

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

July 27, 2021

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, July 27, 2021, **commencing at 6:00 PM.**

The agenda consists of the following:

Pledge of allegiance: Kevin Bailey

Opening Prayer, Reading or Expression of Thought: Kevin Bailey

Declaration of Conflicts of Interest

Comments/Questions for the Mayor & Council (public – limited to 3 minutes)

Consent Items:

- Minutes of May 25, 2021, June 8, 2021 and June 10, 2021
- Bills of Pleasant View City

Business:

- 6:05 P.M. 1. Public Hearing – Discussion and possible action to rezone properties along 1000 W, Pleasant View Drive and 850 W to correct zones and split-zones. Ordinance 2021-7. *(Presenter: Jill Hunt)*
- 7:00 P.M. 2. Presentation from Weber County School District regarding an upcoming school bond that will appear on the November ballot. *(Presenters: Dr. Jeff Stephens, Superintendent & Lane Findlay, Community Relations Director)*
- 7:15 P.M. 3. Discussion and possible action to approve a Development Agreement with Simon Goe Subdivision for the upsizing of infrastructure for the extension of Parkland Blvd, north of 2775 North. *(Presenter: Jill Hunt)*
- 7:25 P.M. 4. Discussion and possible action to approve Budge Farms' development agreement for improvements to infrastructure in and adjacent to the subdivision. *(Presenter: Jill Hunt)*
- 7:35 P.M. 5. Discussion and possible action to approve the escrow agreement and final subdivision plat for Budge Farms Phase 1, located at approximately 3125 N 1500 W. *(Presenter: Jill Hunt)*
- 7:45 P.M. 6. Discussion and possible action to approve a revised agreement between Craven Living Trust and Pleasant View City regarding the construction of Zone 1 Reservoir and Transmission Line Water Improvements located at 1400 W 3200 N. *(Presenter: Tyson Jackson)*
- 7:55 P.M. 7. Discussion and possible action to approve a Water Infrastructure Assessment Agreement for Pole Patch. *(Presenter: Tyson Jackson)*
- 8:05 P.M. 8. Discussion and possible action to award the Pleasant View Drive Water Transfers and Storm Drain Spot Repair Project. *(Presenter: Tyson Jackson)*
- 8:15 P.M. 9. Closed Meeting.
10. 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**

May 25, 2021

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah and through ZOOM, commencing at 6:09 P.M.

MAYOR:

Leonard Call (participated briefly via zoom)

COUNCILMEMBERS:

Ann Arrington
Kevin Bailey (Mayor pro-tem)
Steve Gibson
David Marriott
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Tyson Jackson
Jill Hunt

VISITORS:

Dana Shuler	(via Zoom)	Andres Colman	(via Zoom)
Beth Holbrook	(via Zoom)	Doug Hamblin	(via Zoom)
Tyson Lund	(via Zoom)	Darci Mock	
Bryan Mock		Jason Hamblin	
Carson Jones		Shule Bishop	

Pledge of Allegiance: Sara Urry

Opening Prayer, Reading or Expression of Thought: Sara Urry

Declaration of Conflicts of Interest:

None were given.

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

None were given.

Consent Items:

Motion was made by CM Arrington to accept the consent items (the minutes of May 11, 2021, May 13, 2021 and bills of Pleasant View City). 2nd by CM Marriott. Voting aye: CM Arrington, Mayor Pro-tem Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

Business:

1. Presentation from UTA on their 5-Year Service Plan. (Presenter: Beth Holbrook, UTA Trustee)

Beth Holbrook presented UTA's Service Plan. CM Gibson: I am disappointed in UTA. We don't have good access to UTA in Pleasant View. The year 2041 is ridiculous for the north to get access. There were no promises kept for Pleasant View.

2. Discussion and possible action regarding a one-year progress review of an action that granted an exemption to the Home Occupation conditions to allow a person other than a bona fide residents of the premises and conducted outside the primary structure on the premises for contractor business at 3400 N 1000 W. (Requester: Darci Mock)

Mayor Pro-tem Bailey: there were four conditions that we talked about a year ago and that we gave an exemption on. One was only persons who are bona fide residents of the premises shall be employed on the premises. Last year you mentioned someone to help with office work and kids and employees that come and go. Darci Mock: they come in the morning and leave for the day and they come back at night. Mayor Pro-tem Bailey: the other one we gave an exemption on was that the home occupation will not physically change the dwelling to the extent that it would alter the residential character of the dwelling or the residential atmosphere of the neighborhood. Last year there were concerns with the yard and the back portion and the way things looked. We will need to adjust that. The third item was that the home occupation shall be conducted wholly within the primary structure on the premises. Your business is outside. The other thing is that the home occupation shall not generate vehicular traffic not commonly associated with the zone that it is located in. It has been a year. We have all gone by the Mock's home. They have made some good progress on the yard. But there are still some problems. From the street you still see the same problem. We will give you some time to talk about it and share you plan going forward. So we can make as informed decision as we can. We talked about that last year. Darci Mock: I appreciate the time to talk. Last year we met in the middle of Covid. The Covid crisis changed our projectory on how fast we were able to put a shop up with the price of lumber and everything like that. The price of the shop doubled and we haven't been able to put the shop up or the addition. We have put up a storage unit on the north side of the property so you can't see the piles of steel shafts from the park per say. With having this run out of our home it has provided some opportunities to the communities as well. From the windstorm, we had neighbors with trees on their houses and we were there that day and we didn't charge them but we were there with our machines. I paid for the cost of my employees to go out there. We helped people that week get their places back together. CM Marriott: what is your plan going forward and timeline? Darci Mock: we are looking at different options. We are looking at the cost of renting offsite or build a shop. We have three bids with a three-month turnover rate that are still coming in and we should have them in the two weeks. Mayor Pro-tem Bailey: is the shop you are talking about on your premises? Darci Mock: yes. That is option one. Option two is to rent somewhere else and have it offsite. Within 6 months we should either have started and finished the shop or we will be offsite. CM Gibson: I just want to make a comment. We gave you permission with some regret in turning it into something in a residential area. What it looks like. What it is. How it affects the community and the neighborhoods. We never argued that you don't deserve to have a business but just where you put that business. We have standards that we have to have. It is real tough when it is on the agenda what do you do? The problem if you let some things go and it feels like you are taking advantage of us. You give somebody time and time and you start that habitual process. It is a tough thing. We are looking at it how it affects the community, the looks and sounds. I have driven by and if there are weeds, broken down cars those are a nuisance. That is why we have houses here and businesses elsewhere. We want

Pleasant View to be maintained at a higher level. The discussion we need to have is how to let these guys continue. Mayor Pro-tem Bailey: have there been any complaints? Jill Hunt: there have been two but we didn't put them on the books because this was approved and we would let them know what was going on and let the complaints go. The complaints were in the fall – September/October. CM Marriott: what were the complaints? Jill Hunt: the yard. What they could see from the road and the side. CM Urry: the reason why this came to city council was because there were some complaints made and you checked into the complaints. Jill Hunt: we got some complaints in the beginning and then it was given to Debbie Minert for the business and then they came in for the variance is how I understand it. Not all the complaints were noise complaints. CM Arrington: I'm just looking at our ordinance Chapter 5.08 which talks about home occupations and it gives us our marching orders or rules of conduct and talks about what is lawful and unlawful and underneath the items it seems to me that there are four things that are not compliant with. I am not sure in a residential neighborhood that it will ever be compliant. For instance it says the home occupation will not physically change the dwelling to the extent that it will alter the residential character of the dwelling or the residential atmosphere of the neighborhood in which it is located. Furthermore it will not disturb the peace and quiet, including radio etc. I am thinking when I drive by that it doesn't even look remotely like a neighborhood home in the backyard. That is just one of them. The other one talks about vehicular traffic. I stopped by early to see what it was looking like and saw the coming and going of your employees and as I pulled over a big tractor came pulling in that is not normal neighborhood traveling to and from. We can give you a variance on that for a short time but where there are four items. This industrial-type business doesn't fit. In my mind it doesn't belong in a neighborhood. It needs to go somewhere industrial/commercial. What I am struggling with if something like this happens on 1000 W then why can't it happen on 500 W and 900 W, etc. Like CM Gibson said we are trying to protect residents and we want to keep neighborhoods. Darci Mock: would it be a different experience if they were in enclosed trailers? CM Arrington: no. Darci Mock: there are people on my same street with the same thing. CM Urry: those are issues that need to be addressed and they may or may not be allowed in a residential area. CM Arrington: the hard part is we have our rules that need to be followed. We think you are great people. We appreciate you in the community. It is a matter that we have to follow the rules for everybody. Mayor Pro-tem Bailey: I battled for you last time okay. I'll go to battle for you again and I want everyone to listen close. Mock's yard is not perfect. If you drive down 1000 W you can look either direction and there are places that are 10 times worse. I get that there is a mess in the backyard. I get what CM Arrington is talking about and I agree. I totally agree that we need to follow these rules but it is their livelihood and I hate to yank this up from them. They made some promises last year but they have not been able to keep them. I want to make it work and if it means six months and do or die. That is my argument in your favor. It is what it is and we still need to follow the ordinance. I would like to see you have a chance and you said that it would take you six months. Laurie Hellstrom: the hard thing for the future is if you grant them six months to build a shed or a building and then you guys come back and say nope we don't like it. They spent money. If they go out to rent it is a different situation. You are also messing with their finances. CM Arrington: we want them to be compliant in six months. What does compliant mean? We need to be very specific on what

compliant means. And we all need to agree what it means. CM Urry: to Laurie's point if they invested all that money and it is still the same story, it is their livelihood and the things they are relying on and now they are out of more money than what? CM Marriott: being specific on what to do. It is not a normal neighborhood. We need to try to make it work. CM Urry: why? It needs to keep a residential feel. What is the difference between 1000 W and someone wanting to do it in Pole Patch? It is no different. It is not an industrial zone. There is a new subdivision coming in that connects to 1000 W and they are going to say it doesn't comply. Are we going to rezone 1000 W or say it is industrial and we are not going to follow our ordinances? If you allow it on 1000 W then someone by you gets to do it, next to me gets to do it, up on the hills gets to do it. What make this anymore unique than anywhere else? CM Marriott: maybe we can't be specific about it. The amount of people coming and going. We are talking about all the equipment. When we originally talked about this it was about trustworthy. CM Urry: when you drive in a residential area you should not realize the business is there. So what do we do? Do we stay with the integrity of our ordinances for the good of Pleasant View or do we say everyone is good people? At some point we need to care about the laws. Darci Mock: are there different ordinances for horse property verse standard lots? CM Urry: not for businesses. Mayor Pro-tem Bailey: so let me use another place on 1000 W at the southend, the Gardner's old home, the horse business, that is a home business correct? Laurie Hellstrom: they don't have a business license. Thank you. Mayor Pro-tem Bailey: they don't have one? Laurie Hellstrom: we find out about businesses if people tell us or complain and then we send out notices. Mayor Pro-tem Bailey: send out a notice. CM Gibson: we had stipulations and I don't think they have been met. We do have an obligation to honor some of that, we gave you the green light but how much rope do we give you to hang? I like what CM Arrington said. The prices did go up but not until this spring. I agreed on things and those have not been met. CM Bailey wants to give another six months. Then here we are again and is that not going to be the end? You have two acres. You can do whatever you want. I am a property rights guy. You have the right to do whatever you want as long as it doesn't affect the community. That is where we are. It doesn't match the way I keep my yard and that isn't fair either but it looks like something from a scrap yard. It doesn't match what I think a yard should be. Darci Mock: can I make a proposal? In reading the code we would put up fences. Send someone to the park to see if you could see in and at 6' you can still see in. What I would like to propose is an 8' to 9' fence and an 8' to 10' retaining wall? Laurie Hellstrom: 7' is the height limit. Darci Mock: we didn't want to put something up and then take it down. We could put something up in the north and backside and front. CM Gibson: and the west side and east side by the neighbors? CM Urry: what about the coming and going of employees and vehicles? Darci Mock: there are three in and out and a trailer with a truck on it. CM Arrington: it doesn't matter what is hiding. It is a business and needs to be in a business area. There is not enough for it to fit into a residential zone. What about the option of renting? Bryan Mock: retail price has dropped during Covid but outside yards have gone up. We go to Salt Lake every day. We would love to have shop down there. It is so expensive right now to find a space. CM Arrington: you can still run the business from your home. CM Urry: and store equipment offsite. CM Arrington: there are too many hurdles. CM Urry: I would propose some time to find a place to store it and keep the license while finding a place offsite. CM Bailey: you are saying, run the business from the home and keep the

equipment offsite? CM Urry: yes. Go back to what the intent of the residential area is. If it ran out of your home and no one knows the difference and not have the equipment. CM Gibson: they haven't hide it. I agreed last year to hide it and now we are changing the rules. We gave them a variance, I don't know. CM Urry: sorry. It is not compliant and not in a residential zone. CM Marriott: we want the business but one that no one knows it is operating and is clean, quiet and fits in the neighborhood. I don't want to shut you off right now. CM Arrington: we need a plan that addresses A, B, C and F. CM Urry: it is not just about them but about all the residents and do we want this everywhere too? You can learn from your mistakes and move on. Darci Mock: can I come back with a plan and make sure that at optimal times the trucks are not coming or going during those hours? We don't want to impede any traffic. CM Urry: in a residential zone you have trucks. CM Gibson: three and four trucks coming and going is not that big of deal. Personally the trucks aren't an issue. CM Marriott: so B is the issue? Darci Mock: so if we had the shop in place by July 1st or August. CM Urry: here is my concern with that is what if the shop is not what we like? Then what? You are out of a whole lot of money and we say sorry. Or we feel guilty and we allow it more. Bryan Mock: I don't have an issue with the shop. CM Gibson: that is a man thing right? Bryan Mock: but we can hide all that from the front. As you drive you can see back there. CM Gibson: I go back we probably should not have granted this in the beginning. CM Urry: I agree. CM Arrington: it was only for a one-year variance. Right? CM Gibson: we can argue that it is not working and we do away with the variance. I don't want that. I want you to have a job. I want you to be successful. I don't want it to be seen. Does it meet all those things? No, but I personally can't pull the rug out from underneath them but I want something better for the community. If there are other places in violations we have to go there also. Laurie Hellstrom: what if the business expands? Does three trucks matter? Do you want 10 trucks? CM Gibson: I think there is a limit, but I don't know if you could fit 10 trucks back there. CM Urry: this is my thought. I would give them one of two options for six months either build a fence that covers what see from the street and find an offsite place to rent. And in six months it has to be or we are done. Amy Mabey: just to clarify if any of these four highlighted provisions aren't being met we still need some kind of action for a variance. CM Gibson: is your long-term goal not to have it in the backyard? Bryan Mock: we would love not to have it there. But for two things because of her health. She runs the business. The ultimate goal is not to have it there but she can't be out and about. We have looked for an option and we are three years in. All the capital goes back into product. CM Gibson: is six months a realistic thing? I don't want a promise that can't be delivered. CM Arrington: I am ready to make a motion.

CM Arrington: I make a motion to table this for one month and have the Mock's come back with a suggestion on how they can get around these items A, B, C & F and be in compliance with those four items. If they can't be compliant then we would consider variances for each of those specifically but we would need more specifics. Also that they can continue operations in this period. 2nd by CM Gibson.

Discussion on the motion. CM Urry: are you going to be specific on the type of variance that will be allowed? CM Arrington: we will address them when they come back. CM Gibson: is that fair? Darci Mock: more than fair. CM Marriott: I suggest pictures of your property, what kind of transportation and a detail plan of the shop. Give us some detail to make a decision on.

Voting: voting aye: CM Arrington, CM Bailey, CM Gibson and CM Marriott. Voting nay: CM Urry. 4-1

3. Discussion and possible action to approve Harris Hills Phase 3 final subdivision acceptance and end the guarantee period, located in the vicinity of 1075 W 4150 N. (Presenter: Jill Hunt)

Jill Hunt: Harris Hill Phase 3 has got all their information in. It is up to city standards. Ben Slater has done the inspection. This would be to end the guarantee period and the city would take responsibility for the infrastructure.

Motion was made by CM Gibson to approve Harris Hills Phase 3 final subdivision acceptance and end the guarantee period, located in the vicinity of 1075 W 4150 N. 2nd by CM Urry. Voting aye: CM Arrington, Mayor Pro-tem Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

4. Discussion and possible action to approve Rocky Meadows Phase 2 preliminary subdivision plat, located between Pleasant View Drive and 3200 N at 1200 W (parcels 19-013-0102, 19-013-0101 & 19-330-0008). (Presenter: Jill Hunt)

Jill Hunt: there was a sewer issue so they did it in two phases. This is the northeast phase and it will connect to 1100 W. The detention pond was put in in phase 1 for the whole subdivision. Jason Hamblin: Doug Hamblin reached out to the resident for the connection to 1100 W regarding the inheriting of property and moving the fence. She was concern with the additional expense with the yard and fence. We will put in those expenses. Mayor Pro-tempore Bailey: is that in writing? Jason Hamblin: we could do that. Doug Hamblin: this will be with a signed agreement. Jill Hunt: the redlines have been corrected and this is ready to go. CM Marriott: what is the reason for the road (1100 W connection)? Jill Hunt: because of the length of the cul-de-sac and helps with connectivity.

Motion was made by CM Gibson to approve Rocky Meadows Phase 2 preliminary subdivision plat, located between Pleasant View Drive and 3200 N at 1200 W as stated in the agenda and with staff recommendations and other items. 2nd by CM Urry.

Discussion. CM Marriott: Can the parcels that are not part of this subdivision have access to the cul-de-sac at the end? Jill Hunt: those homes are already there. Jason Hamblin: we have an agreement with Moore that they have the first right of refusal for those lots. CM Marriott: do we need to address the access? Kevin Bailey: that is not part of the subdivision's issue.

Voting aye: CM Arrington, Mayor Pro-tem Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

5. Discussion and possible action to approve Fox Meadows Phase 5B final subdivision plat, located at the west-end of Fox Meadow Dr off of 600 W. (Presenter: Jill Hunt)

Jill Hunt: Fox Meadow Phase 5B is ready to escrow and record. We have the escrow and it is legitimate and the amount we need. There are no issues according to the ordinance. They have done some construction and the amount has been taken off the escrow. CM Gibson: they have access on 2700 N. Jill Hunt: we are recommending approval. CM Marriott: what about the wall? Jill Hunt: the wall is not required but the fence is up. CM Gibson: they are going to continue the wall.

Motion was made by Mayor Pro-tem Bailey to approve Fox Meadows Phase 5B final subdivision plat, located at the west-end of Fox Meadow Dr off of 600 W. 2nd by CM Marriott. Voting aye: CM Arrington, Mayor Pro-tem Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

6. Discussion and possible action to approve Rulon White Business Park final subdivision plat and escrow, located on Rulon White Blvd. north of 2700 N.

(Presenter: Jill Hunt)

Jill Hunt: this is 7 lots and the escrow is posted and the taxes paid. The city has no issues. The lots range from under an acre to 5.5 acre. These are good industrial size lots. There are some redline but they will need to be fixed before it is recorded.

Motion was made by CM Arrington to approve Rulon White Business Park final subdivision plat and escrow, located on Rulon White Blvd. north of 2700 N subject to the redlines and engineer comments. 2nd by CM Urry. V

Discussion. CM Marriott: can it be approved without a road? Jill Hunt: yes. they have an escrow. If they walk away we have their escrow.

Voting aye: CM Arrington, Mayor Pro-tem Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

7. Discussion and possible action to approve the road dedication to extend Rulon White Blvd to Parkland Blvd, located at 2741 N Parkland Blvd (Lot 17 of Parkland Business Center Subdivision Phase #1) owned by Pleasant View City.

(Presenters: Jill Hunt)

Jill Hunt: this is the last piece to connect Rulon White Blvd to Parkland Blvd. This is a dedication for a road. CM Gibson: what are they going to do with the extra property? Jill Hunt: it is for a detention pond. It needs to be there. CM Urry: it is a 107' road with two bicycle lanes. Amy Mabey: Jlet will be building the road. This has been a great partnership.

Motion was made by CM Arrington to approve the road dedication to extend Rulon White Blvd to Parkland Blvd, located at 2741 N Parkland Blvd (Lot 17 of Parkland Business Center Subdivision Phase #1) owned by Pleasant View City. 2nd by CM Marriott. Voting aye: CM Arrington, Mayor Pro-tem Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

8. Discussion and possible action to approve an agreement between Wasatch View Estates and Pleasant View City regarding a Sewer Infrastructure Ownership Transfer (parcels #19-016-0160, 19-016-0026, 19-016-0087, 19-125-0001).

(Presenters: Dana Shuler and Tyson Jackson)

Dana Shuler: this will incorporate the sewer into the city's infrastructure and give connection. CM Gibson: is it big enough? Tyson Jackson: yes. Jill Hunt: Wasatch View Mobile Home Park is being renovated. This is just the front area.

Motion was made by CM Urry to approve an agreement between Wasatch View Estates and Pleasant View City regarding a Sewer Infrastructure Ownership Transfer (parcels #19-016-0160, 19-016-0026, 19-016-0087, 19-125-0001. 2nd by CM Marriott. Voting aye: CM Arrington, Mayor Pro-tem Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

9. Discussion and possible action for a request to go out to bid for a Transportation Master Plan. (Presenter: Amy Mabey)

Amy Mabey: this is a request to go out to bid. This is for a future road plan and to prioritize the plan. And for the Capital Facilities Plan with Impact Fee plan and Active Transportation plan. The time frame is to start in August. CM Gibson: I am tired of studies. I know we are getting some money but I don't want to spend the money. The consultant are the only ones that get the money. They are going to tell us what we already know. I am going to vote no. This is throwing money away. CM Urry: this will show that the city has done their due diligence to go out and get funding. Amy Mabey: we can apply for funding depending on the grant. Tyson Jackson: part of this is to get impact fees. We can't collect until we have a study. CM Gibson: by the time we use the studies they are out of date. Mayor Call: we don't need the study if we don't want to collect impact fees. CM Arrington: there is no harm in an RFP. CM Gibson: but it takes us down the path. CM Marriott: there are a couple of areas that this would be beneficial. Don't all developments put in the new road? Dana Shuler: the impact fees would be used for upgrading and upsizing of roads. CM Marriott: what is the cost? Amy Mabey: approximately \$80k. Kevin Bailey: this is just to go out for a proposal and see what comes back. Amy Mabey: this request is comprehensive and there are three main components. CM Arrington: can the three components be broken down?

Motion was made by CM Arrington to go out to bid for a Transportation Master Plan into three section which we could then select all or some of the sections. 2nd by Mayor Pro-tem Bailey. Voting aye: CM Arrington, Mayor Pro-tem Bailey, CM Marriott and CM Urry. Voting nay: CM Gibson. 4-1

10. Discussion and possible action for a request to go out to bid for a mid-sized Ventrac Mower and Aerator attachment. (Presenter: Tyson Jackson)

The wording on the agenda is wrong. It should be a request to purchase.

Motion was made by CM Gibson to bring this item back later. 2nd by CM Urry. Voting aye: CM Arrington, Mayor Pro-tem Bailey, CM Gibson, CM Marriott and CM Urry. 5-0

11. Budget Workshop.

Laurie Hellstrom: this is a time if you have any questions on any line items. We will be having the public hearing on June 8th. It will also be for the amending this year's budget. CM Gibson: we will have some additional Founders Day expenses i.e. tables.

12. Closed Meeting.

No closed meeting.

13. Discussion and possible action from the closed meeting.

No closed meeting.

Other Business:

Tyson Jackson: Weber County is selling off a triangle parcel behind the homes on 1000 W at the cost of \$3,300 a fair market value.

Ryon Hadley: we are getting requests to move the new radar trailer. School is out this week and we are getting nighttime activity. We broke up a fighting club. We helped on a Harrisville family fight with a gun.

Amy Mabey: there will be a meeting next week regarding the properties with no street connectivity by Pleasant View Landing.

CM Gibson: the Founders Day newsletter is going out. I don't want to miss anything. Let me know is something is missing. We are looking for more tables and food warmers.

CM Marriott: I am concerned about the road cuts in Casey Lane for Pleasant View Landing. Tyson Jackson: the fix them to the patch standard and then it will be chip sealed. We can't make them pave the whole road.

CM Urry: we are getting ready for Founders Day.

CM Arrington: I enjoy serving with all of you.

Mayor Pro-tem Bailey: June 14th we are having a groundbreaking/open house for the Veteran Monument. We also have a table of sponsors.

Adjournment: 8:49 P.M.

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

June 8, 2021

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah and through ZOOM, commencing at 6:01 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington (*absent*)

Kevin Bailey

Steve Gibson

David Marriott

Sara Urry

STAFF:

Amy Mabey

Laurie Hellstrom

Tyson Jackson

Jill Hunt

Debbie Minert

VISITORS:

Hailey Faiola

Joshua Gardner

Jim Taggart

Brynn Murdock

Gordon Flinders

Carson Jones

Christy Bailey

Pledge of Allegiance: Dave Marriott

Opening Prayer, Reading or Expression of Thought: Dave Marriott

Declaration of Conflicts of Interest:

None were given.

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

None were given.

Business:

1. Presentation from Ogden-Weber Technical College on their 50th Anniversary and the announcement of the 50th Anniversary Community Scholarship.

(Presenters: Jim Taggart and Development Director Brynn Murdock)

Jim Taggart gave a presentation on OWTC 50th Anniversary and presented the city with a ½ year scholarship to be given out.

2. Discussion and possible action to grant an exemption to the Home Occupation conditions to allow a person other than a bona fide resident of the premises and conducted outside the primary structure on the premises for a mathematics summer camp at 565 W 3750 N. (Presenter: Laurie Hellstrom)

Laurie Hellstrom reviewed the memo. Hailey Faiola: there will be 6 students in each class with two hours between classes. The ages range from 5 to 12 year old's and for the months of June and July.

Motion was made by CM Gibson to grant the two variances as listed. 2nd CM Bailey. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

3. Discussion and possible action to approve Deer Crest Phase 5 final subdivision plat and escrow, located on 4250 N west of 1100 W. (Presenter: Jill Hunt)

Jill Hunt: we are waiting for the mylar, the escrow is posted and we see not issues.

Motion was made by CM Gibson to approve Deer Crest Phase 5 final subdivision plat and escrow, located on 4250 N west of 1100 W. 2nd by CM Bailey. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

4. Discussion and possible action to approve an agreement between Craven Living Trust and Pleasant View City regarding the construction of Zone 1 Reservoir and Transmission Line Water Improvements located at 1400 W 3200 N. (Presenter: Tyson Jackson)

Tyson Jackson: this is part of getting water up hill to Zone 1 Station. Our acquisition agent has been working with the Cravens. They will donate the ROW if the city installs the improvements along the way and the lines, etc. The cost estimate is \$65k to \$80K. There are 250 feet of improvements.

Motion was made by CM Bailey to approve the agreement with Craven Living Trust as Tyson Jackson as described. 2nd by CM Urry. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

5. Discussion and possible action to purchase a mid-sized Ventrac Mower with Aerator & Finish attachments & Canopy in the amount of \$29,506.50. (Presenter: Tyson Jackson)

Motion was made by CM Gibson to purchase a mid-sized Ventrac Mower with Aerator & Finish attachments & Canopy in the amount of \$29,506.50. 2nd by CM Marriott. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

6. Discussion and possible action to create the position of Deputy City Recorder/Utility Billing/Admin Assistant. (Presenter: Laurie Hellstrom)

Motion was made by CM Gibson to approve the position of Deputy City Recorder/Utility Billing/Admin Assistant. 2nd by CM Bailey. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

7. Budget Workshop.

No budget workshop. It was discussed at the budget public hearings.

8. Public Hearing – Discussion and possible action to consider amending the 2020-2021 fiscal year budget, Resolution 2021-C. (Presenter: Laurie Hellstrom)

Motion was made by CM Bailey to go into a public hearing to amend the 2020-2021 fiscal year budget. 2nd by CM Marriott. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

Laurie Hellstrom: the changes are noted in the budget. Sales tax and items related to building have gone up. I also increase the Founders Day budget. We also moved items from this year to next year because we will not be getting to them.

Mayor Call asked for comments from the public. None were given.

Motion was made by CM Marriott to end the public hearing. 2nd by CM Urry. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

Motion was made by CM Bailey to amend the 2020-2021 fiscal year budget, Resolution 2021-C. 2nd by CM Urry. Roll call vote. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

9. Public Hearing – Discussion and possible action to consider adopting the 2021-2022 fiscal year budget, Resolution 2021-D. (Presenter: Laurie Hellstrom)

Motion was made by CM Urry to go into a public hearing to adopt the 2021-2022 fiscal year budget. 2nd by CM Marriott. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

Laurie Hellstrom: I have highlighted the changes in the budget that were made from the last time you saw the budget. Those change items were reviewed. The budget includes \$857K for property tax. That amount doesn't include keeping the tax rate constant. If you keep the tax rate constant the budgeted revenue is \$1,001,261. Mayor Call referred to the tax rate history in the notes. Mayor Call: the tax rate value has gone up each year \$86K, \$45K, \$70K over the three years and this year it is \$157k. This is a big jump in evaluation. Laurie Hellstrom: if you keep the same rate it is considered a property tax increase and it will need to go through the Truth in Taxation hearing. Mayor Call: part of the tax rate is part of a distribution of an overall pot and each gets a piece of the pie like vehicle/boat taxes. All kinds of stuff get distributed based on your percentage. We have the school district and other cities keeping their rates and that reduces our share if we don't hold the rate constant. Laurie Hellstrom reviewed the other changes made to the budget that were highlighted. I am being less conservative but cautious. CM Marriott: the market adjustment seems low. Laurie Hellstrom: we go through a market adjustment survey to get the numbers. Mayor Call: there is also a performance element to the wages. We talked about three new positions: a police officer and two administrative assistants. We have the money to do that. Mayor Call: I would like to talk about the truth in taxation again. We need to make a decision. Do we want to capture inflation. We would be approving a working budget until the hearing. At that time we could either pass it or not pass it. The council discussed the idea. Amy Mabey: when I met with staff the desire as full-time positions but that is very challenging from a budget perspective. We have employees going into overtime. Work is going up with population and we are not keeping up. We need some type of administrative support. We are recommending two part-time assistants and eventually work them into full-time. I would like to reevaluate this after six months with part-time. The third position is a full-time police officer.

Mayor Call asked for comments from the public. None were given.

Motion was made by CM Bailey to end the public hearing. 2nd by CM Urry. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

Motion was made by CM Gibson to adopt a tentative budget for the 2021-2022 fiscal year budget, Resolution 2021-D with keeping the tax rate constant, include the increase in staffing (12th police officer and 2-Administrative Assistant positions), increase in the

meter vault to connect to North Ogden from \$10K to \$50K and include the pay ranges. 2nd by CM Bailey. Roll call vote. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

10. Closed Meeting.

No closed meeting.

11. Discussion and possible action from the closed meeting.

No closed meeting.

7:03PM Motion was made by CM Bailey to suspend the city council meeting to go into the RDA meeting. 2nd by CM Urry. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

7:08PM Motion was made by CM Marriott to come back into the city council meeting from the RDA meeting. 2nd by CM Urry. Voting aye: CM Bailey, CM Gibson, CM Marriott and CM Urry. 4-0

Other Business:

Ryon Hadley: in May there were 961 calls, 93 traffic citations and 4 arrests. Detectives are staying busy. Thefts are increasing.

CM Bailey: the Veterans Monument groundbreaking is June 14th.

CM Urry: have you seen CM Bailey video on Facebook? Founders Day advertisement is going out. There is a movie in the park this Friday..

CM Gibson: there is a Founders Day meeting at 4:00PM. Thanks to CM Urry for finding the tables and warmers. The grand marshals will be that the next city council meeting.

Mayor Call: we will think about iPad. We go through a lot of paper.

Amy Mabey: the cameras for the council room are ordered and we are waiting to have them installed.

Adjournment: 7:28 P.M.

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

June 10, 2021

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 4:00 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington
Kevin Bailey
Steve Gibson
David Marriott
Sara Urry

STAFF:

Amy Mabey
Allison Christensen
Tyson Jackson
Ryon Hadley
Corey Clark

VISITORS:

Wynn Phillips
Becky Stokes
Christie Bailey

Business:

1. Founder's Day Workshop.

The Founder's Day committee met to continue the planning of the Founder's Day Celebration 2021.

Adjournment: 5:01 P.M.

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-13120 DEVELOPMENT RECEIVABLES					
CMT ENGINEERING LABORATO	94184	SOIL TESTING - RULON WHITE DEVELOPER PORTION	04/30/2021	305.00	305.00
CMT ENGINEERING LABORATO	94849	SOIL TESTING - RULON WHITE DEVELOPER PORTION	05/31/2021	115.00	115.00
CMT ENGINEERING LABORATO	95313	SOIL TESTING FOR BUDGE FARMS PHASES 1 & 2	06/20/2021	1,070.00	1,070.00
JONES & ASSOCIATES	20239A	DEVELOPERS RECEIVABLES	06/01/2021	17,398.75	17,398.75
ZION'S BANK-BANKCARD CENT	061621.2	4TE*WEBER CO SERVICE FEE-DC PHASE 4 AMEND/REC	06/16/2021	1.95	1.95
ZION'S BANK-BANKCARD CENT	061621.2	WEBER CO UT RECORDER POS-DEER CREST PHS 4 RE	06/16/2021	53.00	53.00
ZION'S BANK-BANKCARD CENT	061621.2	4TE*WEBER CO SERVICE FEE-RULON WHITE RECORDA	06/16/2021	1.95	1.95
ZION'S BANK-BANKCARD CENT	061621.2	4TE*WEBER CO SERVICE FEE-RULON WHITE RECORDA	06/16/2021	64.00	64.00
Total 10-13120 DEVELOPMENT RECEIVABLES:				19,009.65	19,009.65
10-13122 UTAH SALES TAX PAID RECEIVABLE					
ZION'S BANK-BANKCARD CENT	061621.16	SALES TAX AMZN MTKPLC-CORN HOLE BEANBAGS	06/16/2021	1.28	1.28
ZION'S BANK-BANKCARD CENT	061621.6	WALMART-SALES TAX	06/16/2021	5.43	5.43
ZION'S BANK-BANKCARD CENT	061621.6	MADDOX RANCH HOUSE-SALES TAX	06/16/2021	9.35	9.35
Total 10-13122 UTAH SALES TAX PAID RECEIVABLE:				16.06	16.06
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERNMENTS T	1590759	WORKERS COMP	05/12/2021	4,013.51	4,013.51
UTAH LOCAL GOVERNMENTS T	1591424	WORKERS COMP	07/01/2021	4,013.51	4,013.51
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				8,027.02	8,027.02
10-22500 INSURANCE PAYABLE					
AFLAC	064068	MONTHLY INSURANCE PREMIUM	06/11/2021	126.22	126.22
ALLIED ADM. FOR DELTA DENT	070121	DENTAL INS-	07/01/2021	2,716.35	2,716.35
ALLIED ADM. FOR DELTA DENT	080121	DENTAL INS-	07/01/2021	2,716.35	2,716.35
HEALTHQUITY INC.	052321	HSA PAYMENT	05/23/2021	100.00	100.00
HEALTHQUITY INC.	061921	HSA DEPOSIT FOR JACOB WIESE	06/19/2021	100.00	100.00
HEALTHQUITY INC.	070621	HSA DEPOSIT FOR AMY, JIM, AND JAKE	07/06/2021	10,266.34	10,266.34
PEHP-LTD	052321	Long Term Disability Premium	05/23/2021	271.60	271.60
PEHP-LTD	061921	LTD COVERAGE	06/19/2021	275.43	275.43
PEHP-LTD	070321	LTD COVERAGE	07/03/2021	301.09	301.09
PUBLIC EMPLOYEES HEALTH P	060121	HEALTH INSURANCE	06/01/2021	34,094.99	34,094.99
WASHINGTON NATIONAL INS C	P2128201	SECONDARY INSURANCE	06/01/2021	86.65	86.65
WASHINGTON NATIONAL INS C	P2136914	SECONDARY INSURANCE	07/01/2021	86.65	86.65
Total 10-22500 INSURANCE PAYABLE:				51,141.67	51,141.67
10-22600 FLEX SPENDING PAYABLE					
PEHP-FLEX	060521	FLEX SPENDING MONTHLY FE	06/05/2021	864.21	864.21
PEHP-FLEX	061921	FLEX SPENDING PROGRAM	06/19/2021	864.21	864.21
PEHP-FLEX	070321	FLEX SPENDING PROGRAM	07/03/2021	841.29	841.29
Total 10-22600 FLEX SPENDING PAYABLE:				2,569.71	2,569.71
10-35-100 COURT FINES					
UTAH STATE TREASURER	062021	90% SURCHARGE	06/01/2021	618.13	618.13
UTAH STATE TREASURER	062021	35% SURCHARGE	06/01/2021	2,218.16	2,218.16
UTAH STATE TREASURER	062021	80% OF \$32 COURT SECURITY SURCHARGE	06/01/2021	2,562.51	2,562.51
UTAH STATE TREASURER	062021	100% OF \$8 COURT SECURITY SURCHARGE	06/01/2021	2,793.39	2,793.39

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-35-100 COURT FINES:				8,192.19	8,192.19
10-41-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
UTAH LEAGUE OF CITIES & TO	060921	AMERICAN RESCUE PLAN ACT-ONE TIME TECHNICAL AS	06/09/2021	1,000.00	1,000.00
Total 10-41-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				1,000.00	1,000.00
10-41-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	14201	MONTHLY NETWORK SERVICES-LEGIS	05/31/2021	18.49	18.49
TECSERV, INC.	14236	MONTHLY NETWORK SERVICES-LEGIS	07/01/2021	56.55	56.55
Total 10-41-310 PROFESSIONAL & TECHNICAL:				75.04	75.04
10-42-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD CENT	061621.10	USPS-POSTAGE	06/16/2021	2.20	2.20
ZION'S BANK-BANKCARD CENT	061621.10	OFFICE DEPOT-SUPPLIES	06/16/2021	13.23	13.23
ZION'S BANK-BANKCARD CENT	061621.10	OFFICE DEPOT-SUPPLIES	06/16/2021	18.15	18.15
Total 10-42-240 OFFICE SUPPLIES AND EXPENSE:				33.58	33.58
10-42-310 PROFESSIONAL & TECHNICAL					
GAGE ARNOLD	060121	MONTHLY ATTORNEY SERVICE	06/01/2021	544.68	544.68
TECSERV, INC.	14201	MONTHLY NETWORK SERVICES-COURT	05/31/2021	18.49	18.49
TECSERV, INC.	14236	MONTHLY NETWORK SERVICES-COURT	07/01/2021	56.55	56.55
Total 10-42-310 PROFESSIONAL & TECHNICAL:				619.72	619.72
10-43-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
ZION'S BANK-BANKCARD CENT	061621.6A	CREDIT FOR INCORRECT SURVEY MONKEY CHARGE L	06/16/2021	965.25-	965.25-
Total 10-43-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				965.25-	965.25-
10-43-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD CENT	061621.6	WALMART-FRAMES FOR MAPS	06/16/2021	74.91	74.91
Total 10-43-240 OFFICE SUPPLIES AND EXPENSE:				74.91	74.91
10-43-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	14201	MONTHLY NETWORK SERVICES-ADMIN	05/31/2021	43.14	43.14
TECSERV, INC.	14236	MONTHLY NETWORK SERVICES-ADMIN	07/01/2021	131.95	131.95
Total 10-43-310 PROFESSIONAL & TECHNICAL:				175.09	175.09
10-43-630 EMP. APPRECIATION					
ZION'S BANK-BANKCARD CENT	061621.6	MADDOX RANCH HOUSE-LUNCH FOR ADMIN PROF DAY	06/16/2021	122.25	122.25
Total 10-43-630 EMP. APPRECIATION:				122.25	122.25
10-44-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD CENT	061621.8	AMZN MKTP US-OFFICE SUPPLIES	06/16/2021	39.03	39.03
ZION'S BANK-BANKCARD CENT	061621.8	AMZN MKTP US-OFFICE SUPPLIES	06/16/2021	26.60	26.60
ZION'S BANK-BANKCARD CENT	061621.8	AMZN MKTP US-OFFICE SUPPLIES	06/16/2021	8.97	8.97
ZION'S BANK-BANKCARD CENT	061621.8	AMZN MKTP US-OFFICE SUPPLIES	06/16/2021	26.80	26.80
ZION'S BANK-BANKCARD CENT	061621.8	AMZN MKTP US-OFFICE SUPPLIES	06/16/2021	9.11	9.11
Total 10-44-240 OFFICE SUPPLIES AND EXPENSE:				110.51	110.51

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-44-310 PROFESSIONAL & TECHNICAL					
CASELLE	109682	CONTRACT SUPPORT & MAINTENANCE	06/01/2021	187.50	187.50
CASELLE	110390	CONTRACT SUPPORT & MAINTENANCE	07/01/2021	187.50	187.50
TECSERV, INC.	14201	MONTHLY NETWORK SERVICES-	05/31/2021	18.49	18.49
TECSERV, INC.	14236	MONTHLY NETWORK SERVICES-	07/01/2021	56.55	56.55
Total 10-44-310 PROFESSIONAL & TECHNICAL:				450.04	450.04
10-47-310 PROFESSIONAL/TECHNICAL SERVICE					
CASELLE	109682	CONTRACT SUPPORT & MAINTENANCE	06/01/2021	187.50	187.50
CASELLE	110390	CONTRACT SUPPORT & MAINTENANCE	07/01/2021	187.50	187.50
TECSERV, INC.	14201	MONTHLY NETWORK SERVICES-RECOR	05/31/2021	43.14	43.14
TECSERV, INC.	14236	MONTHLY NETWORK SERVICES-RECOR	07/01/2021	131.95	131.95
Total 10-47-310 PROFESSIONAL/TECHNICAL SERVICE:				550.09	550.09
10-49-300 ENGINEER					
JONES & ASSOCIATES	20238A	GENERAL ENGINEERING COORDINATION	06/01/2021	1,530.25	1,530.25
JONES & ASSOCIATES	20238A	GENERAL INFORMATION RELATED TO POTENTIAL DEVE	06/01/2021	1,365.50	1,365.50
Total 10-49-300 ENGINEER:				2,895.75	2,895.75
10-49-310 ATTORNEY					
HELGESEN, HOUTZ & JONES	060421	ATTORNEY'S FEES	06/04/2021	270.00	270.00
Total 10-49-310 ATTORNEY:				270.00	270.00
10-49-510 INSURANCE AND SURETY BONDS					
UTAH LOCAL GOVERNMENTS T	1591421	AUTO insurance	07/01/2021	18,630.65	18,630.65
UTAH LOCAL GOVERNMENTS T	1591422	LIABILITY INSURANCE	07/01/2021	61,187.00	61,187.00
UTAH LOCAL GOVERNMENTS T	1591423	PROPERTY INSURANCE	07/01/2021	11,875.28	11,875.28
Total 10-49-510 INSURANCE AND SURETY BONDS:				91,692.93	91,692.93
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
LES OLSON CO.	EA1034146	COPIER CONTRACT	06/17/2021	780.69	780.69
MIKE SCOTT	856273	STUMP GRINDING	06/16/2021	300.00	300.00
MODEL LINEN SUPPLY	1504083	MAT MAINTENANCE	05/04/2021	102.68	102.68
ZION'S BANK-BANKCARD CENT	061621.9	LOMOND VIEW NURSERY-OFFICE BEDS	06/16/2021	283.44	283.44
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				1,466.81	1,466.81
10-50-270 UTILITIES					
DOMINION ENERGY	060421	885 W PLEASANT VIEW DR	06/04/2021	7.16	7.16
ROCKY MOUNTAIN POWER	051921	CITY OFFICE	05/19/2021	23.12	23.12
ROCKY MOUNTAIN POWER	051921	544 W ELBERTA DR	05/19/2021	48.42	48.42
ROCKY MOUNTAIN POWER	062521	544 W ELBERTA DR	06/25/2021	51.55	51.55
ROCKY MOUNTAIN POWER	062521	520 W ELBERTA DR	06/25/2021	449.54	449.54
ROCKY MOUNTAIN POWER	062521	885 W PLEASANT VIEW DR	06/25/2021	20.88	20.88
Total 10-50-270 UTILITIES:				600.67	600.67
10-50-280 TELEPHONE					
CENTURY LINK	060121	PHONES	06/01/2021	656.83	656.83
CENTURY LINK	060121	PHONES	06/01/2021	241.84	241.84
CENTURY LINK	060821	PHONES	06/08/2021	440.52	440.52
CENTURY LINK	061321	PHONES	06/13/2021	388.57	388.57
CENTURY LINK	062221	PHONES	06/22/2021	64.99	64.99

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-50-280 TELEPHONE:				1,792.75	1,792.75
10-50-620 CONTRACTUAL SERVICES					
TECSERV, INC.	14258	MICROSOFT OFFICE 365	07/01/2021	372.50	372.50
Total 10-50-620 CONTRACTUAL SERVICES:				372.50	372.50
10-51-260 BLDG & GRND-SHOP IMPROVEMENTS					
E.T. TECHNOLOGIES, INC.	32456	SUMP CLEAN OUT	06/21/2021	898.80	898.80
E.T. TECHNOLOGIES, INC.	6519	OIL/WATER SEPARATORS	06/14/2021	850.00	850.00
Total 10-51-260 BLDG & GRND-SHOP IMPROVEMENTS:				1,748.80	1,748.80
10-51-270 UTILITIES					
DOMINION ENERGY	060421	530 W ELBERTA DR	06/04/2021	347.08	347.08
ROCKY MOUNTAIN POWER	051921	530 W ELBERTA DR	05/19/2021	88.39	88.39
ROCKY MOUNTAIN POWER	062521	520 W ELBERTA DR	06/25/2021	228.02	228.02
ROCKY MOUNTAIN POWER	062521	530 W ELBERTA DR	06/25/2021	81.60	81.60
Total 10-51-270 UTILITIES:				745.09	745.09
10-51-280 TELEPHONE					
VERIZON WIRELESS	9881364723	ON CALL MONTHLY SERVICE	06/06/2021	72.12	72.12
Total 10-51-280 TELEPHONE:				72.12	72.12
10-51-310 PROFESSIONAL & TECHNICAL					
IWORQ	195303	SOFTWARE MANAGEMENT	06/01/2021	1,275.00	1,275.00
LES OLSON CO.	EA1026215	SHOP PRINTER	05/20/2021	43.26	43.26
Total 10-51-310 PROFESSIONAL & TECHNICAL:				1,318.26	1,318.26
10-53-210 BOOKS & SUBSCRIPTIONS & MEMBER					
WEBER COUNTY RECORDER	070221	ONLINE PROPERTY DATA SERVICES	07/02/2021	150.00	150.00
Total 10-53-210 BOOKS & SUBSCRIPTIONS & MEMBER:				150.00	150.00
10-53-220 PUBLIC NOTICES					
STANDARD EXAMINER	050669	HH #5 SUBD	05/31/2021	111.60	111.60
STANDARD EXAMINER	050669	REZONE 17-058-0011	05/31/2021	104.40	104.40
STANDARD EXAMINER	050669	SITE PLAN 19-016-0063	05/31/2021	115.20	115.20
STANDARD EXAMINER	050669	CUP POLE PATCH	05/31/2021	104.40	104.40
STANDARD EXAMINER	050669	ORD AMEND MUW ZONE	05/31/2021	118.80	118.80
Total 10-53-220 PUBLIC NOTICES:				554.40	554.40
10-53-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD CENT	061621.2	OFFICE DEPOT-SCANNER	06/16/2021	353.91	353.91
Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:				353.91	353.91
10-53-310 PROFESSIONAL/TECHINCAL SERVICE					
TECSERV, INC.	14201	MONTHLY NETWORK SERVICES-PLANN	05/31/2021	18.49	18.49
TECSERV, INC.	14236	MONTHLY NETWORK SERVICES-PLANN	07/01/2021	56.55	56.55
Total 10-53-310 PROFESSIONAL/TECHINCAL SERVICE:				75.04	75.04

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-54-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
ZION'S BANK-BANKCARD CENT	061621.14	BLUE360 MEDIA LLC-UT CODE BOOKS	06/16/2021	440.90	440.90
Total 10-54-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				440.90	440.90
10-54-240 OFFICE SUPPLIES AND EXPENSE					
OFFICE DEPOT	178279239001	OFFICE SUPPLIES- PD	06/15/2021	126.65	126.65
ZION'S BANK-BANKCARD CENT	061621.14	AMAZON.COM-OFFICE SUPPLIES	06/16/2021	23.25	23.25
ZION'S BANK-BANKCARD CENT	061621.6	TLF*JIMMY'S FLORAL-SYMPATHY FLOWERS-DET. AESCH	06/16/2021	60.94	60.94
Total 10-54-240 OFFICE SUPPLIES AND EXPENSE:				210.84	210.84
10-54-250 SUPPLIES/MAINTENANCE					
WOODRUFF AUTO	89956	PD VEHICLE MAINTENANCE	07/07/2021	23.99	23.99
ZION'S BANK-BANKCARD CENT	061621.14	THE HOME DEPOT-EQUIPMENT SUPPLIES	06/16/2021	70.14	70.14
Total 10-54-250 SUPPLIES/MAINTENANCE:				94.13	94.13
10-54-251 VEHICLE:FUEL					
FUEL NETWORK	F2111E00923	0053-1 GREYF1502010POLIC	06/03/2021	150.34	150.34
FUEL NETWORK	F2111E00923	0037-1 14A FORD F150 15-P	06/03/2021	160.34	160.34
FUEL NETWORK	F2111E00923	0038-1 15A FORD F150 15-P	06/03/2021	96.79	96.79
FUEL NETWORK	F2111E00923	0039-1 15B DODGE 1500	06/03/2021	211.08	211.08
FUEL NETWORK	F2111E00923	0042-1 527719EZ-POLICE	06/03/2021	337.11	337.11
FUEL NETWORK	F2111E00923	0043-1 527781EX POLICE	06/03/2021	102.33	102.33
FUEL NETWORK	F2111E00923	0044-1 527723EX POLICE	06/03/2021	374.94	374.94
FUEL NETWORK	F2111E00923	0045-1 527722EX POLICE	06/03/2021	175.91	175.91
FUEL NETWORK	F2111E00923	0046-1-527721EX POLICE	06/03/2021	285.73	285.73
FUEL NETWORK	F2111E00923	00471-1 527720 EX POLICE	06/03/2021	352.81	352.81
FUEL NETWORK	F2111E00923	0048-1-528864EX POLICE	06/03/2021	261.05	261.05
FUEL NETWORK	F2111E00923	0051-1-2027WF150 POLICE	06/03/2021	168.69	168.69
FUEL NETWORK	F2111E00923	0052-1-SILVERF150 POLICE	06/03/2021	83.30	83.30
Total 10-54-251 VEHICLE:FUEL:				2,760.42	2,760.42
10-54-253 VEHICLE: MAINTENANCE					
BEN LOMOND CARWASH	060821	PD CAR WASH CARDS	06/08/2021	140.00	140.00
Total 10-54-253 VEHICLE: MAINTENANCE:				140.00	140.00
10-54-280 COMMUNICATION SERVICES					
CENTURY LINK	060121	PHONES	06/01/2021	308.12	308.12
VERIZON WIRELESS	9881020930	COMPUTER JET PACKS FOR PD	06/01/2021	620.24	620.24
Total 10-54-280 COMMUNICATION SERVICES:				928.36	928.36
10-54-286 LIQUOR FUND EXPENDITURES					
DELL MARKETING L.P.	10500342421	2 PD COMPUTERS - ALCOHOL FUNDS	06/17/2021	4,741.37	4,741.37
Total 10-54-286 LIQUOR FUND EXPENDITURES:				4,741.37	4,741.37
10-54-300 BLOCK GRANT					
TRAFFIC LOGIX CORPORATION	SCR00654	SALES TAX CREDIT	06/03/2021	427.68-	427.68-
TRAFFIC LOGIX CORPORATION	SIN11497	MOBILE RADAR SIGN	04/30/2021	6,326.68	6,326.68
Total 10-54-300 BLOCK GRANT:				5,899.00	5,899.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-54-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORKMED	OG3239340	DRUG SCREEN-R. HADLEY	06/08/2021	51.00	51.00
INTERMOUNTAIN WORKMED	OG3239340	DRUG SCREEN-J. KORTRIGHT	06/08/2021	51.00	51.00
Total 10-54-310 PROFESSIONAL/TECHNICAL SERVICE:				102.00	102.00
10-54-610 SPECIAL EVENTS					
ZION'S BANK-BANKCARD CENT	061621.14	OGDEN PIZZERIA INC-POLITICAL LUNCH	06/16/2021	23.64	23.64
Total 10-54-610 SPECIAL EVENTS:				23.64	23.64
10-54-620 CONTRACTUAL SERVICES					
MORGAN COUNTY SHERIFF OF	070721	2021-2022 WEBER/MORGAN REGION 14 TRAINING ASSO	07/07/2021	410.00	410.00
TECSERV, INC.	14201	MONTHLY NETWORK SERVICES-POLIC	05/31/2021	252.66	252.66
TECSERV, INC.	14236	MONTHLY NETWORK SERVICES-POLIC	07/01/2021	772.85	772.85
WEBER COUNTY CORPORATIO	30854	2021-2022 CSI CONTRACT	06/09/2021	15,092.00	15,092.00
WEBER COUNTY CORPORATIO	30869	2021-2022 SWAT SERVICE FEES	06/11/2021	1,042.00	1,042.00
WENDY KELSO	062321	BLOOD DRAW-SKYLER DEE SIMMONS	06/23/2021	75.00	75.00
Total 10-54-620 CONTRACTUAL SERVICES:				17,644.51	17,644.51
10-58-310 PROFESSIONAL & TECHNICAL					
SUNRISE ENGINEERING INC	0118092	SERVICES THROUGH MAY 31, 2021	06/10/2021	7,550.00	7,550.00
Total 10-58-310 PROFESSIONAL & TECHNICAL:				7,550.00	7,550.00
10-59-250 EQUIPMENT-SUPPLIES & MAINTENAN					
QUALITY QUICK-PRINT	6690	FOUNDERS DAY LITERATURE FOR CERT	06/04/2021	50.00	50.00
QUALITY QUICK-PRINT	6692	FOUNDERS DAY LITERATURE FOR CERT	06/04/2021	157.50	157.50
QUALITY QUICK-PRINT	6696	FOUNDERS DAY LITERATURE FOR CERT	06/08/2021	22.50	22.50
Total 10-59-250 EQUIPMENT-SUPPLIES & MAINTENAN:				230.00	230.00
10-60-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD CENT	061621.3	TRACTOR SUPPLY CO-DUMP TAILGATE PINS	06/16/2021	20.56	20.56
Total 10-60-250 EQUIP/SUPPLIES/MAINTENANCE:				20.56	20.56
10-60-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0324585	DIESEL FUEL	05/24/2021	2,099.85	2,099.85
Total 10-60-251 VEHICLE:FUEL:				2,099.85	2,099.85
10-60-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD CENT	061621.12	O'REILLY AUTO-#6 PLOW	06/16/2021	11.97	11.97
Total 10-60-253 VEHICLE: MAINTENANCE:				11.97	11.97
10-60-270 UTILITIES					
ROCKY MOUNTAIN POWER	051921	681 W ELBERTA DR	05/19/2021	14.98	14.98
ROCKY MOUNTAIN POWER	062521	681 W ELBERTA DR	06/25/2021	30.77	30.77
ROCKY MOUNTAIN POWER	062521	STREETLIGHTS	06/25/2021	1,949.88	1,949.88
Total 10-60-270 UTILITIES:				1,995.63	1,995.63
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORKMED	OG3239340	DRUG SCREEN-M. HURST	06/08/2021	53.00	53.00
INTERMOUNTAIN WORKMED	OG3239340	DRUG SCREEN-T. WALLER	06/08/2021	80.00	80.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
INTERMOUNTAIN WORKMED	OG3239340	DRUG SCREEN-A. JACKSON	06/08/2021	51.00	51.00
JONES & ASSOCIATES	20238A	STREET LAYOUT DISCUSSIONS AND INVESTIGATION	06/01/2021	584.25	584.25
TECSERV, INC.	14201	MONTHLY NETWORK SERVICES-STREE	05/31/2021	61.63	61.63
TECSERV, INC.	14236	MONTHLY NETWORK SERVICES-STREE	07/01/2021	188.50	188.50
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				1,018.38	1,018.38
10-60-470 STREET SUPPLIES/MATERIALS					
INTERSTATE BARRICADES	130481	SIGN STOCK	03/18/2021	320.00	320.00
INTERSTATE SIGN COMPANY	130481	SIGN HARDWARE	03/18/2021	320.00	320.00
INTERSTATE SIGN COMPANY	130776	SIGNS	06/29/2021	1,334.10	1,334.10
INTERSTATE SIGN COMPANY	130812	SIGN POSTS	07/07/2021	933.00	933.00
Total 10-60-470 STREET SUPPLIES/MATERIALS:				2,907.10	2,907.10
10-60-490 CLASS "C"ROAD EXPENDITURES					
JONES & ASSOCIATES	20238A	2021 TRANSPORTATION CFP/IFFP/IFA AND ACTIVE TRAN	06/01/2021	153.75	153.75
RUSH TRUCK CENTERS	2101-7097	2021 INTERNATIONAL CV515	07/01/2021	36,883.20	36,883.20
RUSH TRUCK CENTERS	2101-7098	2021 INTERNATIONAL CV515	07/01/2021	39,116.80	39,116.80
Total 10-60-490 CLASS "C"ROAD EXPENDITURES:				76,153.75	76,153.75
10-60-610 PERSONNEL UNIFORMS					
JONES SHIRTS AND SIGNS	834003	STAFF HATS	06/16/2021	329.40	329.40
Total 10-60-610 PERSONNEL UNIFORMS:				329.40	329.40
10-63-250 EQUIPMENT-SUPPLIES & MAINTENAN					
ZION'S BANK-BANKCARD CENT	061621.16	SQ TWISTED SUGAR-TREATS FOR JUNE YCC MTNG	06/16/2021	24.00	24.00
Total 10-63-250 EQUIPMENT-SUPPLIES & MAINTENAN:				24.00	24.00
10-70-250 EQUIP/SUPPLIES/MAINTENANCE					
GREENSOURCE	20671	REPLACEMENT & SPREADER	04/01/2021	5,800.00	5,800.00
GREENSOURCE	21566	SPREADER RATE TOOL	06/10/2021	275.00	275.00
MIKE SCOTT	856273	8 CHAIN SAW CHAINS SHARPENED	06/16/2021	40.00	40.00
ZION'S BANK-BANKCARD CENT	061621.4	AMZN MKTP-DIXIE CHOPPER REPAIR	06/16/2021	26.07	26.07
ZION'S BANK-BANKCARD CENT	061621.9	SUNSET KUBOTA-KUBOTA RIDING MOWER REPAIR	06/16/2021	38.88	38.88
ZION'S BANK-BANKCARD CENT	061621.9	SMITH & EDWARDS-DIXIE CHOPPER TIRE PLUG	06/16/2021	12.33	12.33
Total 10-70-250 EQUIP/SUPPLIES/MAINTENANCE:				6,192.28	6,192.28
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
GREENSOURCE	20670	FERTILIZER	04/01/2021	929.00	929.00
GREENSOURCE	20672	FERTILIZER	04/01/2021	990.00	990.00
GREENSOURCE	21310	FERTILIZER	04/01/2021	979.75	979.75
ZION'S BANK-BANKCARD CENT	061621.12	DURK'S PLMBNG SUPPLY-CITY PARK SPINKLER	06/16/2021	112.91	112.91
ZION'S BANK-BANKCARD CENT	061621.12	DURKS PLMBNG-BARKER PARK SPRINKLER REPAIR	06/16/2021	35.19	35.19
ZION'S BANK-BANKCARD CENT	061621.12	DURKS PLMBNG-SPRINKLER REPAIR	06/16/2021	34.73	34.73
ZION'S BANK-BANKCARD CENT	061621.9	DURK'S PLBMNG SUPPLY-SPRINKLER REPAIR/STOCK	06/16/2021	648.58	648.58
ZION'S BANK-BANKCARD CENT	061621.9	LOMOND VIEW NURSERY-BED CHIPS	06/16/2021	161.96	161.96
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				3,892.12	3,892.12
10-70-270 UTILITIES					
PLEASANT VIEW CITY	053121	3100 N 600 W	05/31/2021	369.50	369.50
ROCKY MOUNTAIN POWER	051921	MULTI SPORTS	05/19/2021	23.11	23.11
ROCKY MOUNTAIN POWER	051921	420 W 4300 N	05/19/2021	26.50	26.50

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
ROCKY MOUNTAIN POWER	062521	420 W 4300 N	06/25/2021	28.54	28.54
ROCKY MOUNTAIN POWER	062521	MULTI SPORTS	06/25/2021	200.68	200.68
ROCKY MOUNTAIN POWER	062521	885 W PLEASANT VIEW DR	06/25/2021	41.50	41.50
ROCKY MOUNTAIN POWER	062521	3090 N 600 W	06/25/2021	35.84	35.84
ROCKY MOUNTAIN POWER	062521	3110 N 600 W	06/25/2021	10.86	10.86
ROCKY MOUNTAIN POWER	062521	889 W PLEASANT VIEW DR	06/25/2021	85.55	85.55
ROCKY MOUNTAIN POWER	062521	3120 N 600 W	06/25/2021	14.84	14.84
Total 10-70-270 UTILITIES:				836.92	836.92
10-71-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD CENT	061621.16	WM SUPERCENTER-BALLS FOR 9 SQUARE	06/16/2021	5.00	5.00
ZION'S BANK-BANKCARD CENT	061621.16	LOWES-LADDER	06/16/2021	199.00	199.00
ZION'S BANK-BANKCARD CENT	061621.16	AMZN MTKPLC-CORN HOLE BEANBAGS	06/16/2021	20.99	20.99
Total 10-71-250 EQUIP/SUPPLIES/MAINTENANCE:				224.99	224.99
10-71-280 TELEPHONE					
CENTURY LINK	062221	PHONES	06/22/2021	146.62	146.62
Total 10-71-280 TELEPHONE:				146.62	146.62
10-71-310 PROFESSIONAL/TECHINCAL SERVICE					
PLAIN CITY CORPORATION	2021-2	BOYS BASKETBALL GYM RENTAL	05/28/2021	2,646.00	2,646.00
TECSERV, INC.	14201	MONTHLY NETWORK SERVICES-RECRE	05/31/2021	80.09	80.09
TECSERV, INC.	14236	MONTHLY NETWORK SERVICES-RECRE	07/01/2021	245.05	245.05
Total 10-71-310 PROFESSIONAL/TECHINCAL SERVICE:				2,971.14	2,971.14
10-75-670 FOUNDERS' DAY					
DML CAMPUS, LLC	1986	FD RADIO FOR FIREWORKS	06/29/2021	500.00	500.00
INTERSTATE BARRICADES	00022286	PARADE DETOUR	06/30/2021	833.25	833.25
JONES SHIRTS AND SIGNS	833804	FOUNDERS DAY SHIRTS FOR CC/PC	05/20/2021	597.60	597.60
JONES SHIRTS AND SIGNS	833804	CREDIT FROM PREVIOUS OVERPAYMENT	05/20/2021	31.50-	31.50-
JONES SHIRTS AND SIGNS	833912	FOUNDERS DAY PARADE SASHES FOR GM'S	06/07/2021	41.00	41.00
JONES SHIRTS AND SIGNS	83977	OFFICE SHIRTS FOR FOUNDERS DAY	06/15/2021	73.24	73.24
QUALITY QUICK-PRINT	6687	FOUNDERS DAY FLYERS	06/02/2021	134.60	134.60
QUALITY QUICK-PRINT	6697	FOUNDERS DAY FLYERS	06/08/2021	116.00	116.00
SNOW COLLEGE MUSIC DEPAR	070721	FOUNDERS DAY SOUND & ENTERTAINMENT	07/07/2021	1,200.00	1,200.00
SUNBELT RENTALS, INC	112368963	FIREWORKS-FLAG LIGHTING	06/23/2021	531.35	531.35
SUNBELT RENTALS, INC	114952444-000	FOUNDERS DAY LIGHTS	06/29/2021	531.34	531.34
UNITED SITE SERVICES	114-12124169	HAND WASH STATION FOR FOUNDERS DAY BREAKFAST	06/29/2021	262.73	262.73
WATKINS PRINTING	65083	SALMON BAKE TICKETS	05/28/2021	382.64	382.64
ZION'S BANK-BANKCARD CENT	061621.16	GOOSECHASE.COM-FOUNDERS DAY GOOSE CHASE	06/16/2021	500.00	500.00
ZION'S BANK-BANKCARD CENT	061621.16	FOREIGN TRAN FEE-FOR GOOSECHASE GAME	06/16/2021	10.00	10.00
ZION'S BANK-BANKCARD CENT	061621.6	LOWES-TABLE W/BENCHES FOR FOUNDERS DAY	06/16/2021	1,429.78	1,429.78
Total 10-75-670 FOUNDERS' DAY:				7,112.03	7,112.03
40-46-250 SPECIAL EVENTS					
CRITERION PICTURES	284742	JULY 9TH MOVIE INT THE PARK - RIO	07/09/2021	300.00	300.00
SPECTRA DESIGN & SOUND	PVC-MOV0611	MOVIE IN THE PARK	06/11/2021	575.00	575.00
SPECTRA DESIGN & SOUND	PVC-MOV0709	JULY 9TH MOVIE IN THE PARK	07/09/2021	625.00	625.00
Total 40-46-250 SPECIAL EVENTS:				1,500.00	1,500.00
40-46-730 IMPROVEMENTS - CONSTRUCTION					
BEN BORCHERT	1059	BANNERS FOR VETERANS MONUMENT	06/10/2021	553.00	553.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
ELECTRIC TIME COMPANY, INC	61121 MG	CLOCK REPAIR DEPOSIT	06/11/2021	2,104.00	2,104.00
JONES SHIRTS AND SIGNS	833966	SHIRTS FOR 5K-VETERANS FUND RAISER	06/15/2021	482.50	482.50
MILLER COMPANIES, LC	36720	MULTI SPORTS SEEDING PREP	05/21/2021	1,621.94	1,621.94
MILLER COMPANIES, LC	36721	MULTI SPORTS SEEDING PREP	05/21/2021	1,476.39	1,476.39
MILLER COMPANIES, LC	36722	MULTI SPORTS SEEDING PREP	05/21/2021	1,534.61	1,534.61
VK ELECTRIC, INC	011032	BARKER PARK BOWERY ELECTRICAL UPGRADE	06/09/2021	1,810.01	1,810.01
ZION'S BANK-BANKCARD CENT	061621.3	SMITH & EDWARDS-GOLD PAIN FOR GROUNDBREAKING	06/16/2021	21.63	21.63
ZION'S BANK-BANKCARD CENT	061621.8	SQ*LOST TEXAN BBQ-VETERANS GROUNDBREAKING F	06/16/2021	350.00	350.00
ZION'S BANK-BANKCARD CENT	061621.9	IFA OGDEN-GROUNDBREAKING SHOVELS	06/16/2021	149.94	149.94
Total 40-46-730 IMPROVEMENTS - CONSTRUCTION:				10,104.02	10,104.02
40-46-740 CAPITAL OUTLAY - EQUIPMENT					
ZION'S BANK-BANKCARD CENT	061621.16	SWANK MOTION PICTURES-MOVIE IN THE PARK (CROO	06/16/2021	450.00	450.00
Total 40-46-740 CAPITAL OUTLAY - EQUIPMENT:				450.00	450.00
41-40-240 OFFICE SUPPLIES AND EXPENSE					
ZION'S BANK-BANKCARD CENT	061621.4	OFFICEMAX/DEPOT-STATION CAT 6 PENS	06/16/2021	56.46	56.46
Total 41-40-240 OFFICE SUPPLIES AND EXPENSE:				56.46	56.46
41-40-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD CENT	061621.4	AMZN MKTP-SINK HOLE PRIVACY SLATS	06/16/2021	729.20	729.20
Total 41-40-250 EQUIP/SUPPLIES/MAINTENANCE:				729.20	729.20
41-40-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD CENT	061621.12	BIG O-PU #7 FLAT REPAIR	06/16/2021	14.95	14.95
ZION'S BANK-BANKCARD CENT	061621.12	BOLT & NUT SUPPLY-VENTRAC REPAIR	06/16/2021	5.04	5.04
ZION'S BANK-BANKCARD CENT	061621.12	TURF EQUIPMENT-VENTRAC REPAIRS ROUGH CUT DEC	06/16/2021	355.05	355.05
ZION'S BANK-BANKCARD CENT	061621.12	TURF EQUIPMENT-VENTRAC REPAIR	06/16/2021	16.00	16.00
Total 41-40-253 VEHICLE: MAINTENANCE:				391.04	391.04
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	109682	CONTRACT SUPPORT & MAINTENANCE	06/01/2021	75.00	75.00
CASELLE	110390	CONTRACT SUPPORT & MAINTENANCE	07/01/2021	75.00	75.00
JONES & ASSOCIATES	20238A	UTILITY MAPS- STORM DRAIN	06/01/2021	42.50	42.50
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				192.50	192.50
41-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202101242	BLUE STAKES	05/31/2021	55.06	55.06
BLUE STAKES OF UTAH	UT202102408	BLUE STAKES	06/30/2021	77.45	77.45
Total 41-40-610 MISCELLANEOUS SUPPLIES:				132.51	132.51
41-46-310 PROFESSIONAL & TECHNICAL					
HANSEN & ASSOCIATES, INC.	2019-4492	DECANT FACILITY LAYOUT	06/10/2021	1,362.19	1,362.19
HANSEN & ASSOCIATES, INC.	2019-4497	PV ESTATES REPIPING - 400 W	06/09/2021	4,750.19	4,750.19
JONES & ASSOCIATES	20238A	US 89 PW PROPERTY-PLANNING & DESIGN	06/01/2021	1,255.00	1,255.00
JONES & ASSOCIATES	20238A	400 WEST STORM DRAIN-CONCEPT & DESIGN	06/01/2021	123.00	123.00
Total 41-46-310 PROFESSIONAL & TECHNICAL:				7,490.38	7,490.38
41-46-730 IMPROVEMENTS - CONSTRUCTION					
HANSEN & ASSOCIATES, INC.	2019-4305	DECANT SITE PREP	05/17/2021	3,349.06	3,349.06

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 41-46-730 IMPROVEMENTS - CONSTRUCTION:				3,349.06	3,349.06
41-46-740 CAPTIAL OUTLAY - EQUIPMENT					
RUSH TRUCK CENTERS	2101-7097	2021 INTERNATIONAL CV515	07/01/2021	18,441.60	18,441.60
RUSH TRUCK CENTERS	2101-7098	2021 INTERNATIONAL CV515	07/01/2021	19,558.40	19,558.40
Total 41-46-740 CAPTIAL OUTLAY - EQUIPMENT:				38,000.00	38,000.00
43-40-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	14216	MICROSOFT 365	06/01/2021	372.50	372.50
Total 43-40-310 PROFESSIONAL & TECHNICAL:				372.50	372.50
43-40-730 IMPROVEMENTS CONSTRUCTION					
HERRICK INDUSTRIAL SUPPLY	7190661	WORK BENCH	05/26/2021	510.85	510.85
HERRICK INDUSTRIAL SUPPLY	7191316	NEW BENCH FREIGHT	06/04/2021	503.96	503.96
INTERMOUNTAIN TRAFFIC SAF	47059	3200 N 890 W PED XING ADD	06/03/2021	6,052.04	6,052.04
PRO EDGE TECHNOLOGY LLC	5338	CAMERAS FOR COUNCIL CHAMBERS	06/21/2021	5,819.19	5,819.19
ZION'S BANK-BANKCARD CENT	061621.12	LOWES-NEW SHOP INTERNET CONNECTION	06/16/2021	130.24	130.24
Total 43-40-730 IMPROVEMENTS CONSTRUCTION:				13,016.28	13,016.28
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
CDW GOVERNMENT, INC.	D878201	2 COMPUTER MONITORS	05/28/2021	333.84	333.84
RUSH TRUCK CENTERS	2101-7097	2021 INTERNATIONAL CV515	07/01/2021	18,441.60	18,441.60
RUSH TRUCK CENTERS	2101-7098	2021 INTERNATIONAL CV515	07/01/2021	19,558.40	19,558.40
TURF EQUIPMENT & IRRIGATIO	456504-00	VENTRAC/MOWER	06/30/2021	29,506.50	29,506.50
ZION'S BANK-BANKCARD CENT	061621.14	DMI*DELL HLTHCR/PTR-CREDIT	06/16/2021	64.99-	64.99-
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				67,775.35	67,775.35
45-46-240 OFFICE SUPPLIES AND EXPENSE					
CASELLE	109682	CONTRACT SUPPORT & MAINTENANCE	06/01/2021	75.00	75.00
CASELLE	110390	CONTRACT SUPPORT & MAINTENANCE	07/01/2021	75.00	75.00
Total 45-46-240 OFFICE SUPPLIES AND EXPENSE:				150.00	150.00
45-46-310 PROFESSIONAL & TECHNICAL					
INTEGRA REALTY RESOURCES	160-2021-0327	SKYLINE PROJECT- APPRAISAL 4300 RANCH	04/14/2021	3,500.00	3,500.00
JONES & ASSOCIATES	20238A	SKYLINE DRIVE PROJECT-DESIGN & ROW ACQUISITION	06/01/2021	108.50	108.50
JONES & ASSOCIATES	20238A	SKYLINE DR-INVESTORS ASSOC.	06/01/2021	61.50	61.50
WALL CONSULTANT GROUP	7701	SKYLINE DR	11/09/2020	19,639.99	19,639.99
WALL CONSULTANT GROUP	7701A	GRADING PKG	11/09/2020	2,463.75	2,463.75
WALL CONSULTANT GROUP	7834	SKYLINE DR	12/11/2020	10,528.75	10,528.75
WALL CONSULTANT GROUP	7834A	WFRC APP	12/11/2020	100.00	100.00
WALL CONSULTANT GROUP	7834B	GRADING PKG	12/11/2020	2,410.00	2,410.00
WALL CONSULTANT GROUP	7939	SKYLINE DR	01/12/2021	10,773.75	10,773.75
WALL CONSULTANT GROUP	7939A	GRADING PKG	01/12/2021	8,380.00	8,380.00
WALL CONSULTANT GROUP	8022	SKYLINE DR	02/08/2021	19,715.63	19,715.63
WALL CONSULTANT GROUP	8022A	WFRC APP	02/08/2021	600.00	600.00
WALL CONSULTANT GROUP	8022B	GRADING PKG	02/08/2021	2,490.00	2,490.00
WALL CONSULTANT GROUP	8142	SKYLINE DR	03/13/2021	16,956.25	16,956.25
WALL CONSULTANT GROUP	8142A	WFRC MTNG COORD	03/13/2021	500.00	500.00
WALL CONSULTANT GROUP	8142B	GRADING PKG	03/13/2021	2,240.00	2,240.00
WALL CONSULTANT GROUP	8286	SKYLINE DR	04/12/2021	7,745.00	7,745.00
WALL CONSULTANT GROUP	8286A	WFRC SITE VISIT	04/12/2021	320.00	320.00
WALL CONSULTANT GROUP	8286B	DEER CREST	04/12/2021	1,950.00	1,950.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
WALL CONSULTANT GROUP	8286C	MTNG	04/12/2021	465.00	465.00
WALL CONSULTANT GROUP	8424	SKYLINE DR	05/12/2021	7,295.00	7,295.00
WALL CONSULTANT GROUP	8424A	FED TRANSP APP	05/12/2021	360.00	360.00
WALL CONSULTANT GROUP	8424B	DEER CREST	05/12/2021	4,230.00	4,230.00
WALL CONSULTANT GROUP	8424C	MTNG	05/12/2021	465.00	465.00
Total 45-46-310 PROFESSIONAL & TECHNICAL:				123,298.12	123,298.12
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
HERRICK INDUSTRIAL SUPPLY	7193729	PRV REPAIR TOOLS	06/30/2021	394.87	394.87
HYDRO SPECIALTIES COMPAN	24464	PRV REPAIR STEM	05/27/2021	174.90	174.90
HYDRO SPECIALTIES COMPAN	24509	PRV REPAIR	06/15/2021	399.44	399.44
MOUNTAINLAND SUPPLY COMP	S104112445.00	REPAIR STOCK	05/26/2021	5,105.83	5,105.83
THATCHER COMPANY	1522364	150 LBS CHLORINE	06/09/2021	874.88	874.88
THATCHER COMPANY	1522365	CYL RETURN	06/09/2021	350.00-	350.00-
VFC	I040545-IN	ALDER 1 SCADA	03/29/2021	1,363.40	1,363.40
ZION'S BANK-BANKCARD CENT	061621.3	MOUNTAIN CONTRACTORS-TOOLS	06/16/2021	379.50	379.50
ZION'S BANK-BANKCARD CENT	061621.3	SMITHS-SAMPLE SANITIZER	06/16/2021	7.96	7.96
ZION'S BANK-BANKCARD CENT	061621.3	SOD BUSTER TURF FARM-LEAK, CLEAN UP SOD	06/16/2021	184.80	184.80
ZION'S BANK-BANKCARD CENT	061621.3	SMITH & EDWARDS-TAJ MUCK BOOTS	06/16/2021	151.95	151.95
ZION'S BANK-BANKCARD CENT	061621.3	FASTENAL COMPANY-WATER MARKING PAINT	06/16/2021	26.38	26.38
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				8,713.91	8,713.91
51-40-251 VEHICLE:FUEL					
FUEL NETWORK	F2111E00923	0019-1 012 FORD F150 SING	06/03/2021	114.04	114.04
Total 51-40-251 VEHICLE:FUEL:				114.04	114.04
51-40-270 UTILITIES					
DOMINION ENERGY	060421	825 W 2550 N	06/04/2021	23.58	23.58
DOMINION ENERGY	060421	4890 BURNHAM DRIVE PUMP	06/04/2021	21.40	21.40
ROCKY MOUNTAIN POWER	051921	5181 N JESSE CREEK DR	05/19/2021	1,200.17	1,200.17
ROCKY MOUNTAIN POWER	051921	129 W 4600 N	05/19/2021	1,304.10	1,304.10
ROCKY MOUNTAIN POWER	051921	340 W 4575 N	05/19/2021	125.41	125.41
ROCKY MOUNTAIN POWER	051921	4909 N BURNHAM DR	05/19/2021	801.21	801.21
ROCKY MOUNTAIN POWER	062521	129 W 4600 N	06/25/2021	1,605.75	1,605.75
ROCKY MOUNTAIN POWER	062521	5181 N JESSE CREEK DR	06/25/2021	1,309.85	1,309.85
ROCKY MOUNTAIN POWER	062521	4909 N BURNHAM DR	06/25/2021	896.58	896.58
ROCKY MOUNTAIN POWER	062521	340 W 4575 N	06/25/2021	24.59	24.59
ROCKY MOUNTAIN POWER	062521	825 W 2550 N	06/25/2021	239.48	239.48
Total 51-40-270 UTILITIES:				7,552.12	7,552.12
51-40-280 TELEPHONE					
VERIZON WIRELESS	9881364723	TABLET SERVICE	06/06/2021	9.11	9.11
Total 51-40-280 TELEPHONE:				9.11	9.11
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
BADGER METER	80074525	494 AUTO READ SERVICE	05/28/2021	439.66	439.66
BADGER METER	80076493	502 AUTO READ SERVICE	06/29/2021	446.78	446.78
CASELLE	109682	CONTRACT SUPPORT & MAINTENANCE	06/01/2021	75.00	75.00
CASELLE	110390	CONTRACT SUPPORT & MAINTENANCE	07/01/2021	75.00	75.00
JONES & ASSOCIATES	20238A	EPA RISK ASSESSMENT & EMERGENCY RESPONSE PLA	06/01/2021	92.25	92.25
JONES & ASSOCIATES	20238A	POLE PATCH WATER INCORPORATION	06/01/2021	633.00	633.00
JONES & ASSOCIATES	20238A	UTILITY MAPS- GENERAL	06/01/2021	156.00	156.00
JONES & ASSOCIATES	20238A	UTILITY MAPS-WATER	06/01/2021	63.75	63.75

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
TECSERV, INC.	14201	MONTHLY NETWORK SERVICES-WATER	05/31/2021	61.63	61.63
TECSERV, INC.	14236	MONTHLY NETWORK SERVICES-WATER	07/01/2021	188.50	188.50
WEBER BASIN WATER CONSER	0066446	ROUTINE BAC T	06/03/2021	96.00	96.00
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				2,327.57	2,327.57
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202101242	BLUE STAKES	05/31/2021	55.06	55.06
BLUE STAKES OF UTAH	UT202102408	BLUE STAKES	06/30/2021	77.45	77.45
Total 51-40-610 MISCELLANEOUS SUPPLIES:				132.51	132.51
51-46-310 PROFESSIONAL & TECHNICAL					
HANSEN & ASSOCIATES, INC.	2019-4486	ZONE 1 LAND AGREEMENT (CRAVEN)	06/10/2021	619.13	619.13
JONES & ASSOCIATES	20238A	PV DR WATER TRANSFERS AND STORM DRAIN SPOT RE	06/01/2021	687.00	687.00
Total 51-46-310 PROFESSIONAL & TECHNICAL:				1,306.13	1,306.13
51-46-730 IMPROVEMENTS-CONSTRUCTION					
HANSEN & ASSOCIATES, INC.	2019-4303	ZONE 1 TRANSM PROPERTY	05/17/2021	420.65	420.65
JONES & ASSOCIATES	20238A	ZONE 1 RESERVOIR-PROPERTY NEGOTIATION/ACQUISI	06/01/2021	61.50	61.50
Total 51-46-730 IMPROVEMENTS-CONSTRUCTION:				482.15	482.15
51-46-740 CAPITAL OUTLAY/EQUIPMENT					
RUSH TRUCK CENTERS	2101-7097	2021 INTERNATIONAL CV515	07/01/2021	9,220.80	9,220.80
RUSH TRUCK CENTERS	2101-7098	2021 INTERNATIONAL CV515	07/01/2021	9,779.20	9,779.20
Total 51-46-740 CAPITAL OUTLAY/EQUIPMENT:				19,000.00	19,000.00
53-40-250 EQUIP/SUPPLIES/MAINTENANCE					
MOUNTAINLAND SUPPLY COMP	S104112445.00	REPAIR STOCK	05/26/2021	32.87	32.87
ZION'S BANK-BANKCARD CENT	061621.3	MOUNTAIN CONTRACTORS-TOOLS	06/16/2021	379.50	379.50
ZION'S BANK-BANKCARD CENT	061621.3	FASTENAL COMPANY-SEWER MARKING PAINT	06/16/2021	26.38	26.38
Total 53-40-250 EQUIP/SUPPLIES/MAINTENANCE:				438.75	438.75
53-40-280 TELEPHONE					
VERIZON WIRELESS	9881364723	TABLET SERVICE	06/06/2021	9.10	9.10
Total 53-40-280 TELEPHONE:				9.10	9.10
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	109682	CONTRACT SUPPORT & MAINTENANCE	06/01/2021	75.00	75.00
CASELLE	110390	CONTRACT SUPPORT & MAINTENANCE	07/01/2021	75.00	75.00
JONES & ASSOCIATES	20238A	SUBDIVISION/DEVELOPMENT SEWER BETTERMENTS	06/01/2021	92.25	92.25
JONES & ASSOCIATES	20238A	WASATCH VIEW SEWER INCORPORATION	06/01/2021	399.75	399.75
JONES & ASSOCIATES	20238A	UTILITY MAPS- SEWER	06/01/2021	42.50	42.50
Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:				684.50	684.50
53-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202101242	BLUE STAKES	05/31/2021	55.06	55.06
BLUE STAKES OF UTAH	UT202102408	BLUE STAKES	06/30/2021	77.45	77.45
Total 53-40-610 MISCELLANEOUS SUPPLIES:				132.51	132.51

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
53-46-740 CAPTIAL OUTLAY - EQUIPMENT					
RUSH TRUCK CENTERS	2101-7097	2021 INTERNATIONAL CV515	07/01/2021	9,220.80	9,220.80
RUSH TRUCK CENTERS	2101-7098	2021 INTERNATIONAL CV515	07/01/2021	9,779.20	9,779.20
Total 53-46-740 CAPTIAL OUTLAY - EQUIPMENT:				19,000.00	19,000.00
55-40-280 TELEPHONE					
VERIZON WIRELESS	9881364723	TABLET SERVICE	06/06/2021	9.11	9.11
Total 55-40-280 TELEPHONE:				9.11	9.11
55-40-310 PROFESSIONAL AND TECH SERV					
CASELLE	109682	CONTRACT SUPPORT & MAINTENANCE	06/01/2021	75.00	75.00
CASELLE	110390	CONTRACT SUPPORT & MAINTENANCE	07/01/2021	75.00	75.00
Total 55-40-310 PROFESSIONAL AND TECH SERV:				150.00	150.00
55-40-500 COLLECTION-GARBAGE					
ECONO WASTE	542468	WASTE	06/02/2021	10,525.86	10,525.86
Total 55-40-500 COLLECTION-GARBAGE:				10,525.86	10,525.86
55-40-501 COLLECTION-RECYCLING					
ECONO WASTE	542468	RECYCLING COLLECTION	06/02/2021	6,983.40	6,983.40
Total 55-40-501 COLLECTION-RECYCLING:				6,983.40	6,983.40
55-40-510 DISPOSAL-GARBAGE					
WEBER COUNTY TRANSFER S	053121	LANDFILL FEES	05/31/2021	16,759.18	16,759.18
Total 55-40-510 DISPOSAL-GARBAGE:				16,759.18	16,759.18
55-40-511 DISPOSAL - RECYCLING					
RECYCLED EARTH	193791	RECYCLING DISPOSAL	05/12/2021	197.07	197.07
RECYCLED EARTH	193829	RECYCLING DISPOSAL	05/12/2021	162.02	162.02
RECYCLED EARTH	193833	RECYCLING DISPOSAL	05/12/2021	117.32	117.32
RECYCLED EARTH	193991	RECYCLING DISPOSAL	05/12/2021	167.10	167.10
RECYCLED EARTH	193998	RECYCLING DISPOSAL	05/14/2021	153.39	153.39
RECYCLED EARTH	194953	RECYCLING DISPOSAL	05/26/2021	190.46	190.46
RECYCLED EARTH	194981	RECYCLING DISPOSAL	05/26/2021	117.83	117.83
RECYCLED EARTH	194983	RECYCLING DISPOSAL	05/26/2021	170.15	170.15
RECYCLED EARTH	195173	RECYCLING DISPOSAL	05/28/2021	166.08	166.08
RECYCLED EARTH	195174	RECYCLING DISPOSAL	05/28/2021	139.16	139.16
Total 55-40-511 DISPOSAL - RECYCLING:				1,580.58	1,580.58
60-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
EDC UTAH	10444	2021-2022 ANNUAL INVESTMENT	07/01/2021	2,503.00	2,503.00
Total 60-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				2,503.00	2,503.00
60-46-160 PROPERTY ACQUISITION					
JLET HOLDINGS	050121	RULON WHITE BLVD EXTENSION	06/30/2021	313,070.40	313,070.40
Total 60-46-160 PROPERTY ACQUISITION:				313,070.40	313,070.40
60-46-310 PROFESSIONAL SERVICES					
CMT ENGINEERING LABORATO	94184	SOIL TESTING	04/30/2021	305.00	305.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
CMT ENGINEERING LABORATO	94849	SOIL TESTING	05/31/2021	115.00	115.00
JONES & ASSOCIATES	20238A	RULON WHITE BLVD EXTENSION PROJECT-FINAL DESIG	06/01/2021	246.00	246.00
JONES & ASSOCIATES	20238A	RULON WHITE BLVD CONSTRUCTION	06/01/2021	486.50	486.50
Total 60-46-310 PROFESSIONAL SERVICES:				1,152.50	1,152.50
60-46-730 IMPROVEMENTS-CONTRUCTION					
JLET HOLDINGS	050121	RULON WHITE BLVD EXTENSION	06/30/2021	380,085.50	380,085.50
JLET HOLDINGS	050121	LESS RETAINAGE	06/30/2021	19,004.28-	19,004.28-
Total 60-46-730 IMPROVEMENTS-CONTRUCTION:				361,081.22	361,081.22
Grand Totals:				1,382,738.29	1,382,738.2

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

ORDINANCE 2021-7

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 by correcting zones and split zones on properties; 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 1000 West, Pleasant View Drive and 850 West as follows:

<u>Parcel No.</u>	<u>Current Split Zones to Adopted Zone</u>		
17-413-0002	A-2/RE-20	to	RE-20
17-413-0003	A/2	to	RE-20
17-062-0114	A-2/RE-20	to	RE-20
17-062-0016	RE-20/CP-1	to	CP-1
17-062-0019	RE-20/CP-1	to	CP-1
17-062-0021	CP-1	to	RE-20
17-062-0018	RE-20/CP-2	to	RE-20
17-062-0023	RE-20/A-2	to	RE-20
17-062-0060	A-2	to	RE-20
17-062-0082	RE-20/A-2	to	RE-20
17-062-0001	RE-20/A-2	to	RE-20
17-062-0081	RE-20/A-2	to	RE-20
17-062-0079	RE-20/A-2	to	RE-20
17-062-0006	RE-20/A-2	to	RE-20
17-062-0105	RE-20/A-2	to	RE-20
17-062-0029	RE-20/A-2	to	RE-20
17-062-0031	RE-20/A-2	to	RE-20
17-062-0042	RE-20/A-2	to	RE-20

PROPERTY DESCRIPTIONS

Parcel 17-413-0002

ALL OF LOT 2, OAKLEYS COURT SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH. Approximately 2.32 AC

Parcel 17-413-0003

ALL OF LOT 3, OAKLEYS COURT SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH. Approximately .55 AC

Parcel 17-062-0114

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 850 WEST STREET LOCATED 2161.40 FEET SOUTH 89D34'48" EAST ALONG THE NORTH LINE OF SAID SECTION 30 AND 633.68 FEET SOUTH 00D00'00" WEST AND 13.55 FEET SOUTH 26D01'12" WEST AND 371.62 FEET SOUTH 01D43'38" WEST FROM THE NORTHWEST CORNER OF SAID SECTION, RUNNING THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSE (1) SOUTH 01D43'28" WEST 49.91 FEET AND (2) SOUTH 01D58'32" WEST 80.10 FEET TO THE NORTH LINE OF THE BOUNDARY LINE AGREEMENT #1890558 ON FILE IN THE RECORDS OF THE WEBER COUNTY RECORDER, BEING LOCATED ON THE NORTH LINE OF AN EXISTING ONE FOOT WIDE DITCH, THENCE ALONG SAID BOUNDARY LINE AGREEMENT AND NORTH BANK THE FOLLOWING THREE (3) COURSES (1) NORTH 88D51'47" WEST (NORTH 88D53'00" WEST BY RECORD) 79.56 FEET (2) NORTH 85D37'47" WEST (NORTH 85D39'00" WEST BY RECORD) 103.54 FEET AND (3) NORTH 84D07'27" WEST 43.20 FEET (NORTH 84D08'40" WEST 43.49 FEET BY RECORD) THENCE NORTH 84D08'40" WEST 35.32 FEET THENCE NORTH 00D33'14" EAST 205.58 FEET TO THE NORTH BANK OF SAID OGDEN CANAL, THENCE ALONG SAID NORTH BANK THENCE SOUTH 62D44'15" EAST 197.56 FEET THENCE SOUTH 88D16'32" EAST 87.60 FEET TO THE POINT OF BEGINNING. (E# 2745572). Approximately .94 AC

Parcel 17-062-0016

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY; BEGINNING AT A POINT EAST 1597 FEET AND SOUTH 125 FEET AND SOUTH 73D30' EAST 424 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION, RUNNING THENCE NORTH 73D30' WEST 68.0 FEET, THENCE SOUTH 11D09' WEST 210 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTHERLY 195.57 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF STATE ROAD RIGHT OF WAY, THENCE SOUTH 73D30' EAST 71.6 FEET TO THE WESTERLY LINE OF THE COLETTI PROPERTY, THENCE NORTH 10D10' EAST 210 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALSO; PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY, BEGINNING AT A POINT EAST 1597 FEET AND SOUTH 125 FEET AND SOUTH 73D30' EAST 424 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION, RUNNING THENCE SOUTH 73D30' EAST 45 FEET, THENCE SOUTH 10D10' WEST 352 FEET (11D36'30" WEST 358.36 FEET PER WEBER COUNTY), THENCE SOUTH 65D WEST 54.71 FEET (42.17 FEET, MORE OR LESS, PER WEBER COUNTY) TO A POINT SOUTH 10D10' WEST FROM THE POINT OF BEGINNING, THENCE NORTH 10D10' EAST 388.47 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM APPROXIMATELY 0.01 OF AN ACRE THEREOF LYING WITHIN THE STATE ROAD RIGHT OF WAY. (E#188962). Approximately .69 AC

Parcel 17-062-0019

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT IN THE MIDDLE OF PLEASANT VIEW DRIVE 1598.71 FEET EAST AND 94.84 FEET SOUTH AND 250 FEET SOUTH 72D15' EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 72D15' EAST 78 FEET THENCE SOUTH 11D09' WEST 210 FEET, MORE OR LESS, THENCE SOUTH 73D30' EAST 71.6 FEET, MORE OR LESS, THENCE SOUTH 10D38' WEST ALONG THE WESTERLY LINE OF COLETTI PROPERTY 216.2 FEET TO OLD FENCE, THENCE ALONG THE OLD FENCE LINE THE FOLLOWING COURSES: SOUTH 62D32' WEST 100 FEET SOUTH 65D28' WEST 115 FEET SOUTH 71D42' WEST 35.0 FEET, THENCE SOUTH 84D35' WEST 56 FEET SOUTH 89D42' WEST 98.40 FEET THENCE NORTH 13D25' EAST 420.03 FEET THENCE SOUTH 73D30' EAST 178 FEET THENCE NORTH 13D05' EAST 200 FEET, TO THE POINT OF BEGINNING. EXCEPT PORTION ON THE NORTH OCCUPIED BY PLEASANT VIEW DRIVE. Approximately 3.12 AC

Parcel 17-062-0021

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN: BEGINNING AT A POINT LOCATED SOUTH 78D02'40" EAST 1581.61 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN POINT OF BEGINNING BEING A NAIL IN AN EXISTING CURB, RUNNING THENCE NORTH 13D25'00" EAST 75.24 FEET, THENCE SOUTH 75D15'21" EAST 125.14 FEET, THENCE SOUTH 13D25'00" WEST 79.08 FEET, THENCE NORTH 73D30'00" WEST 125.29 FEET TO THE POINT OF BEGINNING. CONTAINS 0.22 ACRES. BASIS OF BEARING IS THE

WEST LINE OF THE NORTHWESTQUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AS NORTH 0D43'04" EAST MARKEDBY WEBER COUNTY MONUMENTS. Approximately .22 AC

Parcel 17-062-0018

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT 1598.71 FEET EAST 94.84 FEET SOUTHAND SOUTH 13D25' WEST 231.00 FEET OF THE NORTHWEST CORNEROF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 73D30'EAST 100 FEET, THENCE SOUTH 13D25' WEST 420.03 FEET, THENCESOUTH 89D42' WEST 109.53 FEET, THENCE NORTH 157 FEET THENCESOUTH 64D15' EAST 45 FEET, THENCE NORTH 13D25' EAST 308.51FEET, TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE, M/L. Approximately 1 AC.

Parcel 17-062-0023

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT 21.09 CHAINS EAST OF THE NORTHWESTCORNER OF SECTION 30; THENCE SOUTH 72D15' EAST 3.31 CHAINS,THENCE SOUTH 13D25' WEST 8.43 CHAINS, THENCE NORTH 72D15'WEST 40.26 FEET, THENCE SOUTH 157 FEET, THENCE SOUTH 89D21'24"EAST 145 FEET, THENCE SOUTH 1D10' WEST 127 FEET TO NORTH BANKOF CANAL, THENCE SOUTHWESTERLY ALONG CANAL TO A POINT WEST191.94 FEET AND SOUTH 1D10' WEST 909 FEET FROM BEGINNING,THENCE NORTH 1D10' EAST 909 FEET, THENCE EAST 191.94 FEETTO BEGINNING. CONTAINING 6.54 ACRES, M/L. EXCEPT 0.07 ACRE, MORE OR LESS, IN STATE ROAD (762-113). Approximately 6.54 AC

Parcel 17-062-0060

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OFSECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKEMERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WESTLINE OF COUNTY ROAD, 1000 WEST STREET, WHICH POINT IS2119.5 FEET SOUTH AND EAST 762.7 FEET FROM THE NORTHWESTCORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 1D WEST120 FEET; THENCE NORTH 89D WEST 230 FEET; THENCE NORTH 1DEAST 120 FEET, THENCE SOUTH 89D EAST 230 FEET TO THE POINTOF BEGINNING. Approximately .63 AC

Parcel 17-062-0082

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT ON THE EAST LINE OF 1000 WEST STREET,SAID POINT BEING SOUTH 88D32' EAST 819.70 FEET AND NORTH1D06' EAST 1025.92 FEET FROM THE SOUTHWEST CORNER OF SAIDQUARTER SECTION, RUNNING THENCE NORTH 1D06' EAST 100.00FEET, THENCE SOUTH 88D32' EAST 348.40 FEET, THENCE SOUTH1D30' WEST 100.00 FEET, THENCE NORTH 88D32' WEST 347.69 FEETTO THE POINT OF BEGINNING. Approximately .8 AC

Parcel 17-062-0001

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE MERIDIAN, U S SURVEY; BEGINNINGAT A POINT 826 FEET EAST AND 1279.75 FEET SOUTH OF THENORTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT ALSOBEING SOUTH 0D46' WEST 490.65 FEET FROM THE INTERSECTION OFTHE CENTER OF COUNTY ROAD AND THE CENTER OF THE CEMENT BRIDGEOVER THE NORTH OGDEN CANAL, RUNNING THENCE SOUTH 1D WEST597.33 FEET, MORE OR LESS, TO A POINT 12.2 CHAINS EAST ANDNORTH 1D EAST 762.92 FEET FROM THE SOUTHWEST CORNER OFSAID QUARTER SECTION, THENCE EAST 16.22 FEET, THENCE NORTH1D06' EAST 328.70 FEET ALONG THE EAST LINE OF 1000 STREETTHENCE SOUTH 88D32' EAST 331.90 FEET, THENCE NORTH 34.87FEET, MORE OR LESS, THENCE NORTH 88D32' WEST 331.90 FEETMORE OR LESS, TO THE EAST LINE OF 1000 WEST STREET, THENCEALONG SAID EAST LINE NORTH 1D06' EAST 222.7 FEET, MORE ORLESS, THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING. Approximately .49 AC

Parcel 17-062-0081

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT ON THE EAST LINE OF 1000 WEST STREET,SAID POINT BEING SOUTH 88D32' EAST 819.70 FEET AND NORTH1D06' EAST 1125.92 FEET FROM THE SOUTHWEST CORNER OF SAIDQUARTER SECTION, RUNNING THENCE NORTH 1D06' EAST 100.00 FEET,THENCE SOUTH 88D32' EAST 349.10 FEET, THENCE SOUTH 1D30' WEST100.00 FEET, THENCE NORTH 88D32' WEST 348.40 FEET TO THEPOINT OF BEGINNING. (BEING LOT 2, STEPHEN JENSEN SMALL LOT SUBDIVISION). Approximately .8 AC

Parcel 17-062-0079

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH,RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT ON THE EAST LINE OF 1000 WEST STREET,SAID POINT OF BEING SOUTH 88D32' EAST 819.70 FEET AND NORTH1D06' EAST 1225.92 FEET FROM THE SOUTHWEST CORNER OF SAIDQUARTER SECTION, RUNNING THENCE NORTH 1D06' EAST 122.7 FEET,MORE OR LESS, TO THE

NORTHWEST CORNER OF PROPERTY CONVEYED TO STEPHEN LEWIS JENSEN & LOIS C JENSEN BY QUIT CLAIM DEED RECORDED IN BOOK 1264, PAGE 796, RUNNING THENCE SOUTH 73°30'42" EAST 345.21 FEET ALONG THE NORTHERLY LINE OF SAID PROPERTY, THENCE EAST 16.5 FEET, THENCE SOUTH 1°30' WEST 33.63 FEET, THENCE NORTH 88°32' WEST 349.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. Approximately .61 AC

Parcel 17-062-0006

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING SOUTH 0°46' WEST 430.65 FEET FROM THE INTERSECTION OF THE CENTER LINE OF THE COUNTY ROAD AND THE CENTER OF THE CEMENT BRIDGE OVER THE NORTH OGDEN CANAL, SAID POINT OF INTERSECTION BEING 818.4 FEET, MORE OR LESS, EAST ALONG THE SECTION LINE AND SOUTH 0°46' WEST 789.1 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF SAID SECTION 30, RUNNING THENCE EAST 5.45 CHAINS ALONG THE SOUTH LINE OF THE MCDERMOTT-CRAGUN LAND; THENCE SOUTH 1°30' WEST 160.7 FEET TO A POINT 154.5 FEET NORTH 1°30' EAST OF THE NORTHWEST CORNER OF THE TRACT CONVEYED BY DEED RECORDED IN BOOK 114 DEEDS, PAGE 635; THENCE WEST 16.5 FEET; THENCE NORTHWESTERLY TO A POINT IN THE CENTER OF SAID COUNTY ROAD SOUTH 0°46' WEST 60 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 0°46' EAST 60 FEET TO THE PLACE OF BEGINNING. Approximately .95 AC

Parcel 17-062-0105

PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°38'19" EAST 824.79 FEET (EAST 818.4 FEET MORE OR LESS BY RECORD TO THE CENTERLINE OF 1000 WEST STREET); THENCE SOUTH 0°46'00" WEST ALONG SAID CENTER LINE 1131.15 FEET TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE NORTH 0°46'00" EAST 97.80 FEET; THENCE NORTH 90°00'00" EAST 227.00 FEET; THENCE NORTH 0°46'00" EAST 77.00 FEET; THENCE NORTH 90°00'00" EAST 132.70 FEET; THENCE SOUTH 0°46'00" WEST 77.00 FEET; THENCE SOUTH 0°00'19" WEST (SOUTH 0°46' WEST BY RECORD) 97.80 FEET; THENCE SOUTH 0°46'00" WEST 88.60 FEET; THENCE SOUTH 90°00'00" WEST 135.25 FEET; THENCE NORTH 0°46'00" EAST 88.60 FEET; THENCE SOUTH 90°00'00" WEST 225.75 FEET TO THE POINT OF BEGINNING. [NOTE: THIS DIVISION DOES NOT COMPLY WITH UTAH CODE SECTION 19-9A-605 (3) (E#2282224)]. Approximately 1.32 AC

Parcel 17-062-0029

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF THE COUNTY ROAD AND THE NORTH OGDEN CANAL, SAID POINT BEING 818.4 FEET, MORE OR LESS, EAST ALONG THE SECTION LINE AND SOUTH 0°46' WEST ALONG THE CENTER LINE OF SAID COUNTY ROAD 789.1 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 0°46' WEST ALONG CENTER OF COUNTY ROAD 167.25 FEET; THENCE EAST 359.7 FEET, MORE OR LESS, TO FENCE LINE; THENCE NORTH 0°04' EAST ALONG SAID FENCE LINE 19 FEET, MORE OR LESS, TO THE CENTER OF SAID CANAL; THENCE ALONG THE CENTER OF SAID CANAL NORTH 82°00' WEST 140 FEET, MORE OR LESS, THENCE NORTH 59°30' WEST 250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. Approximately .61 AC

Parcel 17-062-0031

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT LOCATED SOUTH 0°10' WEST 329.2 FEET ALONG THE SECTION LINE AND SOUTH 89°50' EAST 852.2 FEET AND SOUTH 1°00' WEST 300 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30, RUNNING THENCE SOUTH 89°50' EAST 334 FEET; THENCE SOUTH 1°00' WEST 310 FEET TO THE PINEVIEW WATER CANAL; RUNNING THENCE ALONG SAID CANAL THE FOLLOWING TWO COURSES: THENCE NORTH 82°00' WEST 143.88 FEET; THENCE NORTH 59°30' WEST 220.44 FEET; THENCE NORTH 1°00' EAST 178 FEET TO THE POINT OF BEGINNING. Approximately 2.01 AC

Parcel 17-062-0042

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING NORTH 89°37'45" EAST 825 FEET TO CENTER OF ROAD AND SOUTH 1° WEST 392.4 FEET AND NORTH 87°30' WEST 255 FEET AND SOUTH 1°13' WEST 234 FEET TO CENTER OF NORTH OGDEN CANAL FROM NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 30, THENCE SOUTH 61°15' EAST ALONG CANAL 46 FEET, THENCE SOUTH 19° WEST 121 FEET, THENCE NORTH 60° WEST 70.89 FEET, THENCE NORTH 55° WEST 155.76 FEET, THENCE NORTH 18°30' EAST 150 FEET TO THE CENTER OF CANAL, THENCE SOUTHEASTERLY ALONG CANAL TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY (1430-303). Approximately .67 AC

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

DATED this ____ day of _____, 2021.

PLEASANT VIEW CITY, UTAH

Leonard M. Call

ATTEST:

City Recorder

Posted this ____ day of _____, 2021

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

Cleaning up the split zoning part 1 July 27, 2021

BASIC INFORMATION

It was requested to clean up the split zoning in the City.

17-413-0002 from a split zone of A-2/RE-20 to RE-20
17-413-0003 from A-2 to RE-20
17-062-0114 from a split zone of A-2/RE-20 to RE-20
17-059-0108 from a split zone of A-2/RE-20 to RE-20
17-062-0016 from a split zone of RE-20/CP-1 to CP-1
17-062-0019 from a split zone of RE-20/CP-1 to CP-1
17-062-0021 from CP-1 to RE-20
17-062-0018 from a split zone of RE-20/CP-2 to RE-20
17-062-0023 from a split zone of RE-20/A-2 to RE-20
17-062-0060 from A-2 to RE-20
17-062-0082 from a split zone of RE-20/A-2 to RE-20
17-062-0001 from a split zone of RE-20/A-2 to RE-20
17-062-0081 from a split zone of RE-20/A-2 to RE-20
17-062-0079 from a split zone of RE-20/A-2 to RE-20
17-062-0006 from a split zone of RE-20/A-2 to RE-20
17-062-0105 from a split zone of RE-20/A-2 to RE-20
17-062-0029 from a split zone of RE-20/A-2 to RE-20
17-062-0031 from a split zone of RE-20/A-2 to RE-20
17-062-0042 from a split zone of RE-20/A-2 to RE-20

Residential Zoning

Neighborhood
Commercial
Zoning

PLANNING COMMISSION RECOMMENDATION

This was presented to the Planning Commission on July 1, 2021 and the motion to recommend approval of the zone changes to the listed lots was made by Commissioner Lund. It was seconded by Commissioner Walker. The voting was unanimous in favor to recommend the approval to City Council.

RECOMMENDATION

Staff recommends **approval**.

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 (2 to 3 Units per Acre). 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.

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 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.
- C. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools;
 - 1. The minimum size of the lot or site used for such recreational or other purposes shall be one acre.
 - 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.
- D. Public parks, public recreational grounds and buildings; public buildings, public utilities; E. Agriculture, nurseries and greenhouses, provided sale of goods is limited to materials produced on the premises, and there is no retail shop operated in connection therewith; agriculture experiment stations;
- F. The keeping of animals and fowl for family food productions as an incidental and accessory use to the residential use of the lot; private stables; horses for private use only. Any corral, stable or building for keeping horses, animals, or fowl shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any side or rear lot line;
- G. The following uses, provided they are conducted on not less than five acres and under the following conditions:
 - 1. Farms devoted to the hatching, raising (including fattening as an incident to raising), slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl or poultry, rabbits, fish or frogs hatched or raised on the premises.
 - 2. The raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided, that such raising or grazing is not part of nor conducted in conjunction with, any livestock feed yard, livestock sales yard, slaughter house, animal by-products business or commercial riding academy,

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

H. Household Pets;

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

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

K. Home occupations;

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

(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 by 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)

Chapter 18.16 - A-2 Zone

18.16.010 Use Regulations. In agricultural zone A-2, no building or 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. Any use permitted in residential zones RE-15 and RE-20;
 - B. Farms devoted to the hatching, raising (including fattening as an incident to raising) slaughtering, dressing and marketing on a commercial scale of chickens, or other fowl or poultry, rabbits, fish or frogs hatched or raised on the premises;
 - C. Aquariums; aviaries; apiaries;
 - D. 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 a part of, nor conducted in conjunction with, any livestock feed yard, livestock sales yard, slaughterhouse, animal by-products business or commercial riding academy;
 - E. Plants for the storage or packing of fruit and vegetables produced on the premises; fruits and vegetable stands when located not closer than twenty feet from any property line; dairy or creamery; milk processing and sale, provided at least 50% of milk processed and sold is produced on the premises;
 - F. Public and private parks; circus or transient amusement;
 - G. Accessory uses and buildings customarily incidental to the above.
- (Ord. 94-16, 2/14/95 (part); prior code Ord. 94-11, 11/15/94 and Ord. 87-17.03, 1987)

18.16.015 Conditional Uses.

- A. Farms devoted to the hatching, raising (including fattening as an incident to raising) slaughtering, dressing and marketing on a commercial scale of turkeys.
 - B. Fur farms, animal hospitals, dog kennels, dog breeding establishments, dog training schools, provided that any building or enclosure for animals is located not less than twenty-five feet from any side or rear property line nor less than one hundred feet from any street
 - C. Public stables; riding academies, rodeo grounds; agricultural experiment stations; cemeteries;
 - D. The keeping and raising of not more than 50 hogs, more than six months old, provided, that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises;
 - E. Grain storage elevators;
 - F. Hospitals; sanitariums; convalescent home; rest home; correctional institutions; radio, television stations and towers;
 - G. Golf courses, golf driving ranges; gun clubs; skeet shooting ranges;
 - H. Advertising signs and structures subject to provisions of the cities ordinances concerning this matter.
- (Ord. 94-16, 2/14/95 (part); prior code Ord. 94-11, 11/15/94 and Ord. 87-17.03, 1987)

18.16.020 Lot Area. The minimum lot area shall not be less than five acres for all uses permitted in this chapter, except for dwellings, schools, churches, libraries, museums, public utility and public service uses and sanitariums or hospitals, or for the keeping of animals and fowl for family food production or recreation, may be located on a lot of not less than two acres. (Ord. 94-16, 2/14/95 (part); prior code Ord. 94-11, 11/15/94 and Ord. 87-17.03, 1987)

18.16.030 Lot Width. The minimum width of any lot which is required by this chapter to contain a minimum area of five acres shall be three hundred feet; the minimum width of any lot which is required by this chapter to contain a minimum area of two acres shall be one hundred fifty feet. (Ord. 94-16, 2/14/95 (part); prior code Ord. 94-11, 11/15/94 and Ord. 87-17.03, 1987)

18.16.041 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. The minimum side yard for accessory buildings at least ten feet in the rear of the main building may have a minimum side yard of five feet provided that no other accessory building shall be located closer than ten feet to any building on an adjacent lot. (Ord. 94-16, 2/14/95 (part); prior code Ord. 94-11, 11/15/94 and Ord. 87-17.03, 1987)

18.16.042 Yard-Front. The minimum depth of the front yard for all structures shall be thirty feet. (Ord. 94-16, 2/14/95 (part); prior code Ord. 94-11, 11/15/94 and Ord. 87-17.03, 1987)

18.16.043 Yard-Rear. The minimum depth of the rear yard for any dwelling shall be thirty feet and for accessory buildings five feet, providing that:

A. 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; and/or,

B. No other accessory building shall be located closer than ten feet to any building on an adjacent lot. (Ord. 94-16, 2/14/95 (part); prior code Ord. 94-11, 11/15/94 and Ord. 87-17.03, 1987)

18.16.044 Yard-General. The minimum setback requirement of any yard for any building which abuts 600 West, 1000 West or that part of 1100 West below Pleasant View Dr. 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 2007-1, 1/9/07 and Ord 96-14, 9/24/96)

18.16.050 Building Height. Building height shall be no more than thirty-five feet or two and one-half stories, except as per a conditional use. (Ord. 94-16, 2/14/95 (part); prior code Ord. 94-11, 11/15/94 and Ord. 87-17.03, 1987)

18.16.060 Lot Coverage. No building or structure or group of buildings with their accessory buildings shall cover more than seventy percent of the area of the lot. (Ord. 94-16, 2/14/95 (part); prior code Ord. 94-11, 11/15/94 and Ord 87-17.03, 1987)

Public Comment

Brad Cragun, 984 W Pleasant View Dr

- Inquired as to why. I explained the reasoning behind it (to clean up the split zoning so there is no confusion as to which zone going forward). I also explained to him the current uses will still be able to be done and that was looked at as well with the request.

Richard Lewis, 3320 N 1000 W

- Inquired as to why and what triggered the rezone request. I explained the reasoning behind it (to clean up the split zoning so there is no confusion as to which zone going

forward). I also explained to him the current uses will still be able to be done and that was looked at as well with the request.

Brian McQuivey, 3260 N 1000 W

- Inquired as to why and what triggered the rezone request. I explained the reasoning behind it (to clean up the split zoning so there is no confusion as to which zone going forward). I also explained to him the current uses will still be able to be done and that was looked at as well with the request.

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

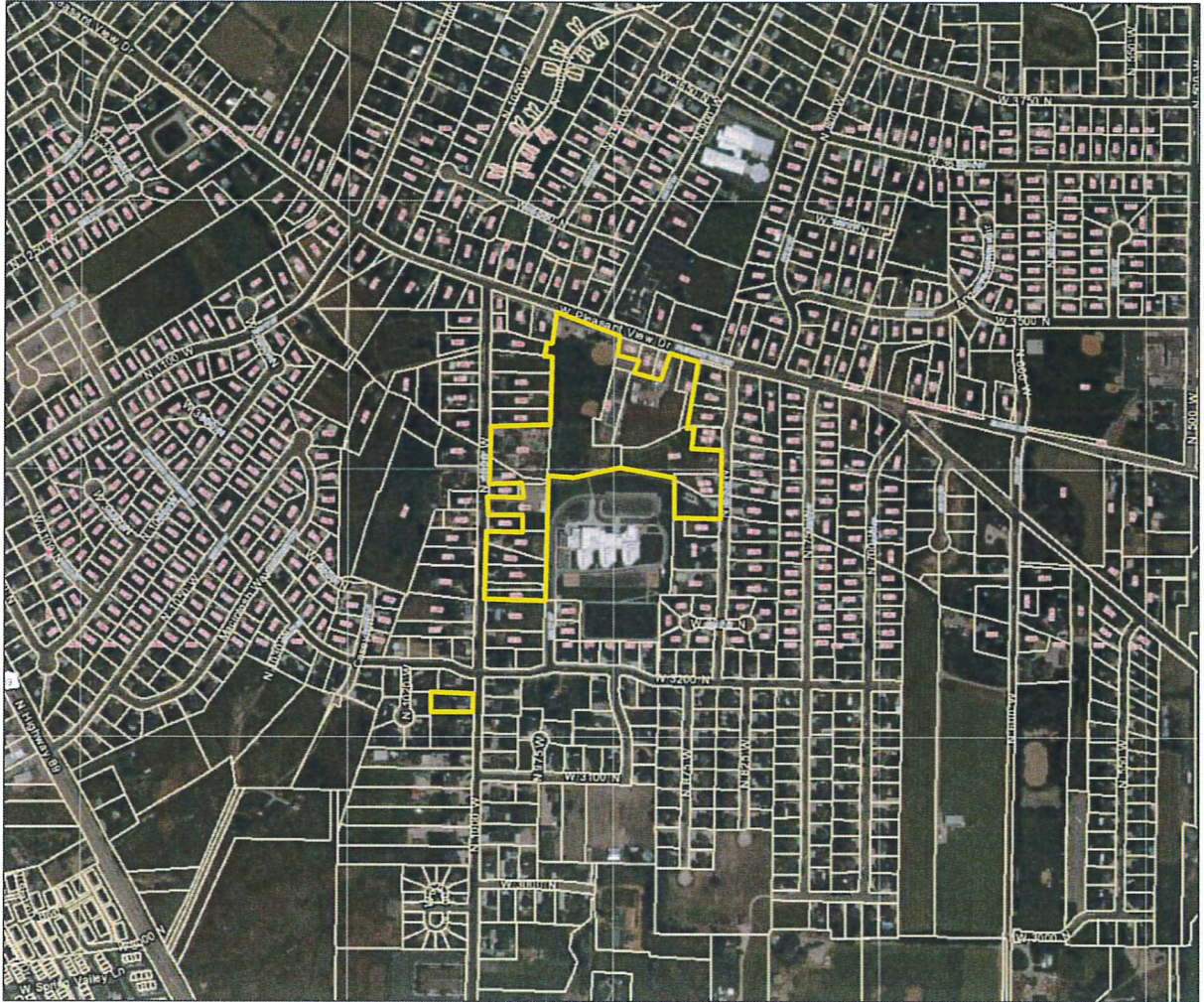
STAFF CONTACT

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

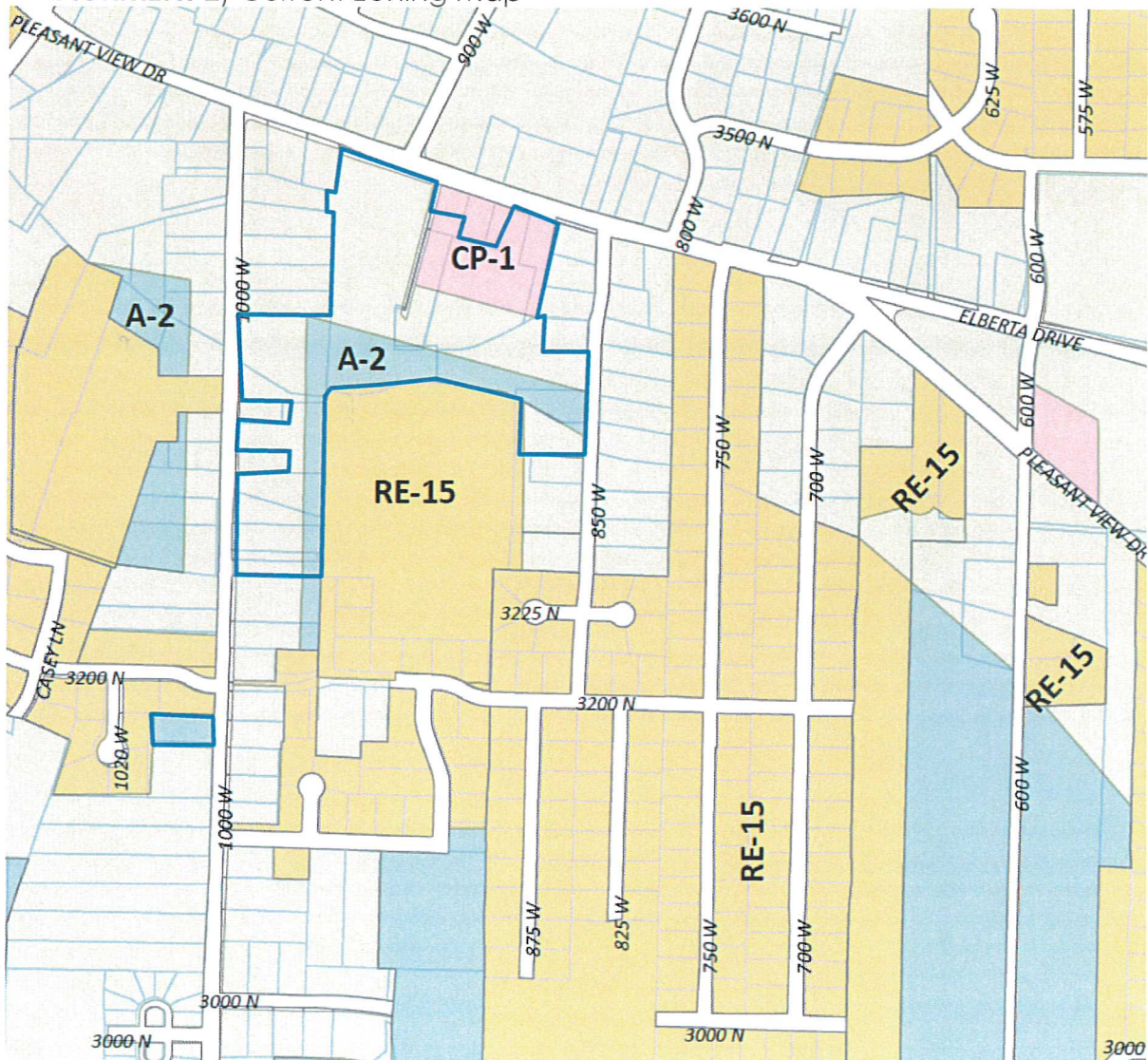
ATTACHMENTS

- 1) Vicinity Map
- 2) Current Zoning Map
- 3) Future Land Use Map
- 4) Draft Meeting Minutes from Planning Commission July 1, 2021

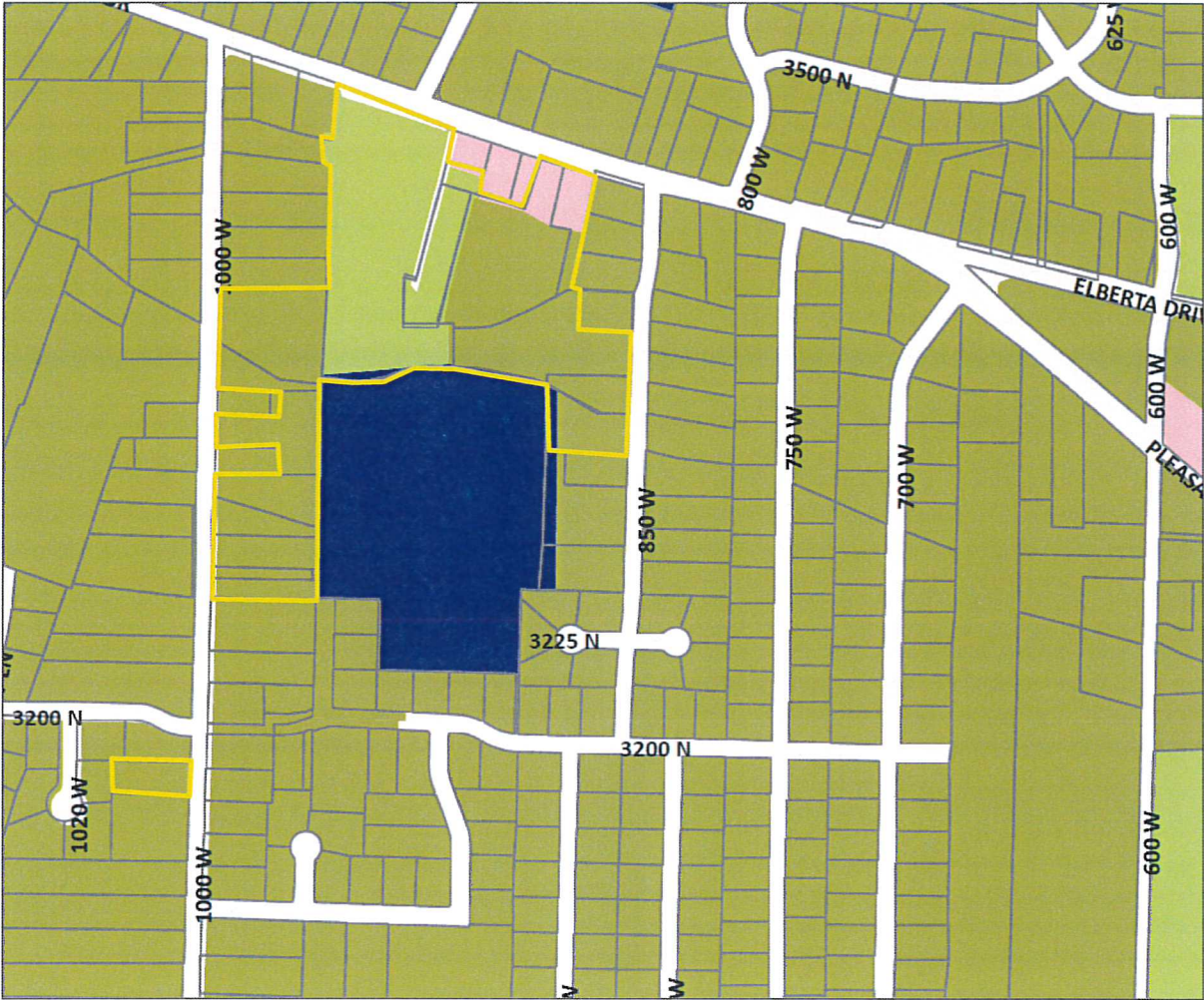
ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Current Zoning Map



ATTACHMENT 3) Future Land Use Map



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

July 1, 2021

MEMBERS PRESENT

Alicia Lund
Andy Nef
Ashley Walker
Dean Stokes, excused
Keith Preece, excused
James Cummings *aka Jim*
Jeff Bolingbroke, excused
Julie Farr
Sara Urry, City Council
Amy Mabey, City Administrator
Jill Hunt, Planner

VISITORS

Commission Chair Andy Nef called the meeting to order at 6:00 pm.

- A. Opening Prayer, Reading, or Expression of Thought:** Jim Cummings
- B. Pledge of Allegiance:** Jim Cummings
- C. Read the Electronic Meeting Determination for conducting a meeting w/o an anchor location**
- D. Declaration of Conflicts of Interest** – There were no conflicts of interest declared.
- E. Approval of the Agenda** - Alicia moved to approve the agenda and minutes from the May 27th and June 3rd meetings. Motion was seconded by Jim. Voting was unanimous in favor.

LEGISLATIVE

- 1. Discussion/Recommend a Decision to City Council: Rezone multiple parcels, list below, from split zoning to have each parcel have one zone only.**
 - a. 17-413-0002 from a split zone of A-2/RE-20 to RE-20**
 - b. 17-413-0003 from A-2 to RE-20**
 - c. 17-062-0114 from a split zone of A-2/RE-20 to RE-20**
 - d. 17-059-0108 from a split zone of A-2/RE-20 to RE-20**
 - e. 17-062-0016 from a split zone of RE-20/CP-1 to CP-1**
 - f. 17-062-0019 from a split zone of RE-20/CP-1 to CP-1**
 - g. 17-062-0021 from CP-1 to RE-20**
 - h. 17-062-0018 from a split zone of RE-20/CP-2 to RE-20**
 - i. 17-062-0023 from a split zone of RE-20/A-2 to RE-20**
 - j. 17-062-0060 from A-2 to RE-20**
 - k. 17-062-0082 from a split zone of RE-20/A-2 to RE-20**
 - l. 17-062-0001 from a split zone of RE-20/A-2 to RE-20**
 - m. 17-062-0081 from a split zone of RE-20/A-2 to RE-20**
 - n. 17-062-0079 from a split zone of RE-20/A-2 to RE-20**
 - o. 17-062-0006 from a split zone of RE-20/A-2 to RE-20**
 - p. 17-062-0105 from a split zone of RE-20/A-2 to RE-20**
 - q. 17-062-0029 from a split zone of RE-20/A-2 to RE-20**

- r. **17-062-0031 from a split zone of RE-20/A-2 to RE-20**
- s. **17-062-0042 from a split zone of RE-20/A-2 to RE-20**

Jill presented the proposed rezonings of the split parcels to the commission. Julie asked if any residents had contacted the staff in regards to keeping animals and the rezoning, and Jill stated that every resident that had contacted the staff was understanding, approved of the changes, and would still be able to keep their animals after the rezoning.

Julie moved to open a public hearing. Motion was seconded by Alicia. Voting was unanimous in favor.

Andy asked if there were any public comments on the rezoning, no residents were present at the meeting and Jill stated there were no online comments. Andy stated that public comments are greatly appreciated by the commission.

Ashley moved to close the public hearing. Motion was seconded by Julie. Voting was unanimous in favor.

Andy stated that the rezonings would not alter any residents' taxes.

Alicia moved to recommend approval of the zone changes to remove the split zoning, with the exception of parcels #17-059-0108 and #17-062-0114. Motion was seconded by Ashley. Voting was unanimous in favor.

OTHER BUSINESS

2. Commission Communications

Andy thanked the staff for their performance and work in carrying out the Founder's Day 2021 celebration.

3. Staff Communications/Training

Jill told the commission that their next meeting would be on July 15th, had only one item, and would include commission training before the meeting. Jill also told the commission that the second part of the rezoning would hopefully be ready for the commission to review by September.

Andy stated that he has been asked why the city approves more subdivisions while having an issue with water. Jill stated that the city has plenty of culinary water, staff is monitoring the water supply, and the city has no control over secondary water. A discussion on the city's access to secondary water followed.

A comment on youtube asked why there were no residents at the meeting, and Jill stated that the doors were unlocked and no one attended.

Meeting was adjourned at 6:35 pm.



City Council Staff Report

Simon Goe Development Agreement July 27, 2021

ANALYSIS

This agreement would be for the upgraded pavement section, which we have received WACOG funding for.

DEVELOPMENT AGREEMENT For Simon Goe Subdivision

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

RECITALS

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

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

WHEREAS City's Municipal Code allows City to enter into an agreement with developers for upsizing of infrastructure;

WHEREAS one or more of the City's Master Plans identify infrastructure sizing greater than the minimum required to serve Project;

WHEREAS Developer is agreeable to constructing such improvements with reimbursement from City;

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

AGREEMENT

1. **Property Affected by this Agreement.** The description of the Project is attached and specifically

described in Exhibit A. No additional property may be added to this description for purposes of this Agreement except by written amendment to this Agreement executed and approved by the Parties hereto.

2. **Subdivision Infrastructure.** The Project Improvements include approximately 700-ft of roadway, including pavement, curb, gutter, and sidewalk, storm drain, culinary water, and sanitary sewer improvements. The roadway is an extension of the existing Parkland Boulevard, north of 2775 North. The pavement section determined for the development by the geotechnical engineer is: 6-inches hot mix asphalt on 8-inches untreated base course on 8-inches granular borrow subbase.

3. **Master Planned Infrastructure.** The *2700 North Sub-Area Master Plan* (Hales Engineering, June 2016) and the *Pleasant View City Master Street Map* (adopted September 12, 2017) identify this portion of Parkland Boulevard to be a minor arterial. Based on anticipated traffic loading, City has identified a needed pavement section of 7-inches hot mix asphalt on 12-inches untreated base course on 13-inches granular borrow subbase ("Upgraded Pavement Section").

4. **Developer's Obligations.** In addition to the Project Improvements, Developer agrees to construct the Upgraded Pavement Section in return for reimbursement from City.

5. **Construction Cost.** Parties agree to the unit prices and approximate quantities associated with the Upgraded Pavement Section as shown in the Construction Cost Estimate, as shown in the attached Exhibit B, and agree that the final cost will be determined by the City-verified as-constructed quantities and the previously agreed upon unit prices ("Construction Cost").

6. **Reimbursement Payments.** Within sixty (60) days of completion of the Upgraded Pavement Section, City shall pay Developer the Construction Cost. No reimbursement shall be due to Developer until the Upgraded Pavement Section has been fully installed, inspected, and approved by the City, and any real property dedicated to City.

7. **Default.**

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

7.2. Parties herein each agree that should they default in any of the covenants or agreements contained herein, the defaulting Party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this Agreement, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such remedy

is pursued by filing suit or otherwise, whether such costs and expenses are incurred with or without suit or before or after judgment.

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

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

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

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

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

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

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

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

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

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

For Developer: Name

[redacted] Company
[redacted] address
[redacted] city, state, zip
[redacted] email

For City: Amy Mabey, City Administrator
Pleasant View City
520 W. Elberta Dr.
Pleasant View, UT 84414
amabey@pleasantviewcity.com

Any party may change its address by giving written notice to the other parties in accordance with the provisions of this section.

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

15.1. Exhibit A – Property Description

15.2. Exhibit B – Construction Cost Estimate

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

(continued on next page)

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

FOR DEVELOPER

(name)

STATE OF UTAH)
 §
COUNTY OF _____)

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

Witness my hand and official seal.

Notary Public signature

_____ (seal)
(Printed Name)

FOR PLEASANT VIEW CITY

By: (name)
Its: Mayor

Attest:

City Recorder

Approved as to Form: _____

City Attorney

EXHIBIT A

PROPERTY DESCRIPTION

This would be the legal description on the subdivision plat

EXHIBIT B

CONSTRUCTION COST ESTIMATE

EXHIBIT B

Simon Goe Subdivision
Cost Sharing Exhibit
 Project location: Parkland Blvd, north of 2775 N. (720 II)
 July 5, 2021



APPROXIMATE COSTS BASED ON DEVELOPER'S BID										Additional Improvements for Upgraded Pavement Section				
Item	Description	Master Planned Improvements				Project Improvements				Upgraded Pavement Section				
		Quantity	Unit	Unit Price	Total Amount	Quantity	Unit	Unit Price	Total Amount	Quantity	Unit	Unit Price	Total Amount	
1	Excavate and dispose of existing material	4,409	c.y.	\$ 5.00	\$ 22,044	3,031	c.y.	\$ 5.00	\$ 15,156	1,378	c.y.	\$ 5.00	\$ 6,889	
2	Furnish and install granular borrow	3,385	ton	13.00	44,008	2,083	ton	13.00	27,082	1,302	ton	13.00	16,926	
3	Furnish and install untreated base course	3,030	ton	17.00	51,518	2,020	ton	17.00	34,345	1,010	ton	17.00	17,173	
4	Construct hot mix asphalt pavement	1,733	ton	81.63	141,424	1,485	ton	81.63	121,221	248	ton	81.63	20,203	
Pavement Subtotal =					\$ 258,994	Pavement Subtotal =					\$ 197,803	Pavement Subtotal = \$ 61,191		
Construction Cost for Upgraded Pavement Section														