

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

December 8, 2020

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting **through ZOOM** on Tuesday, December 8, 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: Sara Urry

Opening Prayer, Reading or Expression of Thought: Sara Urry

Declaration of Conflicts of Interest

Comments/Questions for the Mayor & Council (public)

Consent Items:

- Minutes of November 24, 2020

Business:

6:05 P.M. 1. Public Hearing - Discussion and possible action to consider a rezone from MUE (Mixed Use East) to C-2 (commercial) on parcel #19-063-0029 property located between 2700 N and 2550 N on 600 W, Resolution 2020-14.
(Presenter: Jill Hunt)

6:20 P.M. 2. Set the 2021 City Council meeting schedule. (Presenter: Laurie Hellstrom)

6:30 P.M. 3. Closed Meeting – Discuss the character and professional competence of individuals.

7:30 P.M. 4. Closed Meeting – Discuss pending or reasonable imminent litigation.

7:45 P.M. 5. Discussion and possible action from the closed meetings.

Other Business

Adjournment

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

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.

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

November 24, 2020

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

MAYOR:

Leonard Call

Attendance method:

(via Zoom and office)

COUNCILMEMBERS:

Ann Arrington

(via Zoom)

Kevin Bailey

(via Zoom and office)

Steve Gibson

(via Zoom)

David Marriott

(via Zoom)

Sara Urry

(via Zoom and office)

STAFF:

Laurie Hellstrom

(via Zoom and office)

Ryon Hadley

(via Zoom and office)

Tyson Jackson

(via Zoom)

Jill Hunt

(via Zoom)

Dana Shuler

(via Zoom)

VISITORS:

Brent Hansen

(via Zoom)

Sydney Palmer

(via Zoom)

Pledge of Allegiance: Leonard Call

Opening Prayer, Reading or Expression of Thought: Leonard Call

Declaration of Conflicts of Interest:

Mayor Call: I work for North View Fire District and there is an item on the agenda.

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

None were given.

Youth City Council Report:

Sydney Palmer: reported on the youth city council projects and cancelations due to Covid.

Consent Items:

Motion was made by CM Bailey to accept the consent items (minutes of November 10, 2020 and November 14, 2020 (open & closed)). 2nd by CM Arrington. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Business:

1. Discussion and possible action to grant final acceptance to Deer Crest Subdivision Phase 3 located at approximately west of 1100 W Street and along 4200 N Street. (Presenter: Jill Hunt)

Jill Hunt: Deer Crest Phase 3 is complete. Conditional was accepted and they have met their one-year mark. The punch list is complete. The only condition is final payment of their city bill.

Motion was made by CM Gibson to grant final acceptance to Deer Crest Subdivision Phase 3 conditioned upon payment of city bill. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

2. Discussion and possible action to approve a reconciliation change order for the 2020 Street Maintenance project in the amount of \$8,509.95. (Presenter: Dana Shuler)

Dana Shuler: this was the joint street maintenance project with Harrisville and Staker Parsons. There was additional patching and curb and gutter. This is now in the one-year guarantee period.

Motion was made by CM Gibson to approve the reconciliation change order for the 2020 Street Maintenance project in the amount of \$8,509.95 2nd by CM Arrington. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

3. First Annual Moderate-Income Housing Plan Reporting per SB 34. (Presenter: Jill Hunt)

Jill Hunt: this is required by the State and Due December 1st. This goes along with the three items in the General Plan regarding Moderate Income Housing. They are asking where we are at. We have 970 units instead of the 600 units that was originally put down. The State is only showing the Station in that number and I have sent them a letter to update.

4. Discussion and possible action to grant Cares Act Funding to the North View Fire District in the amount of \$58,660.68 (39% of the total cost) for hazard pay for its employees from the period of time between March 1, 2020 and December 30, 2020. (Presenter: Jeremiah Jones, Deputy Fire Chief - North View Fire District)

Mayor Call: this is the second request from the fire district. We are keepers of the Cares money. The last tranche was \$284K. We need to report tomorrow on what we are doing with the Cares money. What we don't use will be sent to Weber County and they are going to distribute it to non-profits. This should be contingent upon holding the city harmless if they need to refund it back to us or a different agency. CM Marriott: didn't the city already authorize some funding to them? Mayor Call: yes. CM Gibson: is there still some needs that the city could use it for? CM Arrington: how about hepa-filters?

Motion was made by CM Bailey to approve granting grant Cares Act Funding to the North View Fire District in the amount of \$58,660.68 (39% of the total cost) for hazard pay for its employees from the period of time between March 1, 2020 and December 30, 2020. 2nd by CM Urry. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

5. Discussion and possible action to grant Cares Act Funding to the Pleasant View City in the amount up to \$30,000 for hazard pay during the COVID 19 pandemic and up to \$4,000 for PPE supplies. (Presenter: Mayor Call)

Mayor Call: this part is for public safety and they are specific on who is public safety. The proposal is to give hazard pay up to \$30k. We need to document the amount. We are reaching out to other cities to see how they are going about this. We ran out of time so we stated an up to amount and if there is some left over we will send it back to the state. We tried to include other employees but it is specific. Tyson Jackson made a great argument that PWD is part of public safety by government agencies but not by this Cares Act. Later on we take a look of other employees and their benefits.

Motion was made by CM Gibson to grant Cares Act Funding to the Pleasant View City in the amount up to \$30,000 for hazard pay during the COVID 19 pandemic and up to \$4,000 for PPE supplies. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

6. Approve the addition of Leonard M. Call, Mayor, as a check signer on America First Credit Union account. (Presenter: Laurie Hellstrom)

Motion was made by CM Bailey to add Leonard M. Call, Mayor, as a check signer on America First Credit Union account. 2nd by CM Marriott. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

7. Closed Meeting.

Motion was made by CM Arrington to go into a closed meeting to discuss pending litigation. 2nd by CM Marriott. Roll call vote. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

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

Motion was made by CM Gibson to end the closed meeting. 2nd by CM Bailey. Voting aye: CM Arrington, CM Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

8. Discussion and possible action from the closed meeting.

No action from the closed meeting.

Other Business:

Ryon Hadley: we had a death call but it was of natural causes. We are keeping busy with domestic calls, suicides and medical calls. The jail is still limiting. Even kids are getting depressed. We are still updating the 'Use of Force' policy. Mayor Call: there are 18 bills introduced regarding force. Ryon Hadley: there are too many rule to play by with the bad guys having no rules. There are a lot of police leaving departments. Our calls today are 8,420 which is about 1,300 over last year. The guys are doing a good job.

Tyson Jackson: I still feel good. I will take a Covid test in the seven to nine-day period. I have warned the guys and if I get it I'll call and they will go into a soft quarantine. Mayor Call: thank you for helping unload meals. Tyson Jackson: we are looking into calibrating the sander and its use of sand to reduce the amount of salt but still have the same effect and save on the budget. The trailhead is paved. Mayor Call: do we have dollar number for the signs, cuts and walks at the Orchard Elementary? I would like to get their half from them. Tyson Jackson: I will follow up on the sign co.

CM Arrington: thanks go out to all who helped with the Turkey meals. Mayor Call: thank you CM Arrington and CM Urry. CM Arrington: I thank Jill Hunt for her work and sometimes she becomes a punching bag.

CM Bailey: I echo the thanks to everyone that helped.

CM Urry: I echo echo that. Thursday the Straw Market is suppling meal at 11:00 Am.

Mayor Call: there will be City Administrator interviews on the 30th. There were 10 candidates and one dropped out. I have questions and I will distribute them to the council. The interview committee is me, CM Bailey, CM Gibson, Ryon Hadley, Laurie Hellstrom and Bill Cobabe. CM Marriott: why Bill? He left our city. I not sure we should include him. He left the interest of the city. Mayor Call: I trust him.

Adjournment: 7:20 P.M.

ORDINANCE 2020-14

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:

<u>Parcel No.</u>	<u>Current Zone to Adopted Zone</u>
19-063-0029	MUE to C-2

PROPERTY DESCRIPTION

Parcel 19-063-0029

PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON A FENCE INTERSECTION, SAID POINT BEING SOUTH 89°28'22" EAST 459.22 FEET (EAST 457.3 FEET) AND SOUTH 0°03'18" EAST 463.68 FEET (SOUTH 0°12'30" EAST 458 FEET) FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, RUNNING THENCE SOUTH 88°46'31" EAST 628.62 FEET (SOUTH 89°17' EAST 647.85 FEET); THENCE SOUTH 465.46 FEET, MORE OR LESS, THENCE NORTH 88°53'30" WEST 645 FEET, THENCE NORTH 0°12'30" WEST 461.09 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE FOLLOWING; A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134 (2) 11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 30.87 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF 600 WEST STREET OF SAID PROJECT AT ENGINEERS STATION 2404+81.48 WHICH CORNER IS 459.22 FEET (BUT CALCULATES 453.72 FEET ALONG THE APPARENT POSSESSION LINE) SOUTH 89°28'22" EAST AND 463.68 FEET (BUT CALCULATES 467.05 FEET ALONG THE APPARENT POSSESSION LINE) SOUTH 0°12'30" EAST AND 628.62 FEET (BUT CALCULATES 647.83 FEET ALONG THE APPARENT POSSESSION LINE) SOUTH 89°17'00" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31, AND RUNNING THENCE SOUTH 418.32 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 20.90 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL

LINE, THENCE NORTH 89D15'14" WEST 17.60 FEET TO A POINT 38.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE, THENCE NORTH 01D21'58" EAST 418.31 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 38.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D17'00" EAST 7.63 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E#19405992371-1378) EXCEPTING THEREFROM; A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134 (2) 11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER NORTHEAST QUARTER OF SAID SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 12.20 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF 2550 NORTH STREET OF SAID PROJECT AT ENGINEERS STATION 2596+66.47, WHICH CORNER IS 457.30 FEET (BUT CALCULATES 453.72 FEET ALONG THE APPARENT POSSESSION LINE) EAST AND 924.77 FEET, (BUT CALCULATES 933.93 FEET ALONG THE APPARENT POSSESSION LINE) SOUTH 0D12'30" EAST FROM THE NORTHQUARTER CORNER OF SAID SECTION 31, AND RUNNING THENCE NORTH 0D12'30" WEST 22.01 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 34.20 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 88D53'30" EAST 449.50 FEET TO A POINT 33.03 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 87D08'38" EAST 157.14 FEET TO A POINT 43.48 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 47D04'03" EAST 28.67 FEET TO A POINT 63.36 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D15'14" EAST 17.60 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT WHICH POINT IS 63.42 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 52.92 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 10.51 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 88D53'30" WEST 645.00 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING. (E#1946432)

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

2700 N Parcel 17-063-0029
December 8, 2020

PLANNING COMMISSION RECOMMENDATION

The project was presented to the Planning Commission on November 5, 2020. Commissioner Walker recommended approval for the rezone based on the staff report and staff recommendation. It was seconded by Commissioner Farr. The voting was unanimous in favor to recommend approval of the rezone from MUE to C-2.

FINDINGS & CONDITIONS

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 Pleasant 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 **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

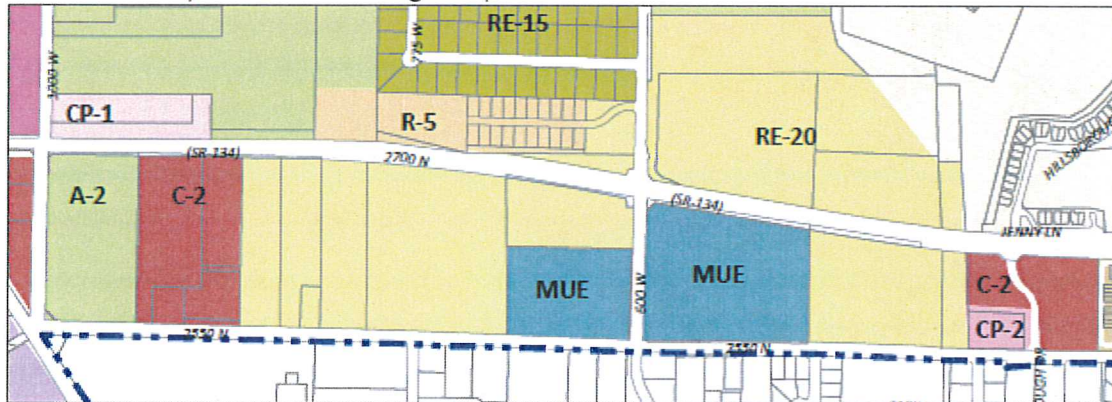
3. Where changed conditions, public attitudes or lifestyles so indicate a need. (Ord.2013-2, dated 5/28/13)

Public Comment

No Comments Currently

GENERAL COMMERCIAL

ATTACHMENT 3) Current Zoning Map



LEGEND

ZONING

Zone A-2
Zone A-5
Zone CP-1
Zone CP-2
Zone CP-3
Zone NE C-1
Zone C-2

Zone C-3
Zone MCM
Zone MP-1
Zone PS-1A
Zone RE-15
Zone RE-20
Zone R-5
Zone RM

Zone RMH-1
Zone TOD
Zone GWN
Zone GWW
Zone MUW
Zone MUC
Zone MUE

BOUNDARY

Corporate Limits
Other City Limits

ATTACHMENT 4) Code Being Requested

CHAPTER 18.27 - COMMERCIAL ZONES (C-1 & C-2)

18.27.010 Purpose.

A. The purpose of this zone is to replace 18.26, 18.28, 18.30, 18.31 and consolidate commercial zoning to two classifications of commercial zones. The two zones are created based upon classification of the types of activity and whether the use is complementary and compatible with the zone. The zones are more fully described as follows:

1. Neighborhood Commercial, C-1 Zone.

a. Provides for the sale and supply of daily living needs for people in nearby neighborhoods.

b. Promotes uses that have few negative impacts with hours of operation that are compatible with adjacent neighborhoods. The range of uses is such that most people would be willing to live nearby.

2. General Commercial, C-2 Zone.

a. In addition to the uses contemplated in the C-1 zone, the general commercial zone allows for the full range of office, retail, service and entertainment needs of the city as a whole and the region of which it is a part.

b. Typical uses within the zone have impacts that necessitate substantial buffers to integrate the use within the community. Certain uses may not be compatible with adjacent single family homes. (Ord.2000-28, 12/12/00)

18.27.020 ZONE CHANGE REQUIREMENTS.

A. Each application for a C-1 or C-2 zone shall include conceptual drawings showing the general layout and concept for the proposed use(s). Such drawings should clearly display the proposed architecture and landscape themes, buffering, signs, access and other concepts pertinent to the development. Procedures outlined in Chapter 18.62, Rezoning Procedure and Development Agreement should also be followed.

B. A description of how the zone change supports the intent and purpose of the Pleasant View General Plan.

C. A development agreement may be required committing to the general concepts defined in "A" above or as determined through planning commission and city council hearings. (Ord.2000-28, 12/12/00)

18.27.030 USE REGULATIONS. In all C-1 or C-2 zones, only the uses enumerated within this chapter are allowed. Uses not clearly specified but substantially similar or customarily accessory to a listed use or category may be administratively allowed as determined by the community development coordinator. Appeals of such determinations shall be made to the Board of Adjustments within thirty days from the decision. (Ord.2000-28, 12/12/00)

18.27.040 SETBACK STANDARDS.

A. Front Yard.

1. The minimum setback for buildings and parking shall be twenty feet. Such areas shall be permanently landscaped except for access drives and pedestrian accommodations.

2. Commercial development located across the street or adjacent to a residential zone shall use the front yard setbacks required in that adjacent zone.

3. All structures shall be setback from the future right-of-way as defined in the Pleasant View City Major Street Plan.

B. Side Yard.

18 - 52

ATTACHMENT 5) Planning Commission Meeting Minutes

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

November 5, 2020

MEMBERS PRESENT

Andy Nef
Alicia Lund
Dean Stokes
Keith Preece
Nate Karras, excused
Julie Farr
Ashley Walker
James Cummings
Jeff Bolingbroke
Nate Karras
Sara Urry, Council Member
Bill Cobabe, City Administrator
Jill Hunt, Planner Tech

VISITORS

Carson Jones

Commission Chair, Keith Preece called the meeting to order at 6:00 P.M.

OPENING PRAYER: Andy Nef

CONFLICTS OF INTEREST: There were no conflicts of interest

APPROVAL OF AGENDA AND MINUTES FROM THE OCTOBER 8TH AND 22ND PLANNING COMMISSION MEETING: Ashley moved to approve the agenda and minutes as presented. Motion was seconded by Andy. Voting was unanimous in favor.

ADMINISTRATIVE ITEMS:

1. Discussion/Decision: Proposed Preliminary Subdivision Deer Crest Phase 5 located west of 4275 N and 1100 W, 15 lots. Applicant: Carson Jones

Jill presented the proposed preliminary subdivision and its application to the commission. There was a discussion on when asphalt would be laid on 4300 and the purchasing of property there, and Carson Jones stated he hoped to have the asphalt down before the spring of 2021. There was a discussion on the gravel pit and its proximity to the proposed subdivision, and possible conflicts between the two. Julie about possible precautions Carson Jones takes to protect homes near the gravel pit from seismic vibrations. Carson stated that he uses a Geotech report to determine what needs to be done with home foundations to ensure they are safe and secure. There was a discussion on the effectiveness of the Deer Crest retention basin.

Ashley moved to approve the preliminary subdivision as presented based on the information in the staff report and the commission's discussion. Motion was seconded by Dean. Voting was unanimous in favor.

LEGISLATIVE ITEMS:

2. Discussion/Decision: Proposed Zone change from MUE to C-2 on Parcel 17-063-0029

Jill presented the parcel and its proposed zone change to amend a mistake in its previous zoning.

Andy moved to open a public hearing. Motion was seconded by Jim. Voting was unanimous in favor. Keith asked Jill if the previous mistake is being fixed the night of the meeting, to which Jill stated she accidentally typed a 7 instead of a 9 when typing out the parcel number, the zone change notice had been given with the correct number, and the change was being made that night simply as an administrative correction. Andy moved to close the public hearing. Motion was seconded by Julie. Voting was unanimous in favor.

Ashley moved to approve the zone change request based on the information in the staff report, the commission's discussion, and staff recommendation. Motion was seconded by Julie. Voting was unanimous in favor.

3. Commission Communications: OTHER BUSINESS

Keith asked Dean if he had any involvement in administrative item 1, to which Dean stated he did not. Keith then thanked Bill for all his work with the city before he left to work in Riverdale.

4. Staff Communications/Training:

Jill explained the commissioner's responsibilities to declare possible conflicts of interest before meetings and the reasons behind doing so. Jill also explained the difference between item recommendations from the commission and approvals. There was a discussion on the responsibilities of commission alternates when they are filling a position for an absent commission member.

Being his last meeting before leaving to work at Riverdale, Bill thanked the commission for their time and for working with him while he worked at Pleasant View, and wished them well.

Meeting was adjourned at 7:07 pm.

‘Year 2021’

**The Pleasant View City
Council**

meets the 2nd and 4th

Tuesdays

at 6:00 P.M.

in the Pleasant View

City Office at

520 West Elberta Drive

(exceptions: _____)

Posted: _____

2021 Calendar

January

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
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31						

February

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Holidays and com
observances

1 Jan.	New Year's
18 Jan.	Birthday of Luther King
15 Feb.	Washington Birthday (P Day)
4 Apr.	Easter
31 May	Memorial L
4 July	Independen
6 Sept.	Labor Day
11 Oct.	Columbus
11 Nov.	Veterans D
25 Nov.	Thanksgivi
25 Dec.	Christmas



Memo

To: Mayor and City Council
From: Laurie Hellstrom
Date: December 4, 2020
Re: Business License Roll & Assessment for 2021

I. RECOMMENDED ACTION

No action needed. Informational only.

II. DESCRIPTION / BACKGROUND

Attached is a business license roll with assessments for 2021. Debbie Minert is getting ready to send out the renewals. Renewals should be sent out within these next two weeks. During the months of February thru April we will check out businesses in the commercial areas and check them against issued licenses.

Business Name	Street Address	Business Description	Assessment for 2020
Monarch Counseling and Healing	2707 N 1600 W #3	Provide mental health therapy for children adopted through foster care	43.25
CSM Bakery Products NA, Inc.	1400 W 2700 N	Manufacture and distribution of bakery ingredients, baked goods, supplies, and equipment	43.25
Professional Botanicals Inc.	2715 PARKLAND BLVD	Nutritional manufacturing and clinic	43.25
C. Fairchild Photography	1080 W 3050 N	Photography - family lifestyle & portraits	40.00
Greenwood Cabinets	2243 N HWY 89 #44	Handyman to install and repair cabinetry	40.00
Black Sand Box LLC	3075 N 1075 W	E-commerce online retail	40.00
Wayne Chadwick Construction	1326 W 3300 N	Residential construction	43.25
Johns Enterprises	750 W 3850 N	Custom embroidery	40.00
Business Communication Seminars	750 W 3850 N	Writing and seminar presenter	20.00
Black Diamond Masonry, LLC	3872 N 1710 W	Masonry contractor	43.25
Vision Global, LLC	1573 W 2740 N STE B	Support office for a Spanish speaking Amway group. Motivational materials & conventions	43.25
Purity Technology, Inc.	1541 W 2740 N	Wholesale manufacture of nutritional supplements	43.25
C & A Plumbing Inc	2734 N PARKLAND BLVD	Plumbing contractor	43.25
Kockler Homes, Inc.	135 W 4100 N	General contractor	43.25
Thinnes Construction, Inc.	3221 N 600 W	Excavation, sewer and water services, hauling	43.25
Advanced Communications	493 W 3975 N	Radio sales and service	40.00
Cool Hands	2700 N 1700 W #37	Mobile Massage, Cosmetology and Sales	40.00
Cutler LLC dba Straw Market	879 W PLEASANT VIEW DR	Restaurant/bakery/convenience store	65.00
Earth Energy Inc.	3053 N 1000 W	Landscape construction and water feature installer	40.00
Samano's Landscaping	1103 W 3100 N	Landscaping	40.00
Cheryl Kosobud	3209 CASEY LN	Retail sales of Ashman Co products	40.00
Learn 2 Swim	544 W 3850 N	Teaching swimming lessons	40.00
Scott H. Craven, Inc.	1319 W 3775 N	Property management, Investments, Bookkeeping	40.00
Doc 2 Doc Consulting, LLC	1319 W 3775 N	Consulting, Dental	20.00
SHC Investments, Inc.	1319 W 3775 N	Property management, Investments, Bookkeeping	20.00
SHC Professional Services, Inc.	1319 W 3775 N	Property management, Investments, Bookkeeping	20.00
Mountain View Endodontics	2719 N HWY 89 STE 100	Endodontics	43.25
Lomond View Dental, LLC	2685 N 1000 W	Dental office	43.25
Stoker Brothers Construction, Inc.	2711 N 1600 W	General contractor	43.25
Mike Humphreys' Construction Inc	2925 N 600 W	Construction and excavation	43.25
Key Choice Realty, LLC	1346 W 3800 N	Real estate	40.00
Lori's Salon	1346 W 3800 N	Salon	20.00
Cotton & Timber	1144 W 2700 N #500	Retail sales and installation of floor covering products	65.00
Towers Sand and Gravel LLC	1476 W 4300 N	Pit, aggregates	65.00
Saunders Family Dental	2221 N HWY 89	Dental office	43.25
Edge Sports Tumbling & Cheer, LLC	2523 N HWY 89	Gymnastics	65.00
The Barn Golf Course	305 W PLEASANT VIEW DR	Golf course and 'Class C' beer license	315.00
Arnold Machinery Company, Inc.	1486 W STONE FIELD WAY	Equipment distribution for construction, farming, mining, and material handling	43.25
Precision EMG, PLLC	102 W 4100 N	Medical diagnostic testing	40.00
BackCountry Ebikes, LLC	102 W 4100 N	Electrical bicycle sales	20.00
Thermotech, Inc.	2900 N 1000 W	Manufacture heat detectors for fire alarm systems	43.25
Quick Quack Car Wash - 521	1584 W 2700 N	Automated car wash tunnel with complimentary vacuums	65.00
Millers Pleasant View, LLC	2683 N HWY 89	Gas station, convenience store and 'Class A' beer license	315.00
Casey Roofing, Inc.	3206 CASEY LN	Roofing	43.25
Plumbing Professionals Inc	1530 W STONE FIELD WAY	Residential & commercial plumbing & hydronic heating	43.25
Ingenious Engineering LLC	3121 N 1375 W	Engineering/consulting	40.00
Beneficial Oil Company	2685 N 1000 W	Administrative office, clerical	43.25
Reaching New Horizons, Inc.	5080 JESSIE CREEK DR	Independent consultant airborne int'l pure swiss skin care-home office	40.00
David Liggera For Congress LLC	3208 N 1250 W	Fund raising for political campaign	40.00
Woody's Custom Interiors	3880 N HWY 89	Upholstery	40.00
Tyra's Massage	3293 N 400 W	Massage	40.00
Silver Solutions	3058 N 875 W	Sell colloidal silver online and out of state accounts	40.00
Rock -n- BB Ranch	3061 N 1000 W	Farm product sales	40.00
Christy's Cuts and Curls	3061 N 1000 W	Beauty salon	20.00
American Perma-Seal	2850 N 1000 W	Training & sales of roofing material systems - limited to handyman requirement during installation	40.00
Frontline Home Inspection and Property Preservation	3298 N 700 W	Residential property inspection and preservation of bank owned properties	40.00
Trigon LLC	1584 W 2700 N	Gas station, convenience store and 'Class A' beer license	315.00
Provident Energy, Inc	523 W 4300 N	Residential energy rating and consulting; Certify homes to state & national energy program	40.00
Lindley Consulting Inc	551 W 3750 N	Engineering consulting	40.00
Amara Development Company	454 W ELBERTA DR	Real estate holding company	40.00
Keller Homes, Inc.	454 W ELBERTA DR	Real estate development	20.00

Pleasant View Emergency Center	2690 N 600 W	Emergency Department	43.25
Hair Design by Courtnie	3563 N 550 W	Salon	40.00
Rustic Needle, LLC	2491 N HWY 89 #522	Making and selling crafts on Etsy	40.00
Ultimate Home Care LLC dba GreenClean Janitorial	3265 N 1325 W	House keeping and janitorial	40.00
Desert Peak Studios	3340 N 1325 W	Music recording studio	40.00
Lightning Landscape Maintenance	2491 N HWY 89 #432	Landscape maintenance	40.00
Emily's Salon	735 W PLEASANT VIEW DR	Salon	40.00
Lomond View Engineering	3597 N 1050 W	Consulting engineering services	40.00
Butter Cup Catering Kitchen	675 W 3750 N	Baking and catering	40.00
Choice Supported Employment Services, Inc.	3942 N 650 W	Assisted employment services for persons with disabilities	40.00
Shatalmic, LLC	1322 W 3200 N	Computer consulting/software development	40.00
Solstice Hospice and Palliative Care, LLC	2721 N HWY 89 STE 200	In-home hospice care business office	43.25
Solstice Home Health	2721 N HWY 89 STE 200	Home health care	43.25
Kustom House Plans	120 W 4100 N	Building design	40.00
Karras Engineering PLLC	120 W 4100 N	Structural engineering	20.00
Griff's Garage, LLC	1546 STONE FIELD WAY	Automotive service and repair	65.00
Zeppe's Mobile Catering	2723 N 1600 W	Mobile catering of Italian ice and frozen custard	65.00
Rock-Well Water Systems	4426 N 175 W	Sale in home emergency water storage systems/tanks	40.00
Reeves Electric, Inc.	2647 N 1000 W	Electrical contractor	43.25
Country Lane Sales, Inc.	3155 N HWY 89	Package nutritional supplements	43.25
Johnson Homes & Construction, Inc.	4285 N ALDER CREEK DR	Construction	43.25
J & K Insulation	3147 N HWY 89 STE D	Insulation products sales/installation	43.25
Fastenal Company	2710 N 1600 W STE C	Sales of fasteners and industrial supplies	43.25
Basic Convenience Foods, Inc.	2714 N 1600 W	Packaging fry sauce	43.25
ARW Engineers	1594 W PARK CIRCLE	Consulting structural engineers	43.25
Robert J. Capener DMD LLC	2711 N HWY 89 #100	General dentistry	43.25
Mountain View Pediatric Dentistry	2719 N HWY 89	Pediatric dental	43.25
Oral and Maxillofacial Surgeons of Utah, LLC	2711 N HWY 89 #200	Oral and maxillofacial surgery	43.25
3XL Inc	3285 N HWY 89	Contractor/construction - trucking	43.25
Praesideo Management, LLC	1590 W PARK CIRCLE	Investment Management Company	43.25
Clarvista Technologies	1590 W PARK CIRCLE	Software development and distribution	43.25
Ogden Clinic Mountain View	1100 W 2700 N	Health care clinic	65.00
Lomond View, Inc.	304 W PLEASANT VIEW DR	Nursery	65.00
Wasatch Peaks Fed. Credit Union(Alliance C. U.)	1588 W 2700 N	Credit union	65.00
Woodruff Auto Service	3896 N HWY 89	Auto repair	65.00
Wasatch View Estates 1st Quarter (Silver King Co.)	1700 W 2700 N	Mobile home park - 1st Quarter	107.80
Evergreen Village Mobile Home Park 1st Quarter	2491 N HWY 89	Mobile home park - 1st Quarter	235.48
Christie Juber, Inc. (Allstate Insurance)	2523 N HWY 89	Allstate insurance agency sales & service	0
Zest of Life	3462 N 400 W	Online store: supplements, shirts, hats	40.00
DT Enterprises	3462 N 400 W	Online health coaching	20.00
We Move Dirt	3462 N 400 W	Construction - general contractor	20.00
DIY Sun Energy, Inc.	3353 N 400 W	Solar sales	40.00
Brandon Simonsen Excavating, LLC	1031 W 3250 N	Excavation contractor	43.25
Get R Done Guns	3228 N 1075 W	Sale of firearms	40.00
Raquel's Nails	3228 N 1075 W	Nail sets, manicures, and pedicures	20.00
Rocky Mountain Rental	967 W 3100 N	Event and wedding rental business	40.00
Western States Rebar Fabrication, Inc.	1525 W STONE FIELD WAY	Rebar fabrication	65.00
Reichle Surveying, LLC	327 WILLOW WAY	Land surveying	40.00
Morales Landscape LLC	2491 N HWY 89 #622	Lawn care, sprinkler repair, retaining wall, fence painting	40.00
JP's General Maintenance	3265 N 1350 W	Handyman	40.00
Wildflower Loom LLC	3218 N 975 W	Online childrens & baby & décor boutique	40.00
FitPro Fitness	3615 N ANGEL HEIGHTS CR	Service and install fitness equipment	40.00
Golden Spike Realty - North	877 W PLEASANT VIEW DR	Real estate	43.25
Larsen Digital Services, Inc.	1144 W 2700 N	Digital conversion and restoration: movie film, video tape, negatives, slides	65.00
Therapeutix Massage Centre, LLP	1144 W 2700 N STE 300	Massage center	43.25
Refine Studio Salon	3085 N 700 W	Cosmetology salon - hair color, cuts, waxing	40.00
Dust B Gone	362 W 4050 N	Commercial and residential cleaning, construction clean up	40.00
Digital Video Heirlooms	561 W 3750 N	Transfer from video To DVD	40.00
Becky's Beauty Salon	3144 N 1325 W	Beauty salon	40.00
Affordable Quality Tax Prep by Cindy LLC	549 W 3000 N	Tax preparation	40.00
Ashley's Nails	3362 N 1075 W	Nail technician	40.00
iXL Technologies, LLC	2719 N PARKLAND BLVD	Automotive lubricant manufacture	43.25
Pleasant View Warehouse	2710 N 1000 W	Personal storage units	65.00
Full Armor Training Center	2625 N 1000 W	Martial arts studio	65.00
Integrity Appliance	630 W 4125 N	In home major appliance service and repair	40.00
Anderson HVAC, Inc.	3215 N 1050 W	Heating and A/C - home office	43.25
Rocky Mountain Testing Solutions	2758 N 1600 W	Product testing and evaluation lab	43.25
Mountain View Pharmacy	1100 W 2700 N	Pharmacy	43.25
CNC Construction	2756 N PARKLAND BLVD	General Commercial Construction	43.25

Allan Plant Company, Inc.	4000 N 2200 W	Wholesale greenhouse	43.25
Wildcat Storage LLC	945 W 2700 N	Self storage facility	65.00
V Patrick Hall DMP PLLC	4457 N 900 W	Oral-maxillofacial surgery private business account	8.50
Phelps Automotive, LLC	1536 STONE FIELD WAY STE 2	Automotive retail sales	65.00
Distinctly Yours	4489 COTTONWOOD DR	Reseller of mainly used items on Ebay	40.00
1 to 100 Inc.	1496 W 2700 N UNIT A	General retail selling name brand products at discounted price	65.00
Smarty Pants Preschool	859 W PLEASANT VIEW DR	Preschool educational classes and community events	40.00
Soul Beautiful Salon	1142 W 2700 N	Hair salon	65.00
Sherry's Daycare	3787 N 1325 W	Daycare	40.00
Anatra Cabinetry	2723 N 1600 W	Manufacture and installation of cabinets for home and commercial projects	43.25
Most Wanted Drilling	1516 W STONE FIELD WAY #2	Drilling contractor: caison, pier foundation for power poles, cell towers, bridge abutments	43.25
Rick Wright Masonry	3719 N 1325 W	Laying of brick, stone, block, etc.	43.25
Mountain West Marketing, LLC	3147 N HWY 89	Manufacture representative	43.25
BPR Services, LLC	2731 N PARKLAND BLVD	Auto Restoration	65.00
Milestone Counseling Services	3149 N HWY 89 #200	Foster placement agency	43.25
Milestone Counseling Services/The Lighthouse Home	3149 N HWY 89 #200	Residential treatment facility	43.25
Golden Power Men Landscaping and More	1700 W 2700 N #101	Landscaping, concrete, fencing, etc.	43.25
Powerhouse Athletics LLC	1559 W 2740 N STE C	Cheerleading, tumbling, gymnastics athletics instruction facility	65.00
Washburn & Assoc.	117 W 4100 N	Estate administration and management	40.00
Video Security Net	951 W 4100 N	Sales & service-video surveillance systems	40.00
Zeppe's Italian Ice and Custard	2723 N 1600 W	Frozen Italian ice and custard: freeze ice on site and dispense soft serve custard	65.00
Foot Zoning/Mentoring	3280 N 850 W	Foot zone therapy and mentoring	40.00
Wisdom River Research Labs	2707 N PARKLAND BLVD	Research and product development of dietary supplements and nutritional products	43.25
Playful Poppy	3455 N 400 W	Online retail sales/eCommerce	40.00
Lasting Memories By Marjean	298 W ELBERTA DR	Photography	40.00
JD Machine	2744 N PARKLAND BLVD	Manufacturer of machined parts	65.00
Weber Ballroom LLC	1498 W STONE FIELD WAY	Adult and youth ballroom dance instruction with competitive and performance opportunities	65.00
Lost Texan BBQ	1144 W 2700 N STE 800	Restaurant - Texas style BBQ sit down restaurant	65.00
Vapor Mania of Utah, LLC	1496 W 2700 N	Electronic cigarette product retailer	65.00
The Growing Tree, LLC	2647 N 1000 W	Daycare center	40.00
Wild Rose Embroidery, LLC	6 OXFORD LN	Embroidery (on-line)	40.00
Lugo's Automotive and Fabrication Inc.	1496 W 2700 N	Automotive Shop	65.00
Nationwide Floor and Window Coverings	811 W 3925 N	Flooring and window coverings	43.25
AIMS Tactical (AIMS, Inc.)	811 W 3925 N	Gun sales	20.00
A+ Carpet Cleaning & Restoration	811 W 3925 N	Carpet cleaning & restoration	20.00
CNC Pens	3213 N 750 W	Pen manufacturing and sales	40.00
Nichole Cater	3937 N 300 W	Floral workshops	40.00
Willowbrook Mobile Home Park 1st Quarter	2243 N HWY 89	Mobile home park - 1st Quarter	55.96
Dixie's Hair Design	3195 N 1030 W	Hair salon	40.00
Grab Bars Utah LLC	4405 N 400 W	Handyman services specializing in grab bar installation	40.00
Evermore Vintage Rentals	4405 N 400 W	Wedding and event planning, consultation, and rentals by appointment only	20.00
Bountiful Goods LLC	4405 N 400 W	Online retail sales	20.00
Admiral Beverage Corp.	2751 N 1000 W	Manufacture soft drinks	43.25
Axis Reclamation & Construction	2730 N PARKLAND BLVD STE 2	Commercial general contractor, industrial	43.25
Hennefer Plumbing, Inc.	602 W 3750 N	Plumbing contractor	43.25
Tucker J. Nipko Real Estate, LLC	1086 W 3050 N	Real estate brokerage	40.00
Primrose Fields LLC	3527 ANGEL HEIGHTS CR	E-commerce online retail sales, home décor, clothes, accessories, jewelry	40.00
Shupe Photography	3527 ANGEL HEIGHTS CR	Photography - specializing in babies, children and teens	20.00
Marietti Electric, Inc.	2730 N PARKLAND BLVD #3	Electrical contractor	43.25
Julie Moffitt Ballet School, LLC	2625 N 1000 W	Dance school: ballet, jazz, tap, theatre, modern, ballroom, etc.	65.00
Ochoa's Window Cleaning & Rain Gutters	2243 N HWY 89 #9	Window, patio, and deck cleaning service and rain gutters	40.00
Wasatch Custom Cabinets, Inc.	3145 N HWY 89	Kitchen cabinets and mill work	65.00
Rockwell Renovations, LLC	3275 N 700 W	General contractor	43.25
Skaggs Chiropractic, Inc.	2721 N HWY 89 STE 100	Health care - chiropractic	43.25
Rocky Mountain Dental & Surgical Center	2703 N 1600 W	Dental office	43.25
Capitol Dental Inc	2717 N HWY 89 STE 100	Dental office	43.25
Superior Support Services, LLC	325 W 3450 N	Support coordination for individuals on medicaid waiver - Utah DHS/DSPD	40.00
The Golfer's Green, LLC	2735 N PARKLAND BLVD	Lawn fertilizing, landscaping, snow removal, Christmas lighting	65.00
LaRose Enterprise	3843 N 1000 W	Food storage and emergency supplies	40.00
J.M. Thomas Forest Products	2525 N HWY 89	Wholesale lumber distribution, building material storage, and shipment	43.25
Women's Retreat House	340 W 2550 N	Religious organization as identified by state, including recovery residence	43.25
La Zzone Piano Studio	3018 N 700 W	Piano studio	40.00
Dewy's Heating & Air Inc	3621 N 1050 W	Residential & multifamily HVAC installation	43.25
Jump 4 Joy Preschool	3108 N 1075 W	Preschool	40.00
Heather Neilson Photographer	1806 W PLEASANT VIEW DR	On location photography	40.00
Raging Salon, LLC DBA Suncatchers	1142 W 2700 N STE 700	Tanning salon	65.00
Innovent Scientific, LLC	1151 W 4000 N	Manufacturers representative selling goods and services on a contractual basis	40.00
Briana Romero Hair	3161 N 875 W	Hair stylist, cosmetologist, barber	40.00
April Gallegos, LLC	544 W 3650 N	Massage therapist, master esthetician	40.00

Sunshine Preschool	3865 N 500 W	Preschool: to prepare children ages 3-5 for kindergarten	40.00
Seven Gables Real Estate	968 W PLEASANT VIEW DR	Real estate	40.00
C. Barker Glass, Inc.	4204 ALDER CREEK DR	Commercial/residential glazing	43.25
Paramount Solutions Group LLC	1590 W 2775 N	Consulting and book keeping	43.25
Stone Supply & Monument, LLC	3975 N HWY 89	Headstone monument sales	65.00
OP Tanks, LLC	1590 W 2775 N	Metal fabrication	65.00
Edward D Jones & Co, LP	2685 N 1000 W STE 102	Stockbroker/Dealer	65.00
RJD Industries, LLC	1508 W STONE FIELD WAY	Seller of concrete accessories to the construction industry	65.00
Otaku Haven Anime Store	731 W 3600 N	Online sales of anime, manga, and toys	40.00
Rock N Rollie Cholie	1222 W ELIZA LN #D	Sales of homesewn accessories online and at craft shows	40.00
Red Rooster Cleaning Services LLC	2491 N HWY 89 #604	Janitorial Services	40.00
BP Refinishing LLC	1700 W 2700 N TRLR #228	Handyman	40.00
Hair Salon	4267 N 125 W	Hair salon	40.00
TSDJ Holdings	3042 N 1050 W	Online retail	40.00
Jensen Custodial Services, Inc.	3021 N 550 W	Carpet cleaning, custodial services	40.00
Mike Scott	1800 W PLEASANT VIEW DR	Tree removal	40.00
Twisted Sugar	2707 N PARKLAND BLVD	Bakery and soda shop	65.00
JFAMTEK Inc, DBA: Ram Kitchen	3237 N 1000 W	Internet sales - kitchen wares	40.00
IH North LLC, DBA Lady Fitness, DBA IH For Her	1142 W 2700 N	Gym	65.00
Timberland Custom Cabinetry LLC	1464 W STONE FIELD WAY	Cabinet shop	65.00
Spencer Stephens Construction LLC	1464 W STONE FIELD WAY	New home builder	65.00
DLT Cleaning LLC	1044 W 3925 N	Commercial cleaning	40.00
Briskey Plumbing Specialists, Inc.	2730 N PARKLAND BLVD STE 1	Mechanical, plumbing, general contracting	43.25
Dream Body LLC	3367 N 850 W	Beauty consultant	40.00
Scooters Coffee	1136 W 2700 N	Specialty coffee, espresso, fruit smoothies, tea, breakfast sandwiches/burritos, pastries	65.00
Hunt Construction, Inc.	875 W PLEASANT VIEW DR	Contracting/Construction	43.25
T & C Creations	905 W 3550 N	Knitting	40.00
Blue Sun Products, LLC DBA Blue Sun Manufacturing	1475 W STONE FIELD WAY	Manufacturer of precision machined components for automotive, aerospace, medical	43.25
Wasatch View Estates 2nd Quarter (Silver King Co.)	1700 W 2700 N	Mobile home park - 2nd Quarter	99.16
Mountain View Transportation, LLC	890 W 3200 N STE A	Transportation services	40.00
RJ Analytical LLC	1559 W 2740 N STE B	Lab testing, nutritional supplements (chemical & microbiological) testing, EPA & drinking water	43.25
Sugarland Cakes	4214 N 1150 W	Small cottage food bakery - cookies & cakes	40.00
C & M Classic & Contemporary Design	4390 N 125 W	Interior design consulting	40.00
Peak Pest Control	1573 W 2740 N STE A	Service company, general pest control and lawn services	43.25
Mendenhall Holistic Health Center	730 W PLEASANT VIEW DR	Holistic health counseling and gym	40.00
Montierth & Associates, LLC	5010 JESSIE CREEK DR	Genealogical research	40.00
Larsen Beverage Co., Inc. (Pepsi-Cola Bottling Co.)	2780 N HWY 89	Beverage distributor	43.25
Stone Meats, Inc.	1485 STONE FIELD WAY	Meat Processing Plant	65.00
Willowbrook Mobile Home Park 2nd Quarter	2243 N HWY 89	Mobile home park - 2nd Quarter	55.96
Chris Erickson's American Martial Arts Academy dba Ernie's Martial Arts	3767 N 500 W	Martial arts/fitness classes for men, women, and kids ages 3 1/2 years to adult	40.00
All Wrapped Up	4425 N 175 W	Wholesale giftwrap to retailers	40.00
Evergreen Village Mobile Home Park 2nd Quarter	2491 N HWY 89	Mobile home park - 2nd Quarter	235.48
Utah Dance Academy	1498 W STONE FIELD WAY	Dance instruction	65.00
Mountain View Distribution	387 W 4050 N	Online retail/distribution	40.00
Jason K. Nelsen	366 W 4400 N	Swimming lessons	40.00
Full House Inspections	688 W 4050 N	Residential inspection services for potential and existing home owners	40.00
L & B Auto	790 W 3600 N	Automotive dealer	40.00
Goliath Tech Utah LLC	3400 N 1000 W	Install helical piles for spot footings and deep foundations	43.25
Haven Dental, LLC	2685 N 1000 W	Dentistry	43.25
Zarkelley Auctions, Inc. DBA ZK Automotive	2389 N HWY 89	Auto sales and repair	65.00
Winco Fireworks Utah LLC	1136 W 2700 N	Temporary fireworks retail sales 6/24/20-7/25/20	75.00
Phantom Fireworks	1140 W 2700 N	Temporary fireworks sales 6/25/20-7/24/20	75.00
Wasatch View Estates 3rd Quarter (Silver King Co.)	1700 W 2700 N	Mobile home park - 3rd Quarter	79.96
American Promotional Events DBA TNT Fireworks	1142 W 2700 N	Temporary outdoor fireworks sales	75.00
Pivot Creative Solutions	1453 W STONE FIELD WAY	Design, building, & store of trade show exhibits, booths & display cases. No store front	65.00
EMSG Food Services at the Barn LLC DBA Links Grill at the Barn	305 W PLEASANT VIEW DR	Concessions, food & beverage, Class "C" beer license	315.00
Miss Kandis: Preschool & Tumbling, LLC	879 W PLEASANT VIEW DR	Preschool/daycare for children that includes tumbling instruction as part of the learning	40.00
Farber Real Estate Services	1055 W 3925 N	Real estate services	40.00
Willowbrook Mobile Home Park 3rd Quarter	2243 N HWY 89	Mobile home park - 3rd Quarter	56.92
I R Silk Plants & Gifts	111 W 4350 N	Dry/preserve special occasion flowers ie weddings, funerals, etc.	40.00
Kahra Trucking Solutions, LLC	2491 N HWY 89 #324	Cross country transportation of goods by semi truck	40.00
I Lash Vegas	2957 N SUNSET DR	Esthetician/traveling lash artist	40.00
Kvilvang Custom Fab.	255 W 2700 N #1	Metal art	40.00
JLB Structural	3162 N 1030 W	Structural engineering - provide structural drawings and calculations necessary for other	40.00
YPPV, LLC dba Young Powersports of Pleasant View	2529 N HWY 89	Sales & service of new & used powersports vehicles for Polaris, Kawasaki, Suzuki, & Honda	65.00
Wasatch Valley Services	3325 N 300 W	Handyman/property photographer	40.00
Pleasant View Motors	879 W PLEASANT VIEW DR	Online Car Sales	65.00
Young Truck and Trailer Center	2529 N HWY 89	Trailer sales	8.13
Ogden Clinic Specialty Services	1100 W 2700 N	Health care clinic	10.83

Wasatch View Estates 4th Quarter (Silver King Co.)	1700 W 2700 N	Mobile home park - 4th Quarter	69.40
Evergreen Village Mobile Home Park 4th Quarter	2491 N HWY 89	Mobile home park - 4th Quarter	235.48
Evergreen Village Mobile Home Park 3rd Quarter	2491 N HWY 89	Mobile home park - 3rd Quarter	235.48
Willowbrook Mobile Home Park 4th Quarter	2243 N HWY 89	Mobile home park - 4th Quarter	55.96