,078.00)	(292,441.94)	(366,924.00)	(74,482.06)	(79.7)

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

WATER FUND

	ASSETS			
51-10100	CASH - COMBINED FUND		2,657,013.66	
51-13110	ACCOUNTS RECEIVABLE - WATER		100,652.18	
51-13111	ACCOUNTS RECEIVABLE-LATE FEES		1,171.57	
51-13120	RESERVE FOR BAD DEBT		(1,327.99)	
51-15200	DEFERRED OUTFLOW OF RESOURCES		17,158.00	
51-16110	LAND		397,583.12	
51-16210	BUILDINGS		941,793.25	
51-16310	WATER DISTRBUTION SYSTEM		9,626,866.64	
51-16410	INVENTORY		20,000.00	
51-16510	MACHINERY AND EQUIPMENT		467,953.59	
51-16540	CONSTRUCTION IN PROGRESS		7,857.75	
51-16710	PREPAID EXPENSE		56,452.00	
51-17500	ACCUMULATED DEPRECIATION		(3,425,906.35)	
	TOTAL ASSETS			10,867,267.42
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-21350	CUSTOMER DEPOSITS		150,449.16	
51-22300	NET PENSION LIABILITY		44,496.00	
51-22350	DEFERRED INFLOWS OF RESOURCES		25,888.00	
51-25300	COMPENSATED ABSENCES PAYABLE		5,000.67	
51-25330	NOTE PAYABLE-LAND		343,000.00	
51-25350	REFUNDING BOND-SERIES 2018 WTR		795,000.00	
	TOTAL LIABILITIES			1,363,833.83
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
51-29800	RETAINED EARNINGS	13,410,636.12		
51-29810	CONTRIBUTION TO CITY HALL	(100,000.00)		
51-29900	RESERVE ACCNT FOR IMPACT FEES	(3,821,603.12)		
	REVENUE OVER EXPENDITURES - YTD	14,400.59		
	BALANCE - CURRENT DATE		9,503,433.59	
	TOTAL FUND EQUITY			9,503,433.59
	TOTAL LIABILITIES AND EQUITY			10,867,267.42

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUE (O&M)					
51-30-100	SERVICE FEES-WATER	91,022.70	275,868.33	959,000.00	683,131.67	28.8
51-30-200	LATE FEES	151.89	406.31	2,650.00	2,243.69	15.3
51-30-900	MISCELLANEOUS	.00	450.00	4,500.00	4,050.00	10.0
	TOTAL OPERATING REVENUE (O&M)	91,174.59	276,724.64	966,150.00	689,425.36	28.6
	NON-OPERATING REVENUE (CIP)					
51-36-120	INTEREST EARNINGS	1,189.12	4,057.57	57,000.00	52,942.43	7.1
51-36-200	IMPACT FEES-WATER	10,803.51	54,017.55	107,200.00	53,182.45	50.4
51-36-230	CONSTRUCTION WATER METERS	1,200.00	6,000.00	12,000.00	6,000.00	50.0
51-36-240	WATER LATERAL INSPECTIONS	75.00	375.00	750.00	375.00	50.0
51-36-400	SALE OF FIXED ASSETS	.00	.00	10,800.00	10,800.00	.0
	TOTAL NON-OPERATING REVENUE (CIP)	13,267.63	64,450.12	187,750.00	123,299.88	34.3
	TOTAL FUND REVENUE	104,442.22	341,174.76	1,153,900.00	812,725.24	29.6

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	OPERATING EXPENSES (O&M)					
51-40-100	WEBER BASIN WATER CONSERV.DIST	.00	.00	121,952.00	121,952.00	.0
51-40-110	SALARIES/WAGES-PERMANENT	10,735.41	32,225.17	158,600.00	126,374.83	20.3
51-40-115	OVERTIME/VAC	515.97	2,032.20	14,900.00	12,867.80	13.6
51-40-120	SALARIES/WAGES-PART-TIME	2,252.09	7,267.34	24,815.00	17,547.66	29.3
51-40-130	EMPLOYEE BENEFITS	7,618.62	23,534.30	117,030.00	93,495.70	20.1
51-40-140	PENSION EXPENSE	.00	.00	2,000.00	2,000.00	.0
51-40-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	700.00	700.00	.0
51-40-220	PUBLIC NOTICES	.00	.00	4,500.00	4,500.00	.0
51-40-230	TRAVEL	.00	.00	2,000.00	2,000.00	.0
51-40-240	OFFICE SUPPLIES AND EXPENSE	553.25	1,639.81	9,500.00	7,860.19	17.3
51-40-250	EQUIP/SUPPLIES/MAINTENANCE	1,843.22	3,230.79	75,000.00	71,769.21	4.3
51-40-251	VEHICLE:FUEL	.00	.00	4,000.00	4,000.00	.0
51-40-253	VEHICLE: MAINTENANCE	.00	925.60	2,000.00	1,074.40	46.3
51-40-270	UTILITIES	287.20	11,114.42	55,000.00	43,885.58	20.2
51-40-280	TELEPHONE	99.11	297.31	1,200.00	902.69	24.8
51-40-310	PROFESSIONAL/TECHINCAL SERVICE	2,231.85	4,192.52	35,000.00	30,807.48	12.0
51-40-330	EDUCATION & TRAINING	.00	.00	3,000.00	3,000.00	.0
51-40-610	MISCELLANEOUS SUPPLIES	48.38	95.38	600.00	504.62	15.9
51-40-650	DEPRECIATION	22,583.00	67,749.00	271,000.00	203,251.00	25.0
51-40-810	BOND PRINCIPAL	.00	157,000.00	157,000.00	.00	100.0
	TOTAL OPERATING EXPENSES (O&M)	48,768.10	311,303.84	1,059,797.00	748,493.16	29.4
	NON-OPERATING EXPENSES (CIP)					
51-46-220	PUBLIC NOTICES	.00	.00	600.00	600.00	.0
51-46-310	PROFESSIONAL & TECHNICAL	845.00	845.00	.00	(845.00)	.0
51-46-550	BOND AGENT FEES	1,400.00	1,400.00	2,250.00	850.00	62.2
51-46-730	IMPROVEMENTS-CONSTRUCTION	.00	4,954.08	658,500.00	653,545.92	.8
51-46-740	CAPITAL OUTLAY/EQUIPMENT	.00	233.76	286,350.00	286,116.24	.1
51-46-820	INTERST ON BONDS	.00	8,037.49	30,490.00	22,452.51	26.4
	TOTAL NON-OPERATING EXPENSES (CIP)	2,245.00	15,470.33	978,190.00	962,719.67	1.6
	TOTAL FUND EXPENDITURES	51,013.10	326,774.17	2,037,987.00	1,711,212.83	16.0
	NET REVENUE OVER EXPENDITURES	53,429.12	14,400.59	(884,087.00)	(898,487.59)	1.6

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

SEWER FUND

	ASSETS			
53-10100	CASH - COMBINED FUND		2,229,743.23	
53-13110	ACCOUNTS RECEIVABLE		105,096.97	
53-13120	RESERVE FOR BAD DEBT		(2,000.00)	
53-15200	DEFERRED OUTFLOW OF RESOURCES		15,602.00	
53-16210	BUILDINGS		50,000.00	
53-16220	ACCUM DEPR - BUILDINGS		(8,000.00)	
53-16310	SEWER SYSTEM		4,220,000.94	
53-16320	ACCUM DEPR - SEWER SYSTEM		(1,559,703.12)	
53-16510	EQUIPMENT		171,810.77	
53-16520	ACCUM DEPR - EQUIP		(133,749.90)	
53-16540	CONSTRUCTION IN PROGRESS		73,024.00	
	TOTAL ASSETS			5,161,824.89
	LIABILITIES AND EQUITY			
	LIABILITIES			
53-21350	CUSTOMER DEPOSITS		800.00	
53-22300	NET PENSION LIABILITY		31,914.00	
53-22350	DEFERRED INFLOWS OF RESOURCES		11,877.00	
53-25300	COMPENSATED ABSENCES PAYABLE		6,133.98	
	TOTAL LIABILITIES			50,724.98
	FUND EQUITY			
53-28110	CONTRIBUTIONS FROM CUSTOMERS		202,397.10	
53-28210	CONTRIB. FROM MUNICIPALITY		151,666.45	
53-28310	CONTRIB.FROM SEWER EXTENSION		47,084.80	
	UNAPPROPRIATED FUND BALANCE:			
53-29800	RETAINED EARNINGS	4,498,684.97		
53-29810	CONTRIBUTION TO CITY HALL	(100,000.00)		
53-29900	RESERVE ACCNT FOR IMPACT FEES	310,745.05		
	REVENUE OVER EXPENDITURES - YTD	521.54		
	BALANCE - CURRENT DATE		4,709,951.56	
	TOTAL FUND EQUITY			5,111,099.91
	TOTAL LIABILITIES AND EQUITY			5,161,824.89

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUE (O&M)					
53-30-100	SERVICE FEES-SEWER	83,682.75	250,835.20	1,039,000.00	788,164.80	24.1
53-30-200	LATE FEES	.00	232.12	2,800.00	2,567.88	8.3
	TOTAL OPERATING REVENUE (O&M)	83,682.75	251,067.32	1,041,800.00	790,732.68	24.1
	NON-OPERATING REVENUE (CIP)					
53-36-120	INTEREST EARNINGS	997.90	3,434.81	52,000.00	48,565.19	6.6
53-36-200	IMPACT FEES-SEWER	4,615.00	12,415.00	19,500.00	7,085.00	63.7
53-36-240	SEWER LATERAL INSPECTION	100.00	400.00	750.00	350.00	53.3
53-36-400	SALE OF FIXED ASSET	.00	.00	30,000.00	30,000.00	.0
	TOTAL NON-OPERATING REVENUE (CIP)	5,712.90	16,249.81	102,250.00	86,000.19	15.9
	TOTAL FUND REVENUE	89,395.65	267,317.13	1,144,050.00	876,732.87	23.4

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	OPERATING EXPENSES (O&M)					
53-40-100	CENTRAL WEBER SEWER DISTRICT	.00	178,111.00	707,540.00	529,429.00	25.2
53-40-110	SALARIES/WAGES-PERMANENT	4,647.35	14,303.37	64,500.00	50,196.63	22.2
53-40-115	OVERTIME/VAC	159.45	648.02	5,100.00	4,451.98	12.7
53-40-120	SALARIES/WAGES-PART-TIME	386.93	1,372.53	5,035.00	3,662.47	27.3
53-40-130	EMPLOYEE BENEFITS	3,041.83	9,688.56	43,680.00	33,991.44	22.2
53-40-140	PENSION EXPENSE	.00	.00	2,000.00	2,000.00	.0
53-40-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	700.00	700.00	.0
53-40-230	TRAVEL	.00	.00	2,000.00	2,000.00	.0
53-40-240	OFFICE SUPPLIES AND EXPENSE	587.80	1,743.23	8,300.00	6,556.77	21.0
53-40-250	EQUIP/SUPPLIES/MAINTENANCE	.00	1,128.67	70,000.00	68,871.33	1.6
53-40-251	VEHICLE:FUEL	.00	.00	3,000.00	3,000.00	.0
53-40-253	VEHICLE: MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
53-40-280	TELEPHONE	99.10	297.32	1,200.00	902.68	24.8
53-40-310	PROFESSIONAL/TECHINCAL SERVICE	188.00	338.00	15,000.00	14,662.00	2.3
53-40-330	EDUCATION AND TRAINING	.00	.00	1,500.00	1,500.00	.0
53-40-610	MISCELLANEOUS SUPPLIES	48.39	95.39	600.00	504.61	15.9
53-40-650	DEPRECIATION	9,517.00	28,551.00	114,200.00	85,649.00	25.0
	TOTAL OPERATING EXPENSES (O&M)	18,675.85	236,277.09	1,045,355.00	809,077.91	22.6
	NON-OPERATING EXPENSES (CIP)					
53-46-310	PROFESSIONAL & TECHNICAL	2,704.00	3,269.50	36,000.00	32,730.50	9.1
53-46-730	IMPROVEMENTS-CONSTRUCTION	23,189.00	23,189.00	385,350.00	362,161.00	6.0
53-46-740	CAPTIAL OUTLAY - EQUIPMENT	4,060.00	4,060.00	71,410.00	67,350.00	5.7
	TOTAL NON-OPERATING EXPENSES (CIP)	29,953.00	30,518.50	492,760.00	462,241.50	6.2
	TOTAL FUND EXPENDITURES	48,628.85	266,795.59	1,538,115.00	1,271,319.41	17.4
	NET REVENUE OVER EXPENDITURES	40,766.80	521.54	(394,065.00)	(394,586.54)	.1

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

SOLID WASTE FUND

	ASSETS			
55-10100	CASH - COMBINED FUND		100,806.31	
55-13110	ACCOUNTS RECEIVABLE		45,758.48	
55-13120	RESERVE FOR BAD DEBT		(1,000.00)	
55-15200	DEFERRED OUTFLOW OF RESOURCES		7,794.00	
55-16510	EQUIPMENT		24,448.96	
55-16520	ACCUM DEPR - EQUIP		(9,824.88)	
	TOTAL ASSETS			167,982.87
	LIABILITIES AND EQUITY			
	LIABILITIES			
55-22300	NET PENSION LIABILITY		17,083.00	
55-22350	DEFERRED INFLOWS OF RESOURCES		5,829.00	
55-25320	COMPENSATED ABSENCES PAYABLE		2,650.36	
	TOTAL LIABILITIES			25,562.36
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
55-29800	RETAINED EARNINGS	114,352.69		
	REVENUE OVER EXPENDITURES - YTD	28,067.82		
	BALANCE - CURRENT DATE		142,420.51	
	TOTAL FUND EQUITY			142,420.51
	TOTAL LIABILITIES AND EQUITY			167,982.87

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

SOLID WASTE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUE (O&M)					
55-30-100	SERVICE FEES-SOLID WASTE	31,915.57	96,566.25	396,000.00	299,433.75	24.4
55-30-105	SERVICE FEES-RECYCLING	8,296.02	24,968.95	103,000.00	78,031.05	24.2
55-30-200	LATE FEES	208.06	320.24	1,200.00	879.76	26.7
55-30-300	TRANSFER FROM GENERAL FUND	.00	.00	250,000.00	250,000.00	.0
	TOTAL OPERATING REVENUE (O&M)	40,419.65	121,855.44	750,200.00	628,344.56	16.2
	NON-OPERATING REVENUE (CIP)					
55-36-120	INTEREST INCOME	45.11	151.36	2,700.00	2,548.64	5.6
55-36-210	GARBAGE CAN FEE	252.00	1,260.00	2,520.00	1,260.00	50.0
55-36-800	CONTRIBUTIONS/GRANTS	.00	.00	2,400.00	2,400.00	.0
	TOTAL NON-OPERATING REVENUE (CIP)	297.11	1,411.36	7,620.00	6,208.64	18.5
	TOTAL FUND REVENUE	40,716.76	123,266.80	757,820.00	634,553.20	16.3

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

SOLID WASTE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	OPERATING EXPENSES (O&M)					
55-40-110	SALARIES/WAGES-PERMANENT EMPLO	1,948.28	5,969.37	28,700.00	22,730.63	20.8
55-40-115	OVERTIME/VAC	57.24	232.64	1,800.00	1,567.36	12.9
55-40-120	SALARIES/WAGES-PART-TIME	386.96	1,372.61	5,035.00	3,662.39	27.3
55-40-130	EMPLOYEE BENEFITS	1,287.96	4,168.58	19,780.00	15,611.42	21.1
55-40-140	PENSION EXPENSE	.00	.00	2,000.00	2,000.00	.0
55-40-240	OFFICE SUPPLIES AND EXPENSE	257.27	733.44	4,200.00	3,466.56	17.5
55-40-260	BAD DEBT	.00	.00	200.00	200.00	.0
55-40-280	TELEPHONE	29.11	87.33	350.00	262.67	25.0
55-40-310	PROFESSIONAL AND TECH SERV	75.00	225.00	900.00	675.00	25.0
55-40-500	COLLECTION-GARBAGE	10,451.84	20,877.13	125,500.00	104,622.87	16.6
55-40-501	COLLECTION-RECYCLING	6,921.60	13,837.02	83,500.00	69,662.98	16.6
55-40-510	DISPOSAL-GARBAGE	.00	40,946.85	177,000.00	136,053.15	23.1
55-40-511	DISPOSAL - RECYCLING	.00	.00	35,000.00	35,000.00	.0
55-40-650	DEPRECIATION	541.67	1,625.01	6,500.00	4,874.99	25.0
	TOTAL OPERATING EXPENSES (O&M)	21,956.93	90,074.98	490,465.00	400,390.02	18.4
	NON-OPERATING EXPENSES (CIP)					
55-46-740	CAPTIAL OUTLAY - EQUIPMENT	.00	5,124.00	318,000.00	312,876.00	1.6
	TOTAL NON-OPERATING EXPENSES (CIP)	.00	5,124.00	318,000.00	312,876.00	1.6
	TOTAL FUND EXPENDITURES	21,956.93	95,198.98	808,465.00	713,266.02	11.8
	NET REVENUE OVER EXPENDITURES	18,759.83	28,067.82	(50,645.00)	(78,712.82)	55.4

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

REDEVELOPMENT AGENCY FUND

	ASSETS			
60-10100	CASH - COMBINED FUND		1,550,196.36	
60-13110	ACCOUNTS RECEIVABLE		728.90	
60-13130	GRANT RECEIVABLE		401,094.55	
	TOTAL ASSETS			1,952,019.81
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
60-29800	ASSIGNED-FUND BAL.BEGIN.YEAR	1,938,607.47		
	REVENUE OVER EXPENDITURES - YTD	13,412.34		
	BALANCE - CURRENT DATE		1,952,019.81	
	TOTAL FUND EQUITY			1,952,019.81
	TOTAL LIABILITIES AND EQUITY			1,952,019.81

PLEASANT VIEW CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

REDEVELOPMENT AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUE					
60-36-110	PROPERTY TAX INCREMENT-CITY'S	754.06	1,566.00	53,000.00	51,434.00	3.0
60-36-111	PROP. TAX INCRMNT-OT ENTITIES	7,624.32	15,833.78	500,000.00	484,166.22	3.2
60-36-120	INTEREST EARNINGS	693.78	2,357.31	29,000.00	26,642.69	8.1
60-36-800	CONTRIBUTIONS/GRANTS	.00	.00	4,306,135.00	4,306,135.00	.0
	TOTAL REVENUE	9,072.16	19,757.09	4,888,135.00	4,868,377.91	.4
	TOTAL FUND REVENUE	9,072.16	19,757.09	4,888,135.00	4,868,377.91	.4

PLEASANT VIEW CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

REDEVELOPMENT AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENSES-ADMINISTRATION					
60-40-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	2,928.00	3,065.00	137.00	95.5
60-40-220	PUBLIC NOTICES	.00	25.00	250.00	225.00	10.0
60-40-240	OFFICE SUPPLIES AND EXPENSE	.00	.00	50.00	50.00	.0
60-40-310	PROFESSIONAL & TECHNICAL	.00	.00	1,150.00	1,150.00	.0
60-40-750	INCREASE IN FUND BALANCE	.00	.00	446,807.00	446,807.00	.0
	TOTAL EXPENSES-ADMINISTRATION	.00	2,953.00	451,322.00	448,369.00	.7
	EXPENSES-EDA DEVELOPMENT					
60-46-160	PROPERTY ACQUISITION	.00	.00	100,000.00	100,000.00	.0
60-46-310	PROFESSIONAL SERVICES	3,391.75	3,391.75	52,000.00	48,608.25	6.5
60-46-730	IMPROVEMENTS-CONTRUCTION	20,031.78	.00	4,215,813.00	4,215,813.00	.0
60-46-850	TAX INCENTIVES	.00	.00	69,000.00	69,000.00	.0
	TOTAL EXPENSES-EDA DEVELOPMENT	23,423.53	3,391.75	4,436,813.00	4,433,421.25	.1
	TOTAL FUND EXPENDITURES	23,423.53	6,344.75	4,888,135.00	4,881,790.25	.1
	NET REVENUE OVER EXPENDITURES	(14,351.37)	13,412.34	.00	(13,412.34)	.0

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

GENERAL FIXED ASSETS

	ASSETS			
91-16110	LAND		1,154,838.88	
91-16210	BUILDINGS		1,980,341.74	
91-16510	MACHINERY AND EQUIPMENT		2,083,504.51	
91-16520	LAND IMPROVEMENTS		2,579,281.52	
91-16530	INFRASTRUCTURE AND ROADS		16,219,571.46	
91-16540	CONSTRUCTION IN PROGRESS		3,123,900.51	
91-17500	ACCUMULATED DEPRECIATION		(6,615,156.45)	
	TOTAL ASSETS			20,526,282.17
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
91-29800	INVESTMENTS IN FIXED ASSETS	20,526,282.17		
	BALANCE - CURRENT DATE		20,526,282.17	
	TOTAL FUND EQUITY			20,526,282.17
	TOTAL LIABILITIES AND EQUITY			20,526,282.17

PLEASANT VIEW CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2020

GENERAL LONG-TERM DEBT

	ASSETS			
95-18100	FUNDS TO BE PROVIDED		376,253.05	
95-18802	DEFERRED OUTFLOW OF RESOURCES		229,461.00	
	TOTAL ASSETS			605,714.05
	LIABILITIES AND EQUITY			
	LIABILITIES			
95-25020	COMPENSATED ABSENCES PAYABLE		116,819.65	
95-25030	LEASE OBLIGATIONS		259,433.40	
95-25801	NET PENSION LIABILITY		587,274.00	
95-25803	DEFERRED INFLOWS OF RESOURCES		257,182.00	
	TOTAL LIABILITIES			1,220,709.05
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
95-29804	BEGINNING OF YEAR	(614,995.00)		
	BALANCE - CURRENT DATE		(614,995.00)	
	TOTAL FUND EQUITY			(614,995.00)
	TOTAL LIABILITIES AND EQUITY			605,714.05