

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

November 9, 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, November 9, 2021, **commencing at 6:00 PM.**

The agenda consists of the following:

Pledge of allegiance: Sara Urry

Opening Prayer, Reading or Expression of Thought: Sara Urry

Declaration of Conflicts of Interest

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

- Minutes of October 12, 2021

Business:

- 6:05 P.M. 1. Discussion and possible action to grant an exemption to the Home Occupation conditions for a business to be conducted outside the primary premise located at 1080 W 3150 N to the premise located at 3361 N 850 W for an ultrasonic cavitation procedure business. Requester: Amanda Payne. *(Presenter: Laurie Hellstrom)*
- 6:10 P.M. 2. Discussion and possible action to consider approval of preliminary subdivision plat to Matthew Meadows Subdivision, 14 lots, located at 1650 W Hwy 89, parcels #19-014-0054, 19-014-0055 and 19-014-0031, petitioners Fred Bollingbroke and Jeff Bollingbroke. *(Presenter: Jill Hunt)*
- 6:20 P.M. 3 Discussion and possible action to consider approval of final subdivision plat and escrow approval to Heart of Pole Patch #3, 7 lots, located at 250 W 4500 N, parcel #16-357-0010, petitioners Aaron Olsen and Johnny Ferry. *(Presenter: Jill Hunt)*
- 6:30 P.M. 4. Discussion and possible action to consider a roadway dedication at 1740 W 2700 N to Pleasant View City. Petitioner: Dee Hansen. *(Presenter: Jill Hunt)*
- 6:40 P.M. 5. Public Hearing – Discussion and possible action to consider a rezone from a split zone of RE-20 (residential) and A-2 (agriculture) to RE-20 (residential) located at approximately 3453 N 1000 W, parcels 17-062-0045 and 17-062-0099, petitioner Stuart Gibby, Ordinance 2021-10. *(Presenter: Jill Hunt)*
- 6:55 P.M. 6. Public Hearing – Discussion and possible action to consider an amendment to Pleasant View City's General Plan and Future Land Use Ordinance for amendments to the east side of the city, Ordinance 2021-11. *(Presenter: Jill Hunt)*
- 7:10 P.M. 7. Public Hearing – Discussion and possible action to consider an amendment to Pleasant View City's General Plan and Future Land Use Ordinance for amendments to the west side of the city, Ordinance 2021-12. *(Presenter: Jill Hunt)*

- 7:25 P.M. 8. Public Hearing – Discussion and possible action to consider amendments to the Mixed-Use East zone in Chapter 20.40 to add a residential component and change the boundary, Ordinance 2021-13. *(Presenter: Jill Hunt)*
- 7:40 P.M. 9. Discussion and possible action to consider a resolution establishing an intent to modify city recreational offerings by expanding pickleball courts at Pleasant View Park, Resolution 2021-J. *(Presenter: Amy Mabey)*
- 7:50 P.M. 10. Discussion and possible action to approve an auditing engagement agreement with Child Richards CPAs & Advisors for the 2021 fiscal year. *(Presenter: Laurie Hellstrom)*
- 8:00 P.M. 11. Discussion and possible action to approve a new job position of a fulltime Animal Control/Code Enforcement Officer. *(Presenter: Amy Mabey)*
- 8:10 P.M. 12. Public Hearing – Discussion and possible action to amend the budget for the 2021-2022 fiscal year for engineering fees to review expanding pickleball courts, a fulltime animal control/code enforcement officer and auditing services, Resolution 2021-K: *(Presenter: Laurie Hellstrom)*
- 8:20 P.M. 13. Present the Storm Water Management Plan. *(Presenters: Dana Shuler and Tyson Jackson)*
- 8:30 P.M. 14. Purchase of 2022 HV613 10-Wheeler with full snowplow package in the amount of \$219,927.30. *(Presenter: Tyson Jackson)*
- 8:40 P.M. 15. Closed Meeting.
16. 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.



City Council Staff Report

Matthew Meadows Preliminary Sub division November 9, 2021

BASIC INFORMATION

Application Number: SBD 21.08
Applicant: Fred & Jeff Bolingbroke
Owner: Fred Bolingbroke
Acreage: 7.2
Lots: 14
Location: 1650 W Hwy 89
Parcels: 19-014-0054, 19-014-0055, 19-014-0031
Current Zoning District: **RE-15**

PLANNING COMMISSION RECOMENDATION

Commissioner Cummings made the motion to recommend approval along with the conditions as stated in the staff report. It was seconded by Commissioner Crandell. The voting was unanimous in favor to recommend approval along with the conditions stated in the staff report.

RECOMMENDATION

Staff recommends **approval** along with conditions listed below:

Conditions:

- 1) Street light conduit design and installation shall be by developer. *By city standards.*
- 2) 6-ft solid fence is required along the no access line.
- 3) Redlines

Findings:

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

Compliant

ANALYSIS

17.06 - PRELIMINARY SUBDIVISION APPLICATION AND APPROVAL

17.06.010 Intent:

1. It is the intent of this Ordinance that Preliminary Subdivision Application approval is a discretionary action of the City Council, accompanied with findings of fact, following the receipt of a Planning Commission and Development Review Committee (hereinafter referred to as DRC), recommendation.

2. It is the intent of this Ordinance that all items applicable to a Preliminary Subdivision Application be fully addressed by the applicant(s), the city, and all other applicable reviewing agencies prior to any action by the Planning Commission or City Council.

3. For the purposes of this Ordinance, the procedures, and requirements for the consideration of Preliminary Subdivision Applications are provided to allow for the consideration of all items in relation to the subdivision of land. The DRC and Planning Commission shall identify and address all items applicable to a Preliminary Subdivision Application prior to providing a recommendation to the City Council.

4. It is intended that the Planning Commission consider the design of the subdivision in relationship to the existing natural environment in the project area and the surrounding properties and to the compatibility of the design with the existing physical characteristics of the community. It is further intended that the Planning Commission review all applications in relationship to their compatibility with the elements of the General Plan.

5. It is intended that the DRC shall provide both a general compatibility and design analysis and a technical evaluation of the construction elements of a subdivision in preparing recommendations to city officials.

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

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

1. Application. A Preliminary Subdivision Application form, provided by the City, shall be completed and signed by the owner(s) as identified on the property assessment rolls of Weber County, or authorized agent of the owner(s), of the lands proposed to be subdivided. The Preliminary Subdivision Application shall be accompanied by the application fees, those items found on the check list provided with the application, and as found herein:

a. A list of all current property owners, as found in the records of the County Recorder, within 500ft of any part of the proposed subdivision.

b. Mailing labels for all property owners as found in item a.

c. A copy of all plat maps, as provided by the County Recorder, that cover the area of the proposed subdivision and the adjacent owners found in item a.

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

- a. A layout plan of the proposed subdivision, at a scale of no more than 1" = 100', or as recommended by the City Planner and/or City Engineer.
 - b. The proposed name of the subdivision and the section, City, range, principal median, and County of its location shall be located at the top and center of the preliminary plat.
 - c. A title block, placed on the lower right hand corner of the plat showing:
 - i. Name and address of owner of record and the name and address of the licensed surveyor responsible for preparing the preliminary plat.
 - ii. Date of preparation of the preliminary subdivision plat, and all revision dates.
 - d. North arrow, graphic and written scale, and basis of bearings used.
 - e. All proposed lots, rights-of-way, and easements created by the proposed subdivision and their bearings, lengths, widths, name, number, or purpose. Each proposed lot shall identify required setback lines (the buildable area) including front, side, and rear as required by the Zoning District in which the proposed subdivision is located.
 - f. A vicinity map of the site at a minimum scale of 1" = 1000'.
 - g. Surveyed boundary of the proposed subdivision; accurate in scale, dimension and bearing, and giving the location of and ties to the nearest survey monument.
 - h. The location of the property with respect to surrounding property and roads, and the names of all adjoining property owners of record.
 - i. The legal description of the entire subdivision site boundary.
 - j. The location of any common space or open space areas including the location of all property proposed to be set aside for public or private reservation, with the designation of the purpose of those set aside, and conditions, if any, of the dedication or reservation.
3. Required Subdivision Site Information. The following subdivision site information is required and any mapping information shall be provided at the same scale as the preliminary subdivision plat, and may be on separate sheets, if necessary:
- a. A geologic report (text, maps, hazard assessments) performed by an engineer/geologist with appropriate expertise, that includes:
 - i. Study area context map (vicinity map with the area identified)
 - ii. Provide the actual study area map and generally describe, including site photography
 - iii. Geomorphology map (landslide, avalanche, and rock fall hazards) and hazard assessment
 - iv. Geology map (bedrock, sediment layers, alluvial fans, active/intermittent stream channels, debris flows) and assessment
 - v. Fault map, fault type, suggested buffer/setback area, and hazard assessment
 - vi. Hydrology map (streams, springs, wetlands, recharge and discharge areas, floodplains, watersheds) including buffer area recommendations and hazard assessment

- vii. Slope map (0-15%, 15-20%, 20-25%, 25-30%, 30+%) and hazard assessment
 - viii. Soils map and chart (type, NRCS rating, depth to water table, depth to unstable layers, shrink/swell potential, development limitations) and hazard assessment
 - ix. Water source protection zones and hazard assessment
 - x. Composite mapping of hazard areas including areas of overlap
 - xi. Recommended guidelines pertaining to each potential hazard reviewed above
 - xii. Recommended design modifications (demonstrate how the above issues should impact the design, provide a new design, if applicable)
 - xiii. Provide the qualifications of the preparers and their evaluation process
 - xiv. Provide your information/reference resources
 - xv. Date (s) of field visits (no study will be accepted without on-site photography demonstrating that on-site investigations have been accomplished)
 - xvi. Date of on-site visit/investigation with City Engineer or City Contract Geologist. Include a record of comments and concerns.
 - xvii. If applicable, include additional investigations, analysis, and assessment as suggested by the on-site visit
 - xviii. Executive summary of hazard potential
 - xix. Attached report of review comments by the City Engineer or City Contract Geologist (associated fees to be paid by the applicant)
 - xx. Certification by submitting engineer, geologist or other acceptable expert concerning the validity/accuracy of the information provided in the report.
4. Existing site contours at intervals of no greater than ten feet (major) and two feet (minor), unless otherwise approved by the City Engineer, overlaid with the proposed subdivision layout. Slope calculations, according to the requirements of this title, shall also be provided.
5. Subdivision Roads and Streets. The preliminary subdivision plat, and other application materials, shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets, as required by the City. All subdivision streets shall be designed as required by the City. The City shall review the proposed street and road design for compliance with the requirements of the City. The proposed street and road layout shall provide adequate and safe access to all proposed lots and proposed and existing roads, streets, and adjacent properties. If the subdivision will be accessed from a State Highway, proof of preliminary application for an appropriate access permit from the State of Utah Department of Transportation, shall be provided with the application materials.

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

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

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

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

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

e. Special Service District or Special Service Area. If the proposed subdivision is located within the boundaries of a Special Service District or a Special Service Area, a letter shall be provided from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision. The applicant shall be responsible for any fees charged by such agencies.

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

17.06.030 Preliminary Subdivision Application Approval Procedures:

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

17.06.040 Planning Commission Recommendation:

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

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

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

- a. Road and street improvements, including layout and design and construction elements.
- b. Flood control facilities.
- c. Culinary and Secondary Water facilities.
- d. Sanitary Sewer facilities.
- e. Storm Drainage facilities.
- f. Lot and/or Site Drainage facilities.
- g. Park and open space areas and facilities, trail accesses and connections to existing and planned trails.
- h. Fire protection facilities, including fire hydrants and water storage facilities.
- i. Power, gas, telephone, cable, and any other public utility facilities.
- j. Fencing and buffering treatments.
- k. Street lighting and streetscape enhancements including street trees and park strip improvements.
- l. The protection and preservation of the natural environment.

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

17.06.050 Effect of Planning Commission Preliminary Subdivision Application

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

17.06.060 City Council Approval:

1. Following receipt of the Planning Commission's recommendation, and a review by the DRC of any corrections required by the Planning Commission, the City Council shall consider the Preliminary Subdivision Application materials, and all other information, at a regular City Council meeting, with notice of the Preliminary Subdivision Application agenda item being provided by:
 - a. Posting on the City web site, at least five days prior to the meeting.
 - b. Notice to affected entities.
2. The DRC, any affected State and County Agency, Special Service District, Special Service Area, or any other affected public agency may present information and materials to the City Council for review in considering the Preliminary Subdivision Application.

3. Following the consideration of the Preliminary Subdivision Application, all information and materials presented, and giving special consideration to the recommendations of the Planning Commission and DRC, the City Council shall approve the Preliminary Subdivision Application as presented, approve with conditions, or deny the Preliminary Subdivision Application.

4. The City Council may require specific project designs and onsite and offsite improvements, facilities and amenities, for preliminary subdivision approval, as determined necessary by the City Council as outline in 17.06.040. (Ord.2008-5, dated 4/8/08)

17.06.070 Effect of City Council Preliminary Subdivision Application Approval and Effective

Period:

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

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

17.06.080 Site Preparation Work Prohibited:

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

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

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

Public Comment

There have been no comments currently.

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

STAFF CONTACT

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

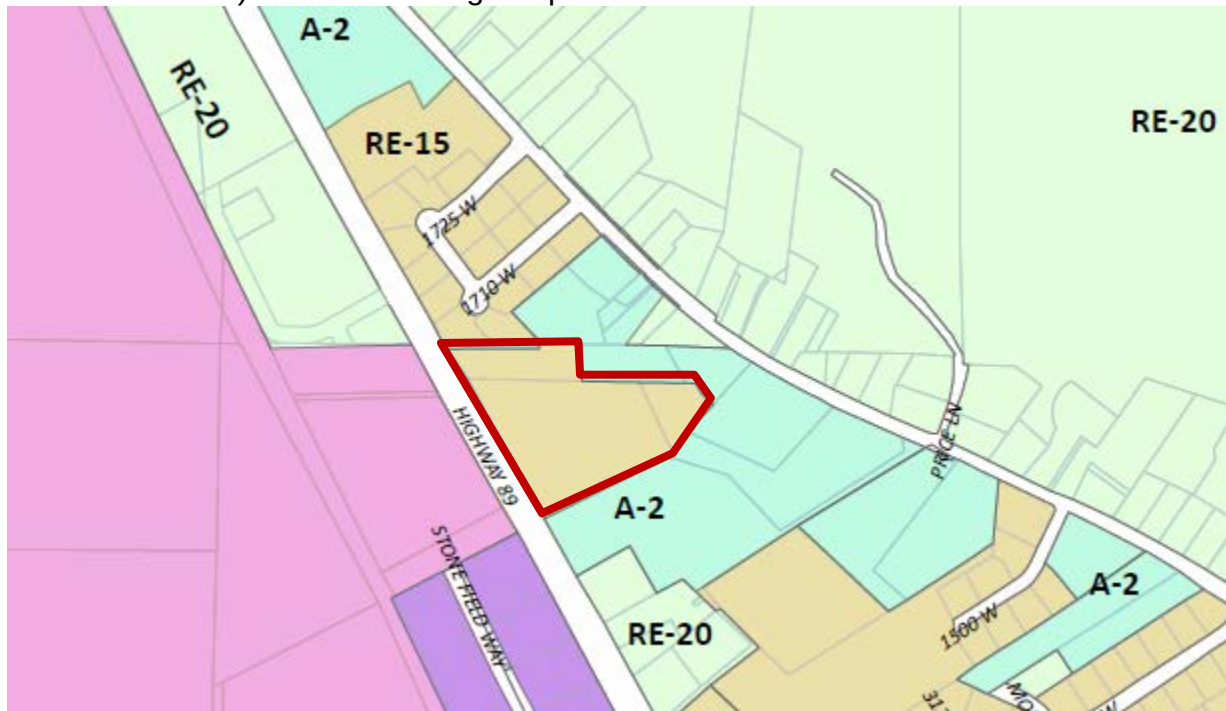
ATTACHMENTS

- 1) Vicinity Map
- 2) Current Zoning Map
- 3) Picture of project
- 4) Planning Commission Meeting Minutes

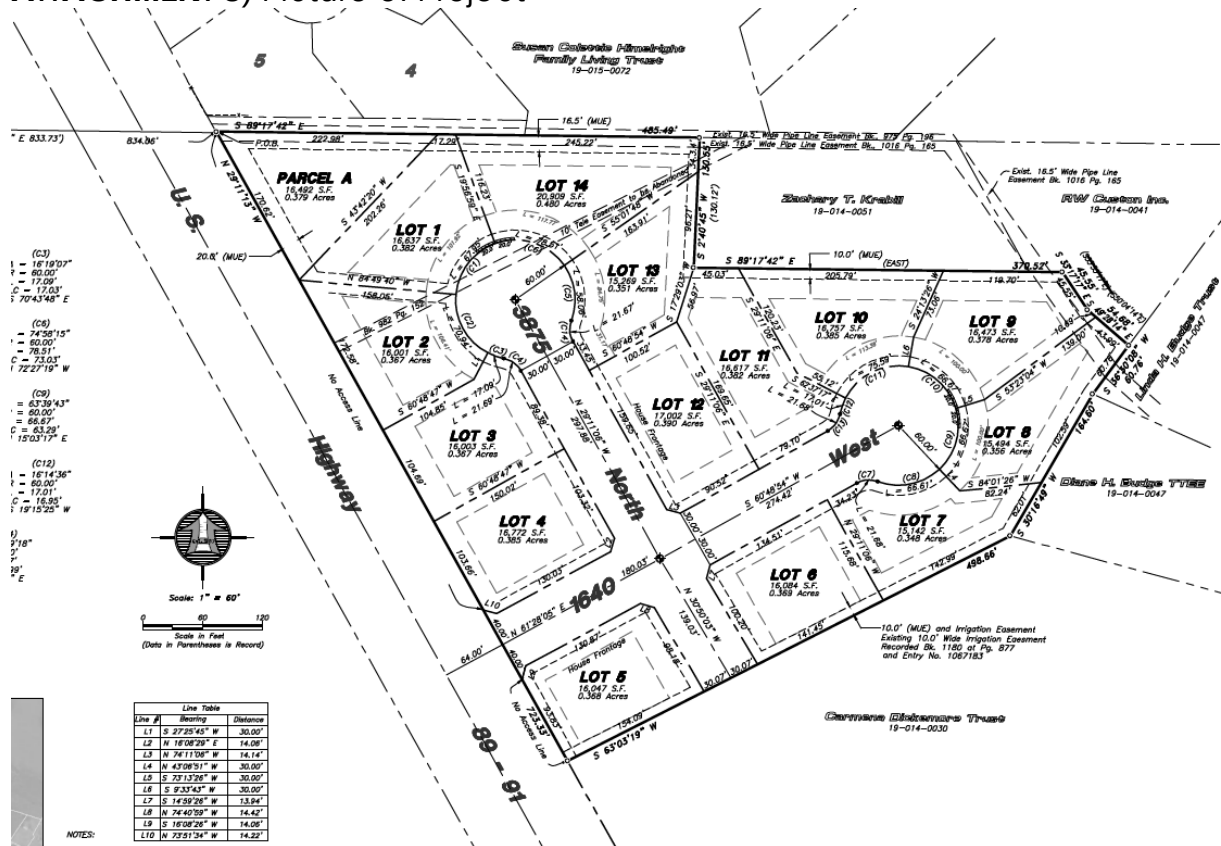
ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Current Zoning Map



ATTACHMENT 3) Picture of Project



ATTACHMENT 4) Planning Commission Meeting Minutes

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

October 21, 2021

MEMBERS PRESENT

Andy Nef
Dan Crandell
David Park
Dean Stokes
Keith Preece, *excused*
James Cummings *aka Jim*
Jeff Bolingbroke, *had conflict of interest and sat as an applicant*
Julie Farr
Sara Urry, City Council
Jill Hunt, Planner

VISITORS

Jeff Bolingbroke
Jim Flint

Commission Chair, Keith Preece called meeting to order at 6pm

OPENING PRAYER: Commissioner Cummings

PLEDGE OF ALLEGIANCE: Commissioner Cummings

DECLARATION OF CONFLICT OF INTEREST: Jeff Bolingbroke

CONSENT AGENDA: Commissioner Farr made the motion to approve the agenda. It was seconded by Commissioner Stokes. Voting was unanimous in favor to approve the agenda.

SCHEDULED ITEMS:

ADMINISTRATIVE

1. Discussion/Decision: Preliminary Subdivision Matthew Meadows, 14 lots, located on parcels 19-014-0054, 19-014-0055, and 19-014-0031.

Jill presented location, conditions, and plans of the subdivision. Commissioner Farr and Commissioner Crandell inquired about UDOT access, the agreement we have with them and safety. Jill explained regarding with UDOT is the only department that can allow entrances on Highway 89, the city has no authority as it is not the city's right of way. Jim Flint came up and gave more in depth where they are at with the UDOT permit and if UDOT does not allow them to have the entrance then the project would not be able to have the layout it does. Jill stated if the layout changed it would come back to them.

Commissioner Cummings made the motion to recommend approval along with the conditions as stated in the staff report. It was seconded by Commissioner Crandell. The voting was unanimous in favor to recommend approval along with the conditions stated in the staff report.

OTHER BUSINESS

2. Commission Communications.

Commissioner Farr brought up light pollution and brought up another place where they had large lights for tomatoes. Jill stated the city is updating the standards for lighting to be dark sky compliant.

3. Staff Communications.

Jill informed them of the November items thus far and to plan on December having the dinner before the meeting. She stated more will come.

Adjourned at: 6:34pm

Audio was not working on during the meeting. This was acknowledged after the meeting finished.



City Council Staff Report

Heart of Pole Patch Ph 3 Subdivision Final November 9, 2021

BASIC INFORMATION

Applicant:	SBD 21.07
Owner:	HOPP Holdings LLP Aaron Olsen & Johnny Ferry
Lots:	7 Lots
Location:	Top of 250 W about 4500 N Parcel: 16-357-0010
Current Zoning District:	RE-20

RECOMMENDATION

Staff recommends **approval**.

Findings:

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

ANALYSIS

Final Ordinance

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

1. *Application. A Final Subdivision Application, provided by the City, completed, and signed by the owner(s) as identified on the property assessment rolls of Weber County, or authorized agent of the owner(s), of the lands proposed to be subdivided. The Final Subdivision Application shall be accompanied by the application fees, those items found on the check list provided with the application, and documents and items as found herein.*

Completed

2. *Final Subdivision Plat. The applicant shall submit a final subdivision plat, prepared by a licensed land surveyor, conforming to current surveying practice and in a form acceptable to the Weber County Recorder for recordation together with plans as required herein. The final subdivision plat shall be prepared in permanent ink and all sheets shall be numbered. All required certificates shall appear on a single sheet (along*

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

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

Completed

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

Verified through Abstract with County.

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

Taxes are current.

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

Completed

- 6. Other agencies. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by other agencies including but not limited to the following:*

- a. *Fire Protection. A letter shall be provided by the developer from the Fire Department to the city of any requirements relating to fire protection. The applicant is responsible to provide information for fire protection capacity analysis and to include on plats and special requirements from such analysis.*
- b. *Special Service District or Special Service Area. If the proposed subdivision is located within the boundaries of a Special Service District or a Special Service Area, a letter shall be provided from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision.*
- c. *UDOT. If the subdivision will be accessed from a State Highway, proof of preliminary application for an appropriate access permit from the State of Utah Department of Transportation, shall be provided with the application materials.*
- d. *The applicant shall be responsible for any fees charged by such agencies.*

Completed

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

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

Completed

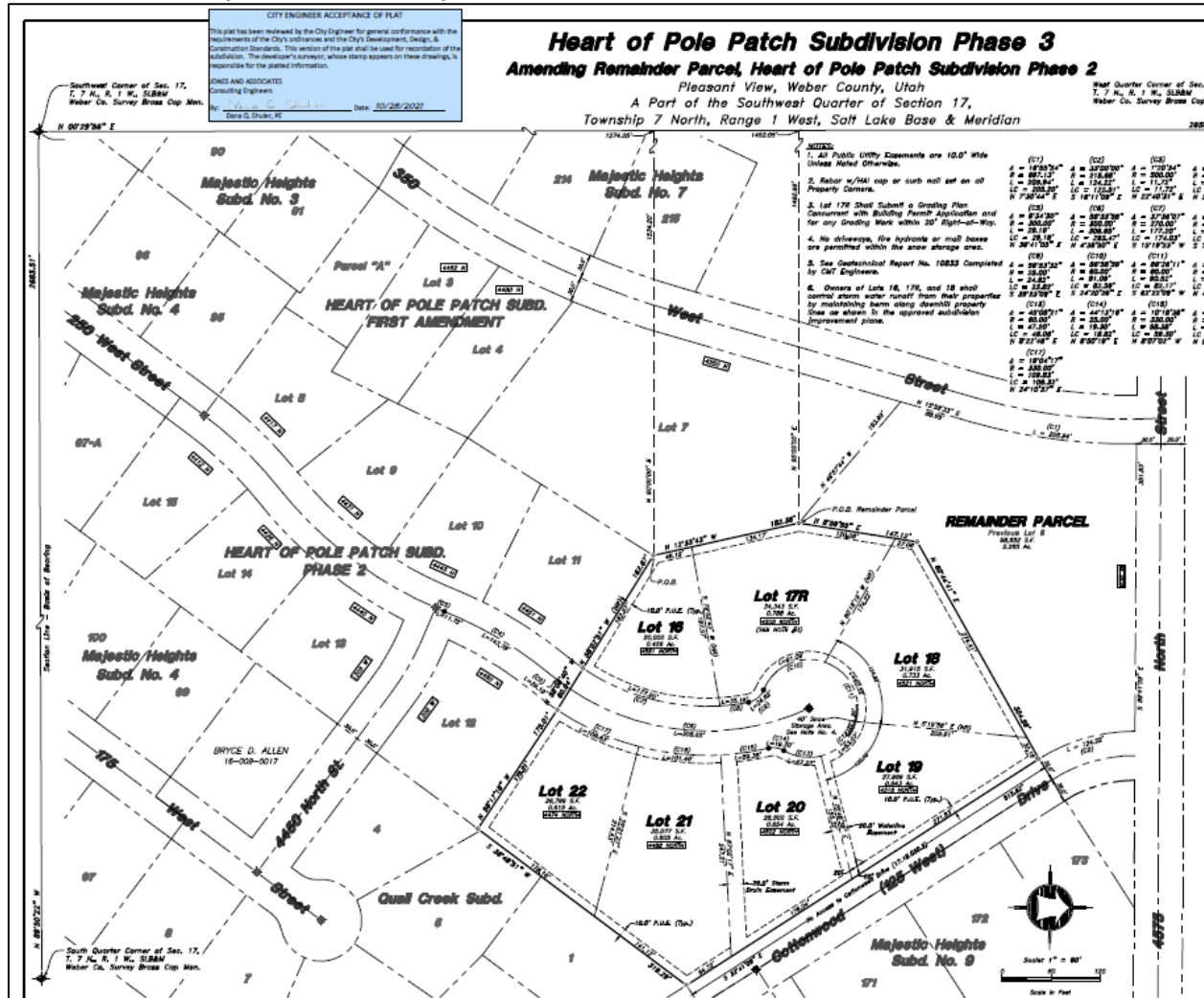
STAFF CONTACT

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

ATTACHMENTS

- 1) Vicinity Map
- 2) Picture of project
- 3) Escrow Agreement & Long-Term Storm Water Management Agreement

ATTACHMENT 2) Picture of Project



ATTACHMENT 3) Escrow Agreement & Long-Term Storm Water Management Agreement

When recorded, please return to:
Laurie Hellstrom, City Recorder
Pleasant View City
520 Elberta Dr.
Pleasant View, Utah 84414

ESCROW AGREEMENT

For Heart of Pole Patch Subdivision Phase 3

This Escrow Agreement ("Agreement") is made this 25, day of October, 2021, by and between Pleasant View City, a municipal corporation of the State of Utah located in Weber County ("City"), and HOPP HOLDING, LLP, of Pleasant View, Utah ("Developer"), and American Secure Title, of Brigham City, Utah, ("Escrow Agent"). City, Developer, and Escrow Agent may be referred to individually as "Party" or collectively as "Parties."

RECITALS

Whereas City has granted Developer approvals for the construction of improvements and recordation of a proposed subdivision of land in Pleasant View City, Weber County, Utah. The subdivision is to be known as Heart of Pole Patch Subdivision Phase 3 ("Project"). Exhibit "A" delineates the subdivision area and is attached as Exhibit A. Project contains Weber County Parcel number(s): 16-357-0010

Whereas Developer now desires to enter into this escrow agreement as security for improvements required for a development project, in compliance with the ordinances and standards of the City, and with specific development approval requirements.

Now, therefore, the Parties hereto mutually agree as follows:

AGREEMENT

1. **Appoint of Escrow Agent.** American Secure Title is hereby appointed Escrow Agent, and as Escrow Agent shall hold, in their escrow trust account, the sum specified in paragraph two (2) of this Agreement, subject to the terms and conditions set forth herein. Should Escrow Agent breach any part of this Agreement, it shall pay to City any damages as the result of its breach, including providing of the funds from the escrow account that were erroneously dispersed to complete the improvements described in this Agreement and reasonable attorney fees and costs.

2. **Deposit in Escrow.** Developer shall deposit with Escrow Agent in Account No. 13814174 the sum of \$ 255,354.00, which is the amount of money equal to 115% of the cost of the improvements to be installed as required by the City Subdivision Ordinance, as per the City-approved Engineer's Estimate (see Exhibit B) ("Escrow Amount"). The Escrow Amount shall be

divided as shown in Engineer's Estimate.

Escrow Agent certifies it has received and is in possession of the funds as described above. If at any time prior to completion of the subdivision or acceptance of the improvements by the City, the City determines the amount held by Escrow Agent is not sufficient to complete the required improvements and the contingency and guarantee amounts required, Developer agrees to deposit the additional amounts into the escrow account within 30 days of receiving written notice from the City. The City shall not issue any building permits in the subdivision if the cost of improvements and the security amount falls below the amount required in this agreement.

3. **Application of Escrow Funds.** It is agreed by all Parties that the funds indicated in paragraph two (2) of this Agreement shall be used exclusively for the purpose of paying for the costs, materials, construction, and installation of all improvements required by the City's Subdivision Ordinance and development approvals. The undersigned, including the Escrow Agent, further agree that the funds held in the escrow account shall be distributed by Escrow Agent to Developer only upon written authorization by an authorized officer of the City. City authorization will be made upon the City's stationary, indicating review and approval by the City.

4. **Limitation on Application of Funds.** The Developer shall not withdraw from the escrow account, nor shall the Escrow Agent permit any withdrawal from the escrow account, funds identified as guarantee funds in paragraph five (5) below, except as provided in paragraph six (6).

5. **Guarantee Funds.** A guarantee sum equal to 10% of the cost of the improvements to be installed, or \$ _____, as shown in Exhibit B, shall remain with Escrow Agent for a period of at least one (1) year after the conditional acceptance of the improvements by the City. In the event the escrow funds do not pay for and complete in full all of the improvements required, then, upon demand by the City, Developer agrees to immediately place in escrow account, with Escrow Agent, all additional amounts necessary to complete the improvements. Developer may not use guarantee funds to complete the improvements but must place additional money in escrow account.

Unless other appropriate security is provided, a 10% guarantee fund shall be held in escrow to warrant and guarantee that the required improvements installed by Developer remain in good condition for a period of one (1) year after the date of conditional acceptance by the City as required by the City Subdivision Ordinance and development approvals.

6. **Default on Improvements.** Should Developer fail to complete the improvements required by the City Subdivision Ordinance and development approvals within two (2) years of the effective date of this Agreement, the City may declare the funds on deposit with the Escrow Agent forfeited, and the proceeds of the account may be used by the City to complete the improvements required by the City Subdivision Ordinance. The City may also, at its sole discretion and after written request from the Developer, grant the Developer one (1) additional year to install the improvements by sending the Developer written notice of the extension by certified mail, with a copy also sent to the Escrow Agent.

At the end of the required period or additional year, if the improvements have not been completed, the funds on deposit with the Escrow Agent shall be forfeited, and the City may use the funds to install the improvements if sufficient funds are available to complete the improvements. If the funds remaining in escrow are not sufficient to complete the improvements, the funds remaining in escrow shall be forfeited to the City for use on the Project at the discretion of the City.

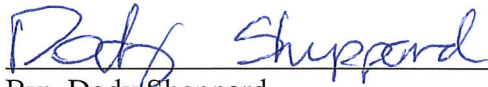
All demands by the City to Developer to perform corrections or completion of improvements shall be made by certified mail, with a copy also sent to the Escrow Agent. If the defect is not corrected or improvements are not completed within 30 days following service of such demand, the City may correct the defect or complete the improvements and charge the Developer such costs, unless Developer requests in writing, served by certified mail, with a copy likewise served upon the Escrow Agent by certified mail, a hearing before the Pleasant View City Council within the 30-day period of time respecting the alleged defects or incompletions. The Escrow Agent, upon receiving written notification from the City of the defect and that the City has incurred the cost of correcting the defect, shall pay to the City or to the subcontractor as specified by the City, from the escrow account the cost of correcting the defect, and the Escrow Agent shall be held harmless by the parties for its payments to the City or subcontractor.

After the successful completion of the improvements and all other requirements of the City Subdivision Ordinance and this Agreement, any funds in the escrow account, other than guarantee funds, not used to install the improvements or to pay other costs associated with the completion of the subdivision shall be returned to the Developer.

7. **Completion of Guarantee.** Once the guarantee period has been completed, no sooner than one (1) year after the City has given Conditional Acceptance of the improvements, at the request of the Developer, the City shall perform a final inspection, and, if the required improvements remain substantially free from latent defects during the guarantee period, the City shall certify such fact to Escrow Agent, who shall release to the Developer any funds still held in the escrow account, and Escrow Agent shall be discharged of its obligations to the City. Should defects be identified by the City, the Developer shall make necessary repairs or corrections at the sole cost of Developer, and, once accepted by the City, funds shall be released as found herein.

8. **Miscellaneous.** This Agreement does not supersede, but implements the City Subdivision Ordinance and all other ordinances, regulations, agreements, and approvals applicable to the subdivision of land and the construction of homes or other units thereon, and Developer agrees to comply in all respects with the provisions of the ordinances, regulations, agreements, and approvals. If any party shall breach any term of this agreement, the breaching party shall pay to the non-breaching party(ies) reasonable attorney fees incurred whether the fees are incurred before or after a suit is filed.

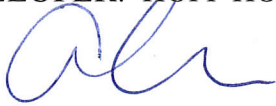
ESCROW AGENT: American Secure Title



By: Dody Sheppard

Its: Escrow Officer

DEVELOPER: HOPP HOLDINGS, LLP



Aaron Olson, Partner



John Ferry, Partner

PLEASANT VIEW CITY:

By: (name)

Its: Mayor

Attest: _____
City Recorder

Approved as to Form: _____
City Attorney

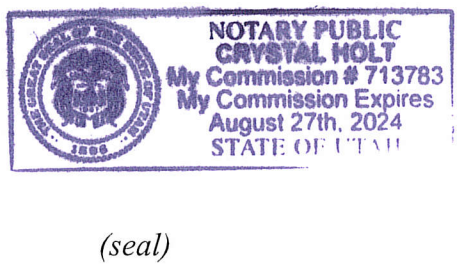
ACKNOWLEDGMENT OF ESCROW AGENT

STATE OF UTAH }
 §
COUNTY OF Box Elder }

On the 25th day of October, 2021, personally appeared before me
Dady Sheppard, who being by me duly sworn did say that he/she is the
Escrow Officer of American Secure Title, a corporation, and
Escrow Agent named in the foregoing Escrow Agreement, and that the Escrow Agreement is
signed on behalf of said corporation by his/her signature under authority of its Board of Directors,
and said Dady Sheppard acknowledged to me that the said corporation
executed the same and Escrow acknowledges that there is on deposit at American Secure
title a sum of money in the amount of \$ Pending, pursuant to the terms of the Escrow
Agreement.

Witness my hand and official seal.

Notary Public Signature
Crystal Holt
(Printed Name)

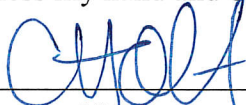


ACKNOWLEDGMENT OF DEVELOPER

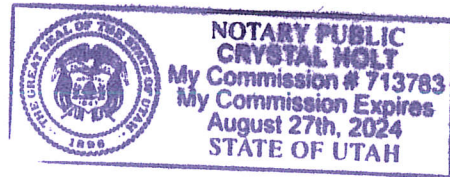
STATE OF UTAH }
 §
COUNTY OF Box Elder

On the 25 day of Oct, 2021, personally appeared before me
Aaron Olson
and John Ferry, who being by me duly sworn, did say that he/she is the
Partners of HOP Holdings, LLP, and that the
Escrow Agreement was signed on behalf of said corporation by his/her signature under authority
of a resolution of its Board of Directors, and said Aaron Olson
John Ferry
acknowledged to me that said corporation executed the same.

Witness my hand and official seal.


Notary Public signature

Crystal Holt
(Printed Name)



(seal)

EXHIBIT A
SUBDIVISION AREA

EXHIBIT B
ENGINEER'S ESTIMATE



City Council Staff Report

Roadway dedication
Dee Hansen's Property
November 9, 2021

RECOMMENDATION

Staff recommends **approval**.

Findings:

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

ANALYSIS

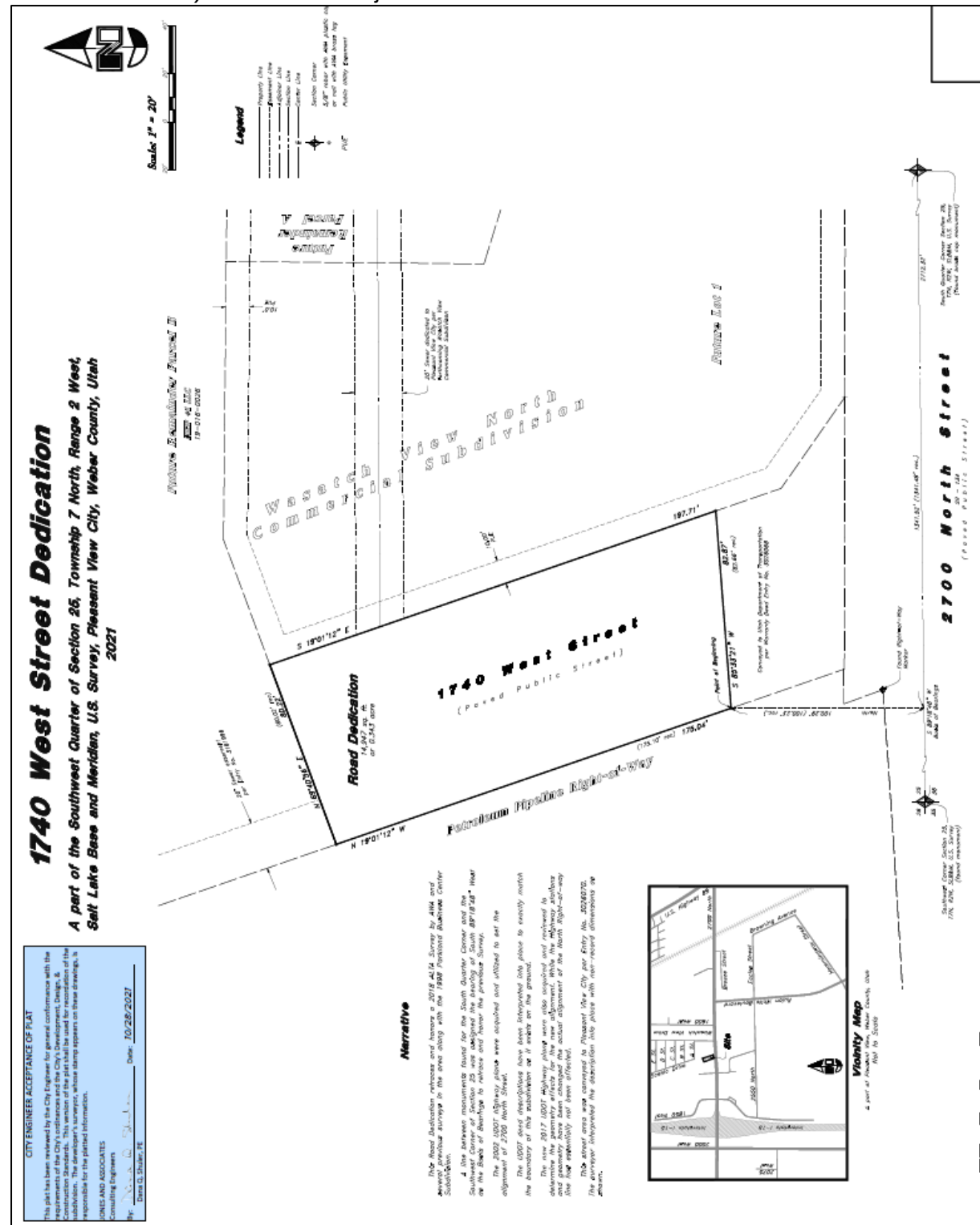
- Allows access to the commercial development going in.
- Developer has put it in

STAFF CONTACT

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

ATTACHMENTS

- 1) Vicinity Map
- 2) Picture of project



ORDINANCE 2021- 10

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 Low Density Residential; and

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

WHEREAS, Section 10-9a-503 (1) and (2) of the Utah Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

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

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The zoning map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified RE-20/A-2 (residential/agriculture) to RE-20 (residential):

PROPERTY DESCRIPTION

Parcel 17-062-0045

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 IN THE CENTER OF NORTH OGDEN CANAL SOUTH 0D09' WEST ALONG SECTION LINE 834.2 FEET AND NORTH 22D15' EAST 82 FEET AND SOUTH 66D30' EAST 87.5 FEET AND NORTH 24D20' EAST 394 FEET TO CENTER OF CANAL FROM THE NORTHWEST CORNER OF SAID SECTION 30, RUNNING THENCE NORTH 22D25' EAST 109 FEET; THENCE NORTH 75D55' EAST 142 FEET; THENCE SOUTH 1D13' WEST 250 FEET, MORE OR LESS TO THE CENTERLINE OF NORTH OGDEN CANAL; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID CANAL TO THE POINT OF BEGINNING.
ALL OF LOTS 8 TO 12, WEBER VIEW SUBDIVISION, PLEASANT VIEW, WEBER COUNTY, UTAH. (.55 AC)

Parcel 17-062-0099

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 SOUTH 0D09' WEST ALONG SECTION LINE 834.2 FEET AND NORTH 22D15' EAST 82 FEET AND SOUTH 66D30' EAST 87.5 FEET AND NORTH 24D20' EAST 394 FEET TO CENTER OF NORTH OGDEN CANAL AND NORTH 22D25' EAST 109 FEET AND NORTH 75D55' EAST 142 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30 AND RUNNING THENCE NORTH 75D55' EAST 130 FEET, MORE OR LESS TO A POINT NORTH 1D13' EAST OF PROPERTY CONVEYED TO CONRAD O FERRIN ET UXIN BOOK 1054, PAGE 815, OF OFFICIAL RECORDS; THENCE SOUTH 1D13' WEST 360 FEET, MORE OR LESS, TO THE CENTERLINE OF NORTH OGDEN CANAL; THENCE NORTHWESTERLY ALONG CENTERLINE OF SAID CANAL TO A POINT SOUTH 1D13' WEST OF BEGINNING; THENCE NORTH 1D13' EAST TO THE POINT OF BEGINNING. (.88 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

Gibby Rezone
November 9, 2021

BASIC INFORMATION

Owner:	Stuart & Jennie Gibby
Acreage:	1.43 acres
Lots:	2
Location:	3453 N 1000 W Parcels: 17-062-0045 & 17-062-0099
Current Zoning District:	split RE-20 & A-2
Future Land Use:	Very Low Density Residential
Zone Requesting:	RE-20

PLANNING COMMISSION RECOMMENDATION

Commissioner Nef made the motion to recommend approval to City Council to rezone the parcels from A-2 to RE-20. It was seconded by Commissioner Park. The voting was unanimous in favor to recommend approval to the City Council on the rezone from A-2 to RE-20.

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

Compliant

General Plan and Future Land Use Map

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

Very Low Density Residential is primarily located north of the Ogden-Brigham Canal to 4300 North, to the eastern city limits, and from approximately 500 West to the eastern city limits, extending northward from 4300 North to 4575 North. This land use

classification serves as a smooth transition between the much larger lots of the Rural Residential development pattern. High-quality construction features and up-scale architectural standards shall be strongly encouraged. Development of this area should also be sensitive to run-off water detention and control, and development should occur with no more impervious surface than necessary.

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)

Process :

Chapter 20.08 – Changes of Zoning

20.08.010 Purpose and Intent. The purpose of this chapter is to establish responsibilities and commitments of both Pleasant View City and an applicant at the

time the city considers rezoning of property in response to a filed application. This chapter also outlines the procedure and options of the city in considering rezoning approval. (Ord.2013-2, dated 5/28/13)

20.08.030 Application Procedure.

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

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

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

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

Public Comment

There have been no comments currently.

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

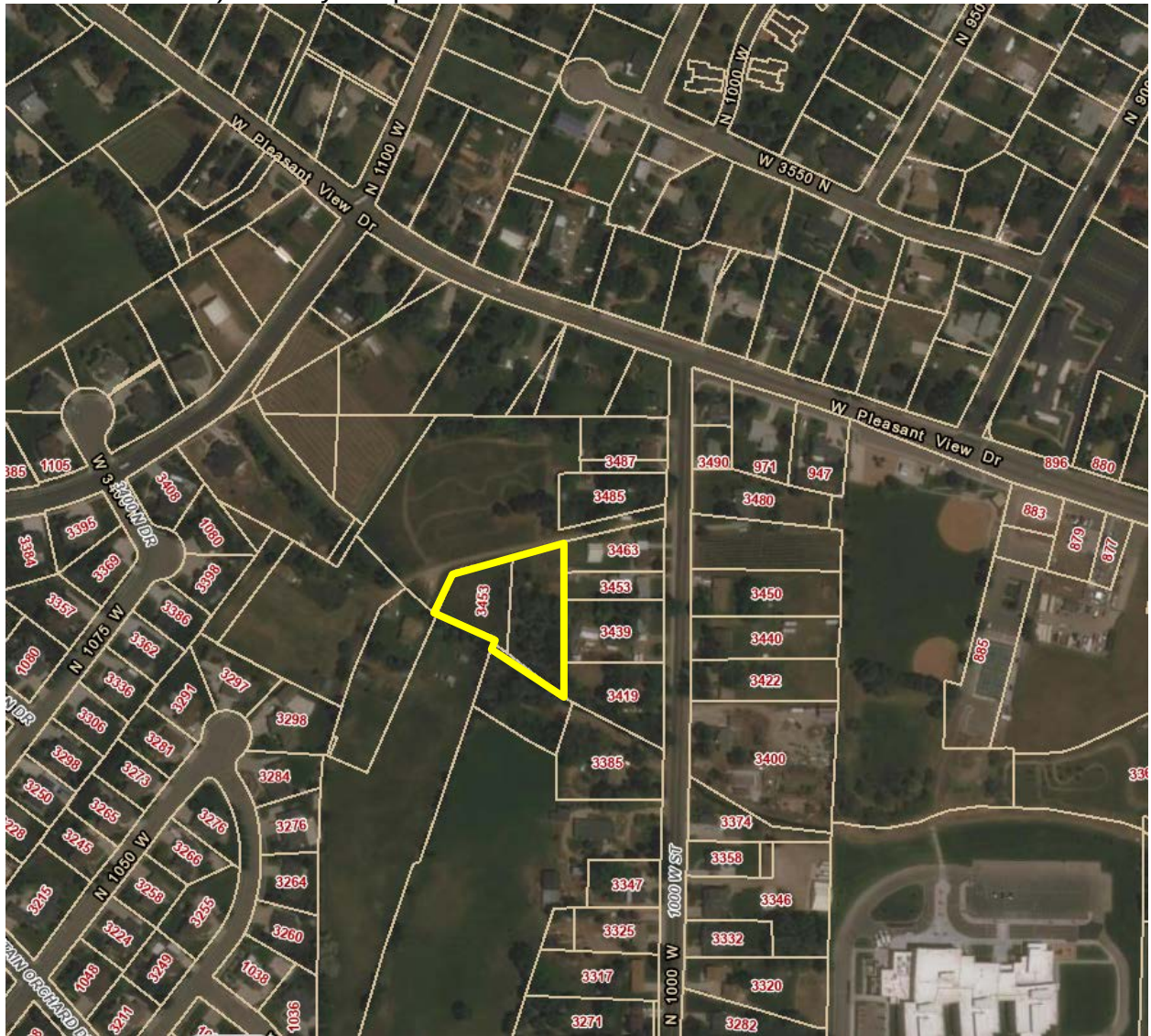
STAFF CONTACT

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

ATTACHMENTS

- 1) Vicinity Map
- 2) Current Zoning Map
- 3) Future Land Use Map
- 4) Planning Commission Meeting Minutes

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Current Zoning Map



ATTACHMENT 3) Future Land Use Map

ATTACHMENT 4) Planning Commission Meeting Minutes

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

October 7, 2021

MEMBERS PRESENT

Andy Nef
Dan Crandell
David Park
Dean Stokes, *excused*
Keith Preece
James Cummings *aka Jim*
Jeff Bolingbroke
Julie Farr
Sara Urry, City Council
Amy Mabey, City Administrator
Jill Hunt, Planner

VISITORS

Natalie Nichols
Stuart Gibby
Dave Laloli

Commission Chair, Keith Preece called meeting to order at 5:59pm

OPENING PRAYER: Commissioner Nef

PLEDGE OF ALLEGIANCE: Commissioner Nef

DECLARATION OF CONFLICT OF INTEREST: none

CONSENT AGENDA & MINUTES: Commissioner Cummings made the motion to approve both the agenda and the minutes from August 5th, September 2nd, and September 23rd. It was seconded by Commissioner Bolingbroke. The voting was unanimous in favor for the approval.

SCHEDULED ITEMS:

ADMINISTRATIVE

1. Discussion/Decision: Subdivision amendment to Wasatch View Commercial, located on 2700 N parcel 19-016-0163.

Jill presented the current subdivision along with the amendment proposed. Keith asked the applicant if they were going to get going on all lots. Natalie stated no just lot one and lot 3. Keith asked about the buffer between lots 1 and 3 as to who would be responsible and take care of any weeds. Both Natalie and Jill stated they would be responsible.

Commissioner Bolingbroke made the motion to approve the amendment along with the conditions listed in the staff report. It was seconded by Commissioner Cummings. The voting was unanimous in favor to approve the amendment along with the conditions listed.

2. Discussion/Decision: Site Plan for Dutch Brothers, located on 2700 N parcel 19-016-0163.

Jill presented the site plan location and plans. Keith asked the applicant what Dutch Brothers are. Natalie stated it is a coffee place and then so much more. She did state it is strictly a drive through but there is a place for walk ups.

Commissioner Nef made the motion to approve the site plan along with the conditions listed in the staff report. It was seconded by Commissioner Cummings. Voting was unanimous in favor for the approval along the conditions listed.

LEGISLATIVE

Public Hearing

3. Discussion/Make a recommendation to City Council: General Plan & Future Land Use Map to the West most part of the city.

Jill presented the map, general plan, and the location and verbiage of the changes requested.

Commissioner Neff made the motion to open the public hearing. It was seconded by Commissioner Bolingbroke. Voting was unanimous in favor to open the public hearing.

Sara made the recommendation to have the word “must” within the General Plan to be changed to “shall”, and Keith agreed. Keith asked about comments from residents, YouTube, or comments. Jill stated there has not been.

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Park. The voting was unanimous in favor to close the public hearing.

Commissioner Nef made the motion to recommend approval to City Council along with Sara’s recommendation to change the word “must” to “shall” in the general plan. It was seconded by Commissioner Bolingbroke. Voting was unanimous in favor to recommend approval to the City Council along the with the word change.

4. Discussion/Make a recommendation to City Council: General Plan & Future Land Use Map to the East side of the city along 2700 N and 2550 N.

Commissioner Nef made the motion to open the public hearing. It was seconded by Commissioner Cummings. Voting was unanimous in favor to open the public hearing.

Jill presented location of proposed change and current status of the location. She stated someone has came in inquiring the change. She also stated staff is recommending denial based on the general plan, but they can recommend whatever they feel is right for the location and the timing of it. Sara asked if it was a public hearing, and it was confirmed it was. She asked if Jill was done with the staff report or if she was needing to continue. Jill stated no she is done. Sara asked about the water difference between the mixed-use water verses mixed-use east water. Jill stated the mixed-use west is Bona Vista and the mixed-use east would be ours and we do not have enough water at this time. Jill explained about the infrastructure and the goal of the city to have enough water for residential in the area within 20-25 years.

Dave Laloli, 2273 N 2825 W Plain City, he stated he is one of the representatives on the land in the area wanting the mixed-use east. They are planning a lot more commercial and even have a big box tenant coming. The mixed-use would allow for them to have more assistance, as far as lease goes. He stated they are aware of the water issue, and they are willing to wait, not 20 years. They are willing to help the project along to get water there. He stated the tenant would like to get started as soon as December, which they are working on the back end. Keith asked if the water shortage for the residential would be a deterrent for the tenant. Dave stated no it is more for the investors end.

Keith asked about a possible RDA there, Jill explained how the RDA works and for what would come from the RDA verses how much we would be paying to have one done would not be worth it for the city. She also explained the tenant paying rent not making up enough for them for the parcel where residential would make up for the difference for them making enough money. Andy stated to keep focused if we are willing to allow residential within the area or not. He brought up the general plan, having it as commercial there, and what the residents wanted. Sara stated as a resident of the city, she has concerns allowing residential along there as it would need to increase the staff as they are already small, increasing the police department and such. She stated the city has one shot at developing the corridor. Amy, city administrator, commented to remember it is based on the general plan.

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Park. Voting was unanimous to close the public hearing.

Commissioner Nef recommended a denial to City Council. It was seconded by Commissioner Park. Voting was unanimous in favor to recommend denial to the City Council on the general plan and future land use map change along 2700 N and 2550 N on the east side of the city.

5. Discussion/Make a recommendation to City Council: Ordinance Amendment to the Mixed-Use East.

Jill presented and stated the item is the ordinance portion to allow a residential component in the Mixed-Use East zone.

Commissioner Cummings made the motion to open the public hearing. It was seconded by Commissioner Bolingbroke. Voting was unanimous to open the public hearing.

No public comment

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Farr. Voting was unanimous to close the public hearing.

Commissioner Nef made the motion to recommend denial to the City Council on the ordinance amendment. It was seconded by Commissioner Park. Voting was unanimous in favor to recommend denial to the City Council on the amendment to the Mixed-Use East ordinance.

6. Discussion/Make a recommendation to City Council: Rezone from A-2 to RE-20 on parcels 17-062-0045 and 17-062-0099.

Jill presented the location, current zone being split, requested zone, and the general plan/future land use map.

Commissioner Nef made the motion to open the public hearing. It was seconded by Commissioner Bolingbroke. The voting was unanimous to open the public hearing.

Stuart Gibby, 3146 N 1075 W, explained why they are needing the rezone and his plan. He asked about the difference from RE-15 and RE-20. Jill explained to him the difference.

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Park. Voting was unanimous to close the public hearing.

Commissioner Nef made the motion to recommend approval to City Council to rezone the parcels from A-2 to RE-20. It was seconded by Commissioner Park. The voting was unanimous in favor to recommend approval to the City Council on the rezone from A-2 to RE-20.

OTHER BUSINESS

7. Commission Communications.

Keith wanted to welcome the two new commissioners Dan Crandell and David Park. He asked them to introduce themselves. It was asked about funding and how the city can help developers. Jill explained what RDA was and how development worked.

8. Staff Communications.

Amy wanted to welcome the two new commissioners Dan Crandell and David Park. Jill explained there will be a meeting on the 21st of the month.

Adjourned at: 7:25pm

ORDINANCE NO. 2021-11

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE GENERAL PLAN OF THE CITY OF PLEASANT VIEW REGARDING THE MIXED USE EAST SECTION.

WHEREAS, Pleasant View City finds that periodic updates to the purposes and intents of the General Plan are needed to support new development meet or exceed minimum service capacity standards; and

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

WHEREAS, Section 18.56.090 of the Pleasant View City Code, and Sections 10-9a-403 and 10-9a-404 of the Utah Municipal Code provides for the amendment of the General Plan after receiving a recommendation from the Planning Commission; and,

WHEREAS, The Pleasant View City Planning Commission denied the proposed amendment;

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The Pleasant View City General Plan shall be and hereby be amended as follows:

**As stated in the City Council Staff Report titled
“General Plan & Future Land Use Map Change To Mixed-Use East”
dated November 9, 2021**

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

DATED this ____ day of _____, 2021.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, 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

General Plan & Future Land Use Map Change To Mixed-Use East November 9, 2021

PLANNING COMMISSION RECOMMENDATION

Commissioner Nef recommended a denial to City Council. It was seconded by Commissioner Park. Voting was unanimous in favor to recommend denial to the City Council on the general plan and future land use map change along 2700 N and 2550 N on the east side of the city.

RECOMMENDATION

Staff recommends **denial** based on the items listed below:

Findings:

- 1) Does not meet the general plan
- 2) Is not within a proximity of other residential component area for Mixed Use
- 3) The City does not have the water capacity at this time for a residential component.

ANALYSIS & CHANGES REQUESTED

Changes **Removals**

General Plan and Future Land Use Map

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

General Commercial

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

If approved the change would be.....

Mixed-Use (with Specific Area Plan only)

Mixed-Use is a land use classification that has both residential and non-residential components. There shall be ~~more than fifty~~ a minimum of ~~seventy-five~~ percent non-residential component to any given mixed-use development as determined by overall square footage of the development. Any new mixed-use developments will require approval and adoption of a Specific Area Plan, which will include an amendment to the Future Land Use Map. Specific Area Plans can either be initiated by the City, when appropriate and a need is identified through the periodic General Plan review process, or submitted by an applicant for review, approval, and potential adoption, through a Future Land Use Map amendment.

Public Comment

There have been no comments currently.

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

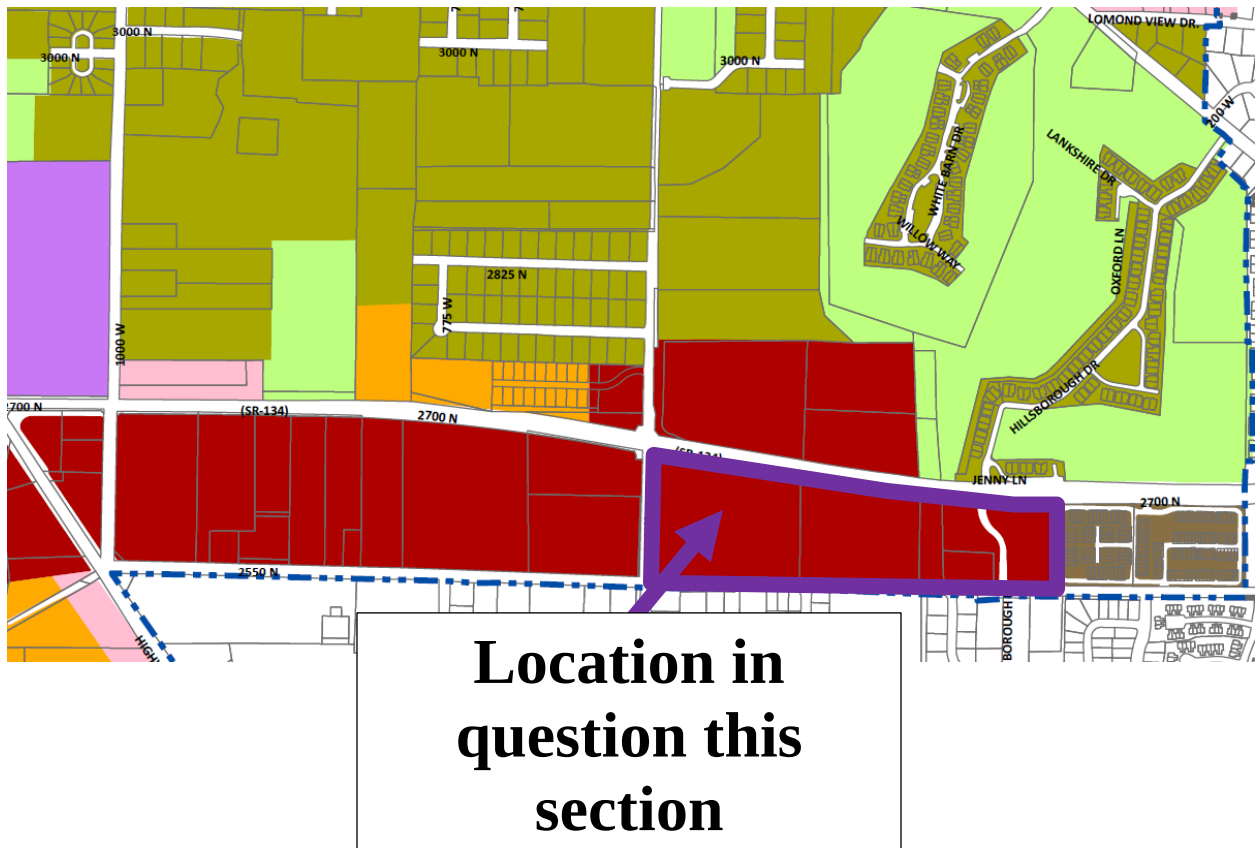
STAFF CONTACT

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

ATTACHMENTS

- 1) Vicinity Map
- 2) Future Land Use Map
- 3) Planning Commission Meeting Minutes

ATTACHMENT 2) Future Land Use Map



FUTURE LAND USE

-  RURAL RESIDENTIAL - 5
(1 UNIT/5 ACRES)
-  RURAL RESIDENTIAL - 2
(1 UNIT/2 ACRES)
-  VERY LOW DENSITY RESIDENTIAL
(1-2 UNITS/ACRE)
-  LOW DENSITY RESIDENTIAL
(2-3 UNITS/ACRE)
-  MEDIUM DENSITY RESIDENTIAL
(4-8 UNITS/ACRE)
-  HIGH DENSITY RESIDENTIAL
(8-14 UNITS/ACRE)
-  MIXED USE
(2700 NORTH SPECIAL AREA PLAN)
-  NEIGHBORHOOD COMMERCIAL
-  GENERAL COMMERCIAL
-  EMPLOYMENT / BUSINESS PARK
-  PUBLIC
-  PARKS / OPEN SPACE

GENERAL LOCATIONS

-  REGIONAL COMMERCIAL
-  SENSITIVE LANDS AREA

ATTACHMENT 3) Planning Commission Meeting Minutes

MINUTES OF A REGULAR PLEASANT VIEW CITY

PLANNING COMMISSION MEETING HELD

October 7, 2021

MEMBERS PRESENT

Andy Nef
Dan Crandell
David Park
Dean Stokes, *excused*
Keith Preece
James Cummings *aka Jim*
Jeff Bolingbroke
Julie Farr
Sara Urry, City Council
Amy Mabey, City Administrator
Jill Hunt, Planner

VISITORS

Natalie Nichols
Stuart Gibby
Dave Laloli

Commission Chair, Keith Preece called meeting to order at 5:59pm

OPENING PRAYER: Commissioner Nef

PLEDGE OF ALLEGIANCE: Commissioner Nef

DECLARATION OF CONFLICT OF INTEREST: none

CONSENT AGENDA & MINUTES: Commissioner Cummings made the motion to approve both the agenda and the minutes from August 5th, September 2nd, and September 23rd. It was seconded by Commissioner Bolingbroke. The voting was unanimous in favor for the approval.

SCHEDULED ITEMS:

ADMINISTRATIVE

1. Discussion/Decision: Subdivision amendment to Wasatch View Commercial, located on 2700 N parcel 19-016-0163.

Jill presented the current subdivision along with the amendment proposed. Keith asked the applicant if they were going to get going on all lots. Natalie stated no just lot one and lot 3. Keith asked about the buffer between lots 1 and 3 as to who would be responsible and take care of any weeds. Both Natalie and Jill stated they would be responsible.

Commissioner Bolingbroke made the motion to approve the amendment along with the conditions listed in the staff report. It was seconded by Commissioner Cummings. The voting was unanimous in favor to approve the amendment along with the conditions listed.

2. Discussion/Decision: Site Plan for Dutch Brothers, located on 2700 N parcel 19-016-0163.

Jill presented the site plan location and plans. Keith asked the applicant asked what Dutch Brothers are. Natalie stated it is a coffee place and then so much more. She did state it is strictly a drive through but there is a place for walk ups.

Commissioner Nef made the motion to approve the site plan along with the conditions listed in the staff report. It was seconded by Commissioner Cummings. Voting was unanimous in favor for the approval along the conditions listed.

LEGISLATIVE

Public Hearing

3. Discussion/Make a recommendation to City Council: General Plan & Future Land Use Map to the West most part of the city.

Jill presented the map, general plan, and the location and verbiage of the changes requested.

Commissioner Neff made the motion to open the public hearing. It was seconded by Commissioner Bolingbroke. Voting was unanimous in favor to open the public hearing.

Sara made the recommendation to have the word “must” within the General Plan to be changed to “shall”, and Keith agreed. Keith asked about comments from residents, YouTube, or comments. Jill stated there has not been.

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Park. The voting was unanimous in favor to close the public hearing.

Commissioner Nef made the motion to recommend approval to City Council along with Sara’s recommendation to change the word “must” to “shall” in the general plan. It was seconded by Commissioner Bolingbroke. Voting was unanimous in favor to recommend approval to the City Council along the with the word change.

4. Discussion/Make a recommendation to City Council: General Plan & Future Land Use Map to the East side of the city along 2700 N and 2550 N.

Commissioner Nef made the motion to open the public hearing. It was seconded by Commissioner Cummings. Voting was unanimous in favor to open the public hearing.

Jill presented location of proposed change and current status of the location. She stated someone has came in inquiring the change. She also stated staff is recommending denial based on the general plan, but they can recommend whatever they feel is right for the location and the timing of it. Sara asked if it was a public hearing, and it was confirmed it was. She asked if Jill was done with the staff report or if she was needing to continue. Jill stated no she is done. Sara asked about the water difference between the mixed-use water verses mixed-use east water. Jill stated the mixed-use west is Bona Vista and the mixed-use east would be ours and we do not have enough water at this time. Jill explained about the infrastructure and the goal of the city to have enough water for residential in the

area within 20-25 years.

Dave Laloli, 2273 N 2825 W Plain City, he stated he is one of the representatives on the land in the area wanting the mixed-use east. They are planning a lot more commercial and even have a big box tenant coming. The mixed-use would allow for them to have more assistance, as far as lease goes. He stated they are aware of the water issue, and they are willing to wait, not 20 years. They are willing to help the project along to get water there. He stated the tenant would like to get started as soon as December, which they are working on the back end. Keith asked if the water shortage for the residential would be a deterrent for the tenant. Dave stated no it is more for the investors end.

Keith asked about a possible RDA there, Jill explained how the RDA works and for what would come from the RDA verses how much we would be paying to have one done would not be worth it for the city. She also explained the tenant paying rent not making up enough for them for the parcel where residential would make up for the difference for them making enough money. Andy stated to keep focused if we are willing to allow residential within the area or not. He brought up the general plan, having it as commercial there, and what the residents wanted. Sara stated as a resident of the city, she has concerns allowing residential along there as it would need to increase the staff as they are already small, increasing the police department and such. She stated the city has one shot at developing the corridor. Amy, city administrator, commented to remember it is based on the general plan.

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Park. Voting was unanimous to close the public hearing.

Commissioner Nef recommended a denial to City Council. It was seconded by Commissioner Park. Voting was unanimous in favor to recommend denial to the City Council on the general plan and future land use map change along 2700 N and 2550 N on the east side of the city.

5. Discussion/Make a recommendation to City Council: Ordinance Amendment to the Mixed-Use East.

Jill presented and stated the item is the ordinance portion to allow a residential component in the Mixed-Use East zone.

Commissioner Cummings made the motion to open the public hearing. It was seconded by Commissioner Bolingbroke. Voting was unanimous to open the public hearing.

No public comment

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Farr. Voting was unanimous to close the public hearing.

Commissioner Nef made the motion to recommend denial to the City Council on the ordinance amendment. It was seconded by Commissioner Park. Voting was unanimous in favor to recommend denial to the City Council on the amendment to the Mixed-Use East ordinance.

6. Discussion/Make a recommendation to City Council: Rezone from A-2 to RE-20 on parcels 17-062-0045 and 17-062-0099.

Jill presented the location, current zone being split, requested zone, and the general plan/future land use map.

Commissioner Nef made the motion to open the public hearing. It was seconded by Commissioner Bolingbroke. The voting was unanimous to open the public hearing.

Stuart Gibby, 3146 N 1075 W, explained why they are needing the rezone and his plan. He asked about the difference from RE-15 and RE-20. Jill explained to him the difference.

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Park. Voting was unanimous to close the public hearing.

Commissioner Nef made the motion to recommend approval to City Council to rezone the parcels from A-2 to RE-20. It was seconded by Commissioner Park. The voting was unanimous in favor to recommend approval to the City Council on the rezone from A-2 to RE-20.

OTHER BUSINESS

7. Commission Communications.

Keith wanted to welcome the two new commissioners Dan Crandell and David Park. He asked them to introduce themselves. It was asked about funding and how the city can help developers. Jill explained what RDA was and how development worked.

8. Staff Communications.

Amy wanted to welcome the two new commissioners Dan Crandell and David Park. Jill explained there will be a meeting on the 21st of the month.

Adjourned at: 7:25pm

ORDINANCE NO. 2021-12

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE GENERAL PLAN OF THE CITY OF PLEASANT VIEW REGARDING THE MIXED USE WEST SECTION.

WHEREAS, Pleasant View City finds that periodic updates to the purposes and intents of the General Plan are needed to support new development meet or exceed minimum service capacity standards; and

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

WHEREAS, Section 18.56.090 of the Pleasant View City Code, and Sections 10-9a-403 and 10-9a-404 of the Utah Municipal Code provides for the amendment of the General Plan after receiving a recommendation from the Planning Commission; and,

WHEREAS, The Pleasant View City Planning Commission denied the proposed amendment;

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The Pleasant View City General Plan shall be and hereby be amended as follows:

**As stated in the City Council Staff Report titled
“General Plan & Future Land Use Map Change To Mixed-Use West”
dated October 7, 2021**

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

DATED this ____ day of _____, 2021.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, 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

General Plan & Future Land Use Map Change To Mixed-Use West October 7, 2021

PLANNING COMMISSION RECOMMENDATION

Commissioner Nef made the motion to recommend approval to City Council along with Sara's recommendation to change the word "must" to "shall" in the general plan. It was seconded by Commissioner Bolingbroke. Voting was unanimous in favor to recommend approval to the City Council along with the word change.

RECOMMENDATION

Staff recommends **approval** based on the items listed below:

Findings:

- 1) Within a proximity of original location
- 2) Increases the commercial percentage vs residential percentage

ANALYSIS & CHANGES REQUESTED

Changes **Removals**

General Plan and Future Land Use Map

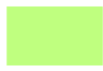
It calls for the property to be **Mixed-Use (with Specific Area Plan only)**. This designation notes:

Mixed-Use (with Specific Area Plan only)

*Mixed-Use is a land use classification that has both residential and non-residential components. There shall be ~~more than fifty~~ **a minimum of seventy-five** percent non-residential component to any given mixed-use development as determined by overall square footage of the development. Any new mixed-use developments will require approval and adoption of a Specific Area Plan, which will include an amendment to the Future Land Use Map. Specific Area Plans can either be initiated by the City, when appropriate and a need is identified through the periodic General Plan*

Adding this section

FUTURE LAND USE

-  RURAL RESIDENTIAL - 5
(1 UNIT/5 ACRES)
-  RURAL RESIDENTIAL - 2
(1 UNIT/2 ACRES)
-  VERY LOW DENSITY RESIDENTIAL
(1-2 UNITS/ACRE)
-  LOW DENSITY RESIDENTIAL
(2-3 UNITS/ACRE)
-  MEDIUM DENSITY RESIDENTIAL
(4-8 UNITS/ACRE)
-  HIGH DENSITY RESIDENTIAL
(8-14 UNITS/ACRE)
-  MIXED USE
(2700 NORTH SPECIAL AREA PLAN)
-  NEIGHBORHOOD COMMERCIAL
-  GENERAL COMMERCIAL
-  EMPLOYMENT / BUSINESS PARK
-  PUBLIC
-  PARKS / OPEN SPACE

GENERAL LOCATIONS

-  REGIONAL COMMERCIAL
-  SENSITIVE LANDS AREA

ATTACHMENT 3) Planning Commission Meeting Minutes

MINUTES OF A REGULAR PLEASANT VIEW CITY

PLANNING COMMISSION MEETING HELD

October 7, 2021

MEMBERS PRESENT

Andy Nef
Dan Crandell
David Park
Dean Stokes, *excused*
Keith Preece
James Cummings *aka Jim*
Jeff Bolingbroke
Julie Farr
Sara Urry, City Council
Amy Mabey, City Administrator
Jill Hunt, Planner

VISITORS

Natalie Nichols
Stuart Gibby
Dave Laloli

Commission Chair, Keith Preece called meeting to order at 5:59pm

OPENING PRAYER: Commissioner Nef

PLEDGE OF ALLEGIANCE: Commissioner Nef

DECLARATION OF CONFLICT OF INTEREST: none

CONSENT AGENDA & MINUTES: Commissioner Cummings made the motion to approve both the agenda and the minutes from August 5th, September 2nd, and September 23rd. It was seconded by Commissioner Bolingbroke. The voting was unanimous in favor for the approval.

SCHEDULED ITEMS:

ADMINISTRATIVE

1. Discussion/Decision: Subdivision amendment to Wasatch View Commercial, located on 2700 N parcel 19-016-0163.

Jill presented the current subdivision along with the amendment proposed. Keith asked the applicant if they were going to get going on all lots. Natalie stated no just lot one and lot 3. Keith asked about the buffer between lots 1 and 3 as to who would be responsible and take care of any weeds. Both Natalie and Jill stated they would be responsible.

Commissioner Bolingbroke made the motion to approve the amendment along with the conditions listed in the staff report. It was seconded by Commissioner Cummings. The voting was unanimous in favor to approve the amendment along with the conditions listed.

2. Discussion/Decision: Site Plan for Dutch Brothers, located on 2700 N parcel 19-016-0163.

Jill presented the site plan location and plans. Keith asked the applicant asked what Dutch Brothers are. Natalie stated it is a coffee place and then so much more. She did state it is strictly a drive through but there is a place for walk ups.

Commissioner Nef made the motion to approve the site plan along with the conditions listed in the staff report. It was seconded by Commissioner Cummings. Voting was unanimous in favor for the approval along the conditions listed.

LEGISLATIVE

Public Hearing

3. Discussion/Make a recommendation to City Council: General Plan & Future Land Use Map to the West most part of the city.

Jill presented the map, general plan, and the location and verbiage of the changes requested.

Commissioner Neff made the motion to open the public hearing. It was seconded by Commissioner Bolingbroke. Voting was unanimous in favor to open the public hearing.

Sara made the recommendation to have the word “must” within the General Plan to be changed to “shall”, and Keith agreed. Keith asked about comments from residents, YouTube, or comments. Jill stated there has not been.

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Commissioner Nef made the motion to recommend approval to City Council along with Sara’s recommendation to change the word “must” to “shall” in the general plan. It was seconded by Commissioner Bolingbroke. Voting was unanimous in favor to recommend approval to the City Council along the with the word change.

4. Discussion/Make a recommendation to City Council: General Plan & Future Land Use Map to the East side of the city along 2700 N and 2550 N.

Commissioner Nef made the motion to open the public hearing. It was seconded by Commissioner Cummings. Voting was unanimous in favor to open the public hearing.

Jill presented location of proposed change and current status of the location. She stated someone has came in inquiring the change. She also stated staff is recommending denial based on the general plan, but they can recommend whatever they feel is right for the location and the timing of it. Sara asked if it was a public hearing, and it was confirmed it was. She asked if Jill was done with the staff report or if she was needing to continue. Jill stated no she is done. Sara asked about the water difference between the mixed-use water verses mixed-use east water. Jill stated the mixed-use west is Bona Vista and the mixed-use east would be ours and we do not have enough water at this time. Jill explained about the infrastructure and the goal of the city to have enough water for residential in the

area within 20-25 years.

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Keith asked about a possible RDA there, Jill explained how the RDA works and for what would come from the RDA verses how much we would be paying to have one done would not be worth it for the city. She also explained the tenant paying rent not making up enough for them for the parcel where residential would make up for the difference for them making enough money. Andy stated to keep focused if we are willing to allow residential within the area or not. He brought up the general plan, having it as commercial there, and what the residents wanted. Sara stated as a resident of the city, she has concerns allowing residential along there as it would need to increase the staff as they are already small, increasing the police department and such. She stated the city has one shot at developing the corridor. Amy, city administrator, commented to remember it is based on the general plan.

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Park. Voting was unanimous to close the public hearing.

Commissioner Nef recommended a denial to City Council. It was seconded by Commissioner Park. Voting was unanimous in favor to recommend denial to the City Council on the general plan and future land use map change along 2700 N and 2550 N on the east side of the city.

5. Discussion/Make a recommendation to City Council: Ordinance Amendment to the Mixed-Use East.

Jill presented and stated the item is the ordinance portion to allow a residential component in the Mixed-Use East zone.

Commissioner Cummings made the motion to open the public hearing. It was seconded by Commissioner Bolingbroke. Voting was unanimous to open the public hearing.

No public comment

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Farr. Voting was unanimous to close the public hearing.

Commissioner Nef made the motion to recommend denial to the City Council on the ordinance amendment. It was seconded by Commissioner Park. Voting was unanimous in favor to recommend denial to the City Council on the amendment to the Mixed-Use East ordinance.

6. Discussion/Make a recommendation to City Council: Rezone from A-2 to RE-20 on parcels 17-062-0045 and 17-062-0099.

Jill presented the location, current zone being split, requested zone, and the general plan/future land use map.

Commissioner Nef made the motion to open the public hearing. It was seconded by Commissioner Bolingbroke. The voting was unanimous to open the public hearing.

Stuart Gibby, 3146 N 1075 W, explained why they are needing the rezone and his plan. He asked about the difference from RE-15 and RE-20. Jill explained to him the difference.

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Park. Voting was unanimous to close the public hearing.

Commissioner Nef made the motion to recommend approval to City Council to rezone the parcels from A-2 to RE-20. It was seconded by Commissioner Park. The voting was unanimous in favor to recommend approval to the City Council on the rezone from A-2 to RE-20.

OTHER BUSINESS

7. Commission Communications.

Keith wanted to welcome the two new commissioners Dan Crandell and David Park. He asked them to introduce themselves. It was asked about funding and how the city can help developers. Jill explained what RDA was and how development worked.

8. Staff Communications.

Amy wanted to welcome the two new commissioners Dan Crandell and David Park. Jill explained there will be a meeting on the 21st of the month.

Adjourned at: 7:25pm

This ordinance is only consistent with the General Plan and a few of the statements in the WHEREAS' if the General Plan is amended according to Ordinance 2021-11

ORDINANCE 2021-13

AN ORDINANCE AMENDING CHAPTER 20.40 – MIXED USE ZONES ORDINANCE OF THE PLEASANT VIEW CITY MUNICIPAL CODE TO AMEND THE MIXED USE EAST SECTION TO ADD A RESIDENTIAL COMPONENT AND REDUCE THE BOUNDARY.

WHEREAS, Pleasant View City finds that the amendments to Chapter 20.40 of the Zoning Ordinance is consistent with the City's General Plan and further promotes and supports businesses in the City; and

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

WHEREAS, Section 10-9a-503 (1) and (2) of the Utah State Municipal Code provides for the amendment of municipal ordinances after receiving a recommendation from the Planning Commission; and,

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

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: Chapter 20.40 Mixed Use Zones, Section 20.40.400 and 20.40.410 of Section IV Mixed Use East shall hereby be amended as follows:

As stated in the City Council Staff Report dated November 9, 2021

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

DATED this _____ day of _____, 2021.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, 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

Updated Mixed Use East Ordinance November 9, 2021

CHANGES MADE

Added the “Residential Component” to the Mixed-Use East

Change the allowable location for the Mixed-Use East

- *Shrink to only be the east boundary to 600 W between 2700 N and 2550 N.*

PLANNING COMMISSION RECOMMENDATION

Commissioner Nef made the motion to recommend denial to the City Council on the ordinance amendment. It was seconded by Commissioner Park. Voting was unanimous in favor to recommend denial to the City Council on the amendment to the Mixed-Use East ordinance.

PROPOSED ORDINANCE AS A WHOLE

Chapter 20.40 – Mixed Use Zones

SECTION I GENERAL PROVISIONS

20.40.100 Purpose. The purpose of the Mixed Use Zones is to provide areas for development compatible with the major arterial highway corridors. It is intended that a variety of retail and office be intermixed in the area to create a walkable environment for workers, shoppers, residents and visitors while accommodating automobile traffic to regional services dependent upon a major transportation facility. It is also intended that some mixed use areas will include commercial and industrial uses in a planned environment consistent with such uses and compatible with other adjacent uses. (Ord.2015-8, dated 12/8/15; prior codes: Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

20.40.105 Definitions.

A. “Project” shall be defined as any development for which preliminary plat or site plan approval has been proposed or granted.

B. “Living space” shall be defined as the area within a residence consisting of interior livable area and does not include exterior hallways, balconies, patios, common or limited common area(s), or garages.

C. "Office/warehouse facility, small scale," shall be defined as an office/warehouse facility having total building square footage not to exceed 10,000 sq. ft. (includes main and accessory buildings).

20.40.110 Parking and Access.

A. General. Unless otherwise stated in this chapter, parking areas and access shall meet requirements of Chapter 18.44 of this code. Strategies for walkable commercial development shall be implemented where appropriate.

B. Access and street location. Access to public streets and roads and the placement of such roads and access shall be subject to City approval and the following:

1. Along Highway 89 and 2700 North, UDOT approval shall be required for all access.

2. On street intersections connecting to Highway 89 and 2700 North, there shall be no curb cuts closer than 100 feet to that intersection. Corner lots on all other streets shall have no curb cuts closer than 60 feet to the intersection. The City may require greater distances as uses and conditions dictate.

3. All access and street placement shall be subject to specific City approval based on the UDOT Cooperative Agreement and the City's Master Street Plan.

(Ord.2013-2, dated 5/28/13; prior code: Ord.2012-5, dated 6/12/12)

20.40.120 Architectural and Site Standards. All development shall incorporate components of Chapter 18.43 - Design Requirements of the City that are appropriate to the type of project or design alternatives approved by the City. Site plan approval shall be required of all developments. (Ord.2013-2, dated 5/28/13; prior code: Ord.2012-5, dated 6/12/12)

20.40.130 Other Requirements

The following provisions shall apply:

A. Private Covenants: If applicable, the developer shall submit a proposed declaration of covenants to the City for review and record the accepted covenants with the condominium map or subdivision plat for the project.

B. Grading and Drainage: All developments shall be graded according to the city engineering and building requirements to provide adequate drainage on and off the property. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel in a manner acceptable to the City.

C. Easements: Buildings may not be located within public easements.

D. Maintenance: All developments shall be privately maintained by the owners.

E. Phasing Plan: If a phased development is proposed, a project phasing plan shall be submitted for review at the time of preliminary plat or site plan approval. Development shall be in accordance with the phasing plan. A development agreement shall be required for all phased development.

F. Utilities and street improvements.

1. Complete utility plans shall be provided.

2. Streets and appropriate access shall be required and plans for placement of such shall be approved by the City based on the UDOT Cooperative Agreement and the City's Master Street Plan. Plans for completion of improvements to adjacent and/or any required new streets shall be provided by the developer and be subject to City approval.

G. (Ord.2015-8, dated 12/8/15; prior codes: Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

20.40.140 Use Regulations. Uses may be conducted only in accordance with the following regulations:

A. Only those uses listed as permitted, conditional or accessory uses as set forth in this chapter may be conducted. A conditional use permit must be obtained prior to establishing a conditional use.

B. All uses shall be conducted within completely enclosed buildings, except those customarily associated with outside use such as auto sales, as determined by the City or unless otherwise allowed in this chapter, or those temporary uses customarily conducted in the outdoors, including Christmas tree lots, fireworks stands and parking lot sales associated with an approved use on the property. Parking lot sales may be conducted up to four (4) 1-week periods per year.

C. Accessory uses and buildings may be conducted or used only in conjunction with allowed permitted and conditional uses. Accessory uses or buildings include, but are not limited to, parking lots and terraces, properly screened utility and loading areas and other buildings and activities which are customarily incidental and subordinate to the principal permitted or conditional use on the premises.

D. There shall be no storage of trash or debris nor any used, wrecked or neglected materials, equipment or vehicles. No commercial materials, goods or inventory may be stored in open areas, except for temporary display items which may be located only on private property no closer than ten feet from any public right of way. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in specific areas approved for such purpose by the City and shall be screened from view through the use of solid fencing, a minimum of six (6) feet high and shall be an accessory use to the principal use. Fencing and walls shall be made of high quality, durable materials that require minimal maintenance. Acceptable material includes, but not limited to tilt-up concrete, masonry block, brick, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing.

E. No vehicle, boat or trailer, or parts thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored for longer than twenty-four hours unless stored within a completely enclosed building.

F. No commercial vehicles such as earthmoving or material handling equipment, semi-trucks or trailers or any commercial truck, trailer or vehicle may be stored for longer than twenty-four hours, except in conjunction with an approved use, or approved development or construction activities on the property.

G. Utility trailers and recreational vehicles such as motor homes, travel trailers, watercraft, campers and all-terrain vehicles, may not be stored in any area unless part of an approved business for such or except in conjunction with a single-family dwelling, and must be in accordance with City requirements. (Ord.2015-8, dated 12/8/15; prior codes: Ord.2015-2, dated 3/10/15, Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

20.40.150 Lot Requirements

A. Width. Minimum lot width shall be as established with development approval. Each lot or parcel must front on or have legal access to a public or private street.

B. The following area requirements shall apply:

1. Minimum Project Area: The minimum area of any Project shall be one acre.

2. Minimum Lot Area: Minimum lot area shall be as established with development approval.

C. Prior Created Lots: Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of the zone shall be brought into conformance with the requirements of this chapter prior to or with new development. (Ord.2013-2, dated 5/28/13; prior code: Ord.2012-5, dated 6/12/12)

20.40.160 Yard Requirements

A. Yard requirements shall be as established with development approval. (Ord.2015-8, dated 12/8/15; prior codes: Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

20.40.170 Development Review

A. All uses proposed may only be established in conformance with development review procedures of the City. Applicants shall follow the procedures and requirements of City codes regarding development review in the preparation and review of development proposals. Appropriate site plan and conditional use reviews shall be included.

B. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior

approval of the City.

C. Development agreements may be required and included in development approvals. (Ord.2013-2, dated 5/28/13; prior code: Ord.2012-5, dated 6/12/12)

SECTION II MIXED USE WEST

20.40.200 Description and Intent.

A. Description. The areas in which the Mixed Use West zone may be applied includes: 1) the area bounded by 2700 North the railroad tracks, approximately 2800 North, and the west city boundary, and 2) the area bounded by approximately 2550 North, Highway 89, 2700 North, and the railroad tracks.

B. Intent.

1. The Mixed Use West areas are intended to encourage general commercial, light manufacturing, and industrial uses in a planned, aesthetically pleasing business park setting, which are compatible both in architecture and landscaping to other uses in the zone.

2. Retail services, professional business parks, and manufacturing/industrial uses are promoted when they are complementary and can function as a unified cohesive development with adjacent uses.

(Ord.2015-8, dated 12/8/15; prior codes: Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

20.40.210 Uses.

A. The following uses are permitted:

1. Uses listed as permitted in the Gateway West zone.
2. Business parks.
3. Manufacturing within an enclosed building.
5. Warehousing/distribution.

B. The following are conditional uses:

1. Automobile sales, new and/or used.
2. Automotive services enclosed within a building, including lube, tune up, automatic wash, inspection, tires, mufflers, repairs, parts retailing.
3. Community uses.
4. Contractor/construction equipment yards and/or facilities; may not be located east of the railroad tracks and not within 100 feet of Hwy 89 right of way.
5. Equipment and/or appliance repairs and/or service enclosed within a building.

6. Gas stations, convenience stores.
7. Hospitals.
8. Lumber, building material retail sales.
9. Mixed uses (residential/retail/office/industrial).
10. Motorcycle, snowmobile, other similar recreation equipment sales and/or service.
11. Office/warehouse facilities, small scale.
12. Outdoor storage as part of a principal use with an approved conditional use permit.
13. Public or quasi-public facilities, utility facilities.
14. Recreational vehicle or boat sales.
15. Recreational facilities, non-motorized.
16. Self storage facilities.
17. Sexually Oriented Businesses, not within 500 feet of UDOT controlled roads, nor east of the railroad tracks.

C. Other uses. Uses substantially similar to, or customarily accessory to, a listed use or category may be administratively allowed as determined by the Development Review Committee.

D. Additional Requirements for Mixed Use with a Residential Component.

1. Development Agreement. If a residential component is desired, developer shall enter into a development agreement with the City.
2. If a phased development is proposed, each phase shall comply with the provisions of this section.
3. Percentage of Development.
 - a. When separate residential and commercial buildings are proposed, a maximum of 25% by total Project area may be utilized for the residential component of a Mixed Use West Project.
 - b. When any mixed use buildings (i.e. buildings containing both residential and commercial space) are proposed, a maximum of 25% of the total building square footage for the Project may be used for the residential component of a Mixed Use West Project.
4. Density. The residential component shall be limited to 20 units per acre, with a minimum of 900 square feet of living space per unit.
5. Timing of Approvals and Building Permits.
 - a. The commercial site plan shall be submitted prior to or concurrently with the residential site plan. Approval of the residential site plan shall not occur until 1) the commercial site plan has received approval, and 2) a commercial building permit has been issued by the City.
 - b. Commercial Building Permits.
 - i. Required site improvements per Chapter 17.12.010.2

shall be complete prior to the issuance of building permits.

ii. With the issuance of the first commercial building permit, developer may be issued building permits for up to 33% of the residential component of the Project (based on the total number of proposed units).

iii. Upon completion (i.e. issuance of certificate of occupancy) of 33% of the total commercial building square footage, developer may be issued building permits for up to 67% of the residential component.

iv. Upon completion of 67% of the total commercial building square footage, developer may be issued building permits for up to 100% of the residential component.

6. Parking.

a. Residential Parking. The residential component of the Project shall contain the following parking requirements: 2 spaces per unit plus 0.25 guest spaces per unit (all calculations shall round up to the nearest whole number). Garages and driveways of at least the minimum dimensions of standard parking spaces (9-ft by 18-ft) may count toward resident parking requirements but shall not count towards guest parking requirements

b. Shared Use Parking. Shared use parking in multi-family, commercial, or manufacturing zoning district may be allowed if it can be established that the on-site use(s) characteristically result in peak demand for parked vehicles at different hours, days, or seasons than the off-site use(s).

i. Study. A shared use parking study shall be submitted for review for approval of shared use parking. The parking study shall include the following: the location and identity of each use that will share the facility; the total parking requirement for each use; the projected hours of operation of each use and the hours during which the peak parking demand will be experienced; the number of existing and/or proposed parking spaces; a site plan that provides for a distance of not more than 500 feet from the development site's property boundary measured along the shortest available pedestrian route of access to the shared parking facility; and a site plan that demonstrates that the proposed shared parking facility will comply with all standards required by this Code for parking lot development.

ii. Review and Authorization. The study shall be reviewed by the Development Review Committee to determine whether the uses will make use of the shared spaces at different times of the day, week, month, or year. The planning commission, following a recommendation from

the Development Review Committee, may authorize shared use of a parking area subject to the following conditions:

- a. The study demonstrates to the satisfaction of the City that uses sharing the parking area are unlikely to produce a substantial demand for parking at the same time;
- b. Required parking spaces reserved for persons with disabilities shall not be reduced; and
- c. Ongoing shared use of the parking area is assured by an agreement reviewed and accepted by the City which provides at least the following: 1) the parking area shall be continuously available; 2) all spaces shall be available without charge; 3) all parking spaces shall be available perpetually to all uses utilizing the parking; and 4) additional parking shall be provided up to the amount otherwise required under this chapter if the Development Review Committee determines, based on parking counts, that a shared parking area does not satisfy the off street parking demand of the uses involved.

(Ord.2015-8, dated 12/8/15; prior codes: Ord.2015-2, dated 3/10/15, Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

SECTION III MIXED USE CENTRAL

20.40.300 Description and Intent.

A. Description. The area in which the Mixed Use Central zone may be applied is bounded by Highway 89, 2700 North, the railroad tracks, and 2800 North.

B. Intent.

1. The Mixed Use Central area is intended to encourage commercial, office, retail and small business manufacturing uses in a planned, aesthetically pleasing business park setting, which are compatible both in architecture and landscaping to other uses in the zone.

2. Retail service professional business parks and manufacturing uses are promoted when they are complementary and can function as a unified cohesive development with adjacent uses, particularly residential.

3. Quality of materials, design excellence, a high level of architectural quality, including landscaped street themes, and appropriate land uses are the foundation of this Zone. (Ord.2015-8, dated 12/8/15; prior codes: Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

20.40.310 Uses.

- A. The following uses are permitted:
1. Uses listed as permitted in the Gateway West Zone.
 2. Automobile sales, new and/or used.
 3. Automotive services enclosed within a building, including lube, tune up, automatic wash, inspection, tires, mufflers, repairs, parts retailing.
 4. Bottling works, non-alcoholic.
 5. Business parks.
 6. Equipment or appliance repairs and/or service enclosed within a building.
 7. Manufacturing within an enclosed building.
 8. Motorcycle, snowmobile, other similar recreation equipment sales and/or service.
 9. Office/warehouse facilities, small scale.
 10. Recreational vehicle or boat sales.
 11. Warehousing/distribution.
- B. The following are conditional uses:
1. Community uses.
 2. Contractor/construction equipment yards and/or facilities; Contractor yard shall be located not less than 100 feet from Highway 89.
 3. Gas stations, convenience stores.
 4. Hospitals.
 5. Lumber, building material retail sales.
 6. Outdoor storage as part of a principal use with an approved conditional use permit.
 7. Public or quasi-public facilities.
 8. Recreational facilities, non-motorized.
 9. Self storage facilities.
- C. Other uses. Uses substantially similar to, or customarily accessory to, a listed use or category may be administratively allowed as determined by the Development Review Committee.
- D. Sexually Oriented Businesses are prohibited. (Ord.2015-8, dated 12/8/15; prior codes: Ord.2015-2, dated 3/10/15, Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

SECTION IV MIXED USE EAST

20.40.400 Description and Intent.

A. Description. The area in which the Mixed Use East zone may be applied is along 2700 North and 2550 North from approximately 600 West to the east city boundary.

B. Intent.

1. This area is intended to provide a range of uses focusing on retail and office commercial. The overall mix should consist of office, retail, and restaurant developed in a coordinated, complimentary fashion with significant public spaces and amenities.

2. The area is intended to provide for specific uses in a planned commercial setting which will be compatible and complimentary with

adjacent uses including nearby residential neighborhoods and will promote a high level of architectural and landscaping excellence.

3. Enhancements of the architectural quality and landscaping themes are required.

4. Streetscape treatments are required. (Ord.2015-8, dated 12/8/15; prior codes: Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

20.40.410 Uses.

A. The following uses are permitted:

1. Uses listed as permitted in the Gateway West Zone.

B. The following are conditional uses:

2. Community uses.

3. Gas stations, convenience stores.

4. Public or quasi-public facilities.

5. Recreational facilities, non-motorized.

6. Mixed uses(residential/retail/office).

C. Other uses. Uses substantially similar to, or customarily accessory to, a listed use or category may be administratively allowed as determined by the Development Review Committee.

D. Sexually Oriented Businesses are prohibited.

E. Additional Requirements for Mixed Use with a Residential Component.

1. Development Agreement. If a residential component is desired, developer shall enter into a development agreement with the City.

2. If a phased development is proposed, each phase shall comply with the provisions of this section.

3. Percentage of Development.

a. When separate residential and commercial buildings are proposed, a maximum of 25% by total Project area may be utilized for the residential component of a Mixed Use West Project.

b. When any mixed use buildings (i.e. buildings containing both residential and commercial space) are proposed, a maximum of 25% of the total building square footage for the Project may be used for the residential component of a Mixed Use West Project.

4. Density. The residential component shall be limited to 20 units per acre, with a minimum of 900 square feet of living space per unit.

5. Timing of Approvals and Building Permits.

a. The commercial site plan shall be submitted prior to or concurrently with the residential site plan. Approval of the residential site plan shall not occur until 1) the commercial site

plan has received approval, and 2) a commercial building permit has been issued by the City.

b. Commercial Building Permits.

v. Required site improvements per Chapter 17.12.010.2 shall be complete prior to the issuance of building permits.

vi. With the issuance of the first commercial building permit, developer may be issued building permits for up to 33% of the residential component of the Project (based on the total number of proposed units).

vii. Upon completion (i.e. issuance of certificate of occupancy) of 33% of the total commercial building square footage, developer may be issued building permits for up to 67% of the residential component.

viii. Upon completion of 67% of the total commercial building square footage, developer may be issued building permits for up to 100% of the residential component.

6. Parking.

a. Residential Parking. The residential component of the Project shall contain the following parking requirements: 2 spaces per unit plus 0.25 guest spaces per unit (all calculations shall round up to the nearest whole number). Garages and driveways of at least the minimum dimensions of standard parking spaces (9-ft by 18-ft) may count toward resident parking requirements but shall not count towards guest parking requirements

b. Shared Use Parking. Shared use parking in multi-family, commercial, or manufacturing zoning district may be allowed if it can be established that the on-site use(s) characteristically result in peak demand for parked vehicles at different hours, days, or seasons than the off-site use(s).

iii. Study. A shared use parking study shall be submitted for review for approval of shared use parking. The parking study shall include the following: the location and identity of each use that will share the facility; the total parking requirement for each use; the projected hours of operation of each use and the hours during which the peak parking demand will be experienced; the number of existing and/or proposed parking spaces; a site plan that provides for a distance of not more than 500 feet from the development site's property boundary measured along the shortest available pedestrian route of access to the shared parking facility; and a site plan that demonstrates that the proposed shared parking facility will comply with all standards required by this Code for parking lot development.

iv. Review and Authorization. The study shall be reviewed

by the Development Review Committee to determine whether the uses will make use of the shared spaces at different times of the day, week, month, or year. The planning commission, following a recommendation from the Development Review Committee, may authorize shared use of a parking area subject to the following conditions:

a. The study demonstrates to the satisfaction of the City that uses sharing the parking area are unlikely to produce a substantial demand for parking at the same time;

b. Required parking spaces reserved for persons with disabilities shall not be reduced; and

c. Ongoing shared use of the parking area is assured by an agreement reviewed and accepted by the City which provides at least the following: 1) the parking area shall be continuously available; 2) all spaces shall be available without charge; 3) all parking spaces shall be available perpetually to all uses utilizing the parking; and 4) additional parking shall be provided up to the amount otherwise required under this chapter if the Development Review Committee determines, based on parking counts, that a shared parking area does not satisfy the off street parking demand of the uses involved.

(Ord.2015-8, dated 12/8/15; prior codes: Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

PLANNING COMMISSION MEETING MINUTES

5. Discussion/Make a recommendation to City Council: Ordinance Amendment to the Mixed-Use East.

Jill presented and stated the item is the ordinance portion to allow a residential component in the Mixed-Use East zone.

Commissioner Cummings made the motion to open the public hearing. It was seconded by Commissioner Bolingbroke. Voting was unanimous to open the public hearing.

No public comment

Commissioner Nef made the motion to close the public hearing. It was seconded by Commissioner Farr. Voting was unanimous to close the public hearing.

Commissioner Nef made the motion to recommend denial to the City Council on the ordinance

amendment. It was seconded by Commissioner Park. Voting was unanimous in favor to recommend denial to the City Council on the amendment to the Mixed-Use East ordinance.



City Council Meeting Memorandum

To: Pleasant View City Council

From: Amy Sue Mabey, City Administrator

Re: Pickleball Court Expansion

Background

On September 14, 2021, the city received a presentation and petition from the Pleasant View Pickleball Association (PVPA) requesting the addition of eight (8) pickleball courts at Pleasant View Park. The proposed location for placement of these courts includes an existing baseball/softball diamond and requires the relocation of existing recreational programming and services related to this.

A draft resolution is before the City Council for consideration to formalize city support to pursue this option with up to \$5,000 to assist in initiating planning, development and fundraising for this effort, with approval of the additional courts begin installed contingent on full project funding being secured and the successful relocation of existing recreational programming to accommodate this adjustment.

A budget amendment of \$5,000 will be considered in conjunction with this resolution.

Attachments

Draft Resolution

RESOLUTION 2021-__

A RESOLUTION ESTABLISHING AN INTENT TO MODIFY CITY RECREATIONAL OFFERINGS BY EXPANDING PICKLEBALL COURTS AT PLEASANT VIEW PARK

WHEREAS, Pleasant View City periodically reviews and adjusts existing recreational offerings based on changing community needs and desires; and

WHEREAS, on September 14, 2021, the Pleasant View Pickleball Association (PVPA) presented a petition to the city requesting the installation of additional pickleball courts at Pleasant View Park; and

WHEREAS, efforts are being coordinated between the city and PVPA to explore pickleball court expansion. The proposed location is west of and across from the existing pickleball courts. This has been deemed the most feasible and cost-effective option through use of existing property owned by the city. The intent is to expand the playable areas of existing courts and allow options for tournament play; and

WHEREAS, this requires the relocation of an existing baseball/softball diamond and related programmed activities for youth offerings. The city has a prior baseball/softball diamond location at Shady Lane Park that is being evaluated to relocate existing play, however, it is anticipated that funding will be required to restore this diamond to playable condition; and

WHEREAS, estimated completion costs for this project are \$500,000. The city has identified its funding limitations and an inability for the city to serve as the sole contributor of funding required for completion of this project; and

WHEREAS, the PVPA has begun to proactively fundraise for the expansion of existing courts. Additional funding sources, including grant and sponsorship funding, are also being identified and considered. City funding has not yet been provided towards this project in lieu of a needed project scope.

NOW THEREFORE, BE IT RESOLVED, that the Pleasant View City Council establishes a desire and intent to pursue options to expand the number of existing pickleball courts at Pleasant View Park with consideration to add up to eight (8) additional courts, pending and contingent on the availability of and securement of all required funding for project completion.

This resolution is also contingent on the successful ability to relocate all existing recreational offerings impacted by this change.

PASSED AND ADOPTED by the Pleasant View City Council this 9th day of November 2021.

Leonard Call, Mayor

ATTEST:

Laurie Hellstrom, Recorder



October 28, 2021

To Mayor and City Council and Management of
Pleasant View City
520 West Elberta Dr
Pleasant View, UT 84414

We are pleased to confirm our understanding of the services we are to provide Pleasant View City for the year ended June 30, 2021. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements, of Pleasant View City as of and for the year ended June 30, 2021. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Pleasant View City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Pleasant View City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary Comparison Schedules for the General Fund
- 3) Schedule of the Proportionate Share of the Net Pension Liability
- 4) Schedule of Contributions
- 5) Notes to the Required Supplementary Information

We have also been engaged to report on supplementary information other than RSI that accompanies Pleasant View City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- 1) Combining fund financial statements of the governmental nonmajor funds
- 2) Schedule of expenditures of federal awards.

ROYCE J. RICHARDS, J.D., CPA | RYAN R. CHILD, CPA

2490 WALL AVENUE, OGDEN, UTAH 84401 | MAIN 801-621-0440 | FAX 801-399-9264

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. The objective also includes reporting on—

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. We will issue written reports upon completion of our Single Audit. Our reports will be addressed to Mayor and City Council of Pleasant View City. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, an unavoidable risk exists that some material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing*

Standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Pleasant View City's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of Pleasant View City's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on Pleasant View City's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of Pleasant View City in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, including identification of all related parties and all related-party relationships and transactions, (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. Management is also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration and Other

We may from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your

confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide copies of our reports to the Mayor and City Council; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Child Richards CPAs & Advisors and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to any regulatory or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Child Richards CPAs & Advisors personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Cognizant Agency, Oversight Agency for Audit, or Pass-through Entity. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately October 15, 2021 and to issue our reports no later than December 15, 2021. Ryan Child is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

We estimate the fees for this audit engagement to be \$12,200 to \$12,650, this is 131 hours estimated based on recent auditing experience with the City. Additionally, we anticipate the single audit to be an additional \$4,375 for the time to be incurred on the audit of controls and compliance over federal awards.

We appreciate the opportunity to be of service to Pleasant View City and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Child, Richards CPAs & Advisors

RESPONSE:

This letter correctly sets forth the understanding of Pleasant View City.

Management or Governance signature: _____

Title: _____

Date: _____



City Council Meeting Memorandum

To: Pleasant View City Council

From: Amy Sue Mabey, City Administrator

Re: Proposal for Combined Animal and Code Services Position

Background

Currently, the City's Code Enforcement services are addressed within the Planner I position responsibilities. With recent exponential growth in the city, this has created position time limitations to adequately address Code Enforcement needs. Additionally, to ensure proper security in working with property owners to address code issues, the Planner I position has at times included the accompaniment of a Police Officer to address property owners who have been unresponsive and/or belligerent to code violation notifications. Animal Services is currently addressed through a part-time position housed in the Police Department.

Proposal

Staff is proposing an adjustment to move Code Enforcement from Administrative Services to the Police Department and to combine Animal and Code Services into a single full-time position. This includes an associated budget amendment to address additional hours, salary and benefits required to convert this position to from part-time to full-time in order to adjust and expand existing operations.

RESOLUTION 2021 – K

A RESOLUTION AMENDING THE 2021-22 FISCAL YEAR BUDGET.

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

WHEREAS, Pleasant View City noticed the public hearing according to Utah State Code Section 10-6-113; and

WHEREAS, the City Council has determined that it is appropriate to amend revenue and expenditures for existing and new projects.

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

SECTION ONE: The 2021-22 Fiscal Year Budget is hereby amended as follows:

Park Fund

\$5,000 – new amount for Pickleball Courts (assisting in initial planning, development and fundraising efforts)

General Fund

\$3,150 - additional amount for Auditing Services

\$_____ - additional amount for a Fulltime Animal Control/Code Enforcement Officer from a Parttime Animal Control Officer for the last half of the fiscal year.

SECTION TWO: This resolution shall take effect immediately.

DATED this ____ day of _____, 2021.

PLEASANT VIEW CITY, UTAH

Mayor, Leonard M. Call

Attest:

City Recorder

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

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

Pleasant View City

Storm Water Management Plan



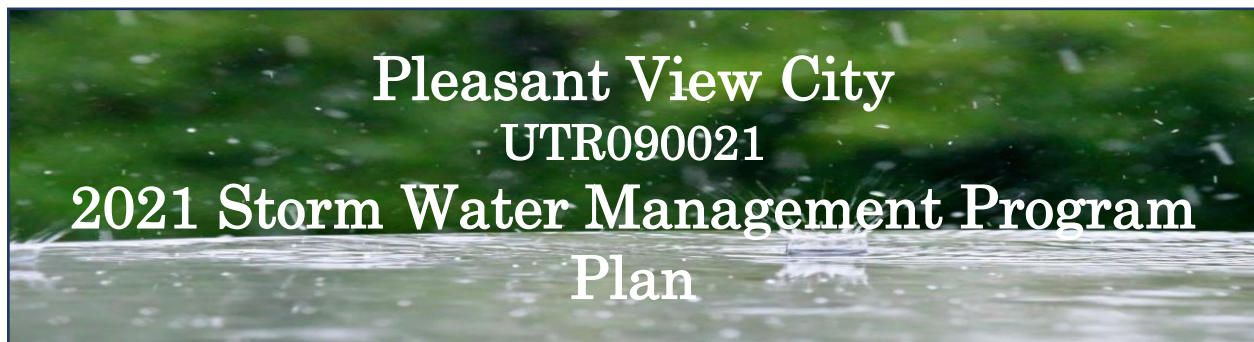
November 2021

Prepared by
JONES & ASSOCIATES
Consulting Engineers

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1. Introduction

Purpose

The purpose of the Pleasant View City Storm Water Management Program (SWMP) is for the development and implementation of the City's Plan to fulfill requirements under the State of Utah Small MS4 General UPDES Permit No. UTR090000 (Renewal Permit) in accordance with Section 402(p)(3)(B) of the *Federal Clean Water Act*, and the State of Utah Storm Water Regulations (UAC R317-8-3.9). This plan details the actions that Pleasant View City proposes to take between November 1, 2021 and November 1, 2026.

The NPDES Program

The National Pollutant Discharge Elimination System (NPDES) is a program created under the Federal Clean Water Act with the intent of protecting and restoring water quality in lakes and streams so they can support "beneficial uses" such as fishing and swimming. Governmental and private entities wishing to discharge water or wastewater to surface water regulated by the Federal Government (Waters of the US) must obtain permits and comply with certain conditions or face fines and other penalties. In general, the Storm Water Program regulates storm water discharges from three potential sources: municipal separate storm sewer systems, construction activities, and industrial activities.

In Utah, the US Environmental Protection Agency has delegated the authority over NPDES permits to the Utah Department of Environmental Quality – Water Quality (DEQ). DEQ has issued a General Permit for discharges to waters of the State of Utah resulting from a Small Municipal Separate Storm Sewer System (Small MS4). The General Permit applies to cities with a population less than 100,000 (based on the 2010 census), located within an urbanized area, and that operate a MS4 which discharges to a water of the State of Utah.

UPDES Small MS4 Permit

Pleasant View has been identified as a Small MS4 permittee and therefore must establish a stormwater program that complies with conditions of the UPDES MS4 Permit UTR090000. The Permit allows municipalities to discharge stormwater from systems it owns and operates into "waters of the state" such as rivers, lakes, streams, and groundwater as long as they implement six (6) minimum control measures (MCM) to reduce pollutants in stormwater to the "maximum extent practicable." The MCM's are as follows:

1. Public Education and Outreach on Stormwater Impacts (*General Permit 4.2.1*)
2. Public Involvement / Participation (*General Permit 4.2.2*)
3. Illicit Discharge Detection and Elimination (IDDE) (*General Permit 4.2.3*)
4. Construction Site Stormwater Runoff Control (*General Permit 4.2.4*)

5. Long-Term Stormwater Management in New Development and Redevelopment (Post-Construction Stormwater Management) (*General Permit 4.2.5*)
6. Pollution Prevention and Good Housekeeping for Municipal Operations (*General Permit 4.2.6*)

The SWMP will be reviewed, at a minimum, on an annual basis, and any changes or modifications will be described and submitted to the DEQ. In addition, the Permit requires the City to submit an Annual Compliance Report by October 1st of each year that details actions taken in the previous year to achieve compliance. The full text of the Permit can be viewed at: <https://documents.deq.utah.gov/water-quality/facilities/general-storm-water-permit-common-plan/DWQ-2021-008110.pdf>

General System Overview

Pleasant View City is located norther Weber County. The population of the community was 11,083 at the 2020 census. The city has a total area of 6.97 square miles and is largely residential with some agricultural and commercial development.

The storm drain system is composed of storm drain pipe, catch basins, detention basins, ditches, and canals (North Ogden Canal and Western Drain).

Current and Planned Activities

The SWMP Plan describes the set of actions and activities the City has implemented or plans to implement to maintain permit compliance. The Plan is organized to address the program components noted in Section 4.2 of the Permit.

The following sections of the SWMP Plan describe how Pleasant View is currently meeting the requirements of the Permit, and how the City plans to continue to meet those requirements over the next five (5) years.

Coordination and Responsibilities

Compliance with the Permit requires coordination and documentation of activities between several City departments, the Weber-Morgan Health Department, and the Golden Spike Storm Water Coalition. The Public Works Department will coordinate City efforts and will meet with staff from other departments and entities regularly to verify that current and planned activities meet Permit requirements. Activities required for Permit compliance will be carried out by the Public Works, Planning and Building, Parks, City Administration, Finance, Fire, Police, and the Weber-Morgan Health Department.

Main Point of Contact:

Tyson Jackson
Public Works Director
801-668-6989
tjackson@pleasantviewcity.com

COVID-19 Considerations

Pleasant View has been following the public health guidance provided by the Local and State Health Departments for phased re-opening. The functioning of the stormwater system has been deemed essential and compliance with the Permit is expected to remain on track. Additional safety measures have been put in place to protect the staff. Where appropriate or applicable, the City will conduct virtual and/or socially distanced meetings. A new section for COVID-19 considerations has been added to each section of this Plan and details considerations for each program, as best as can be determined in this evolving situation. Visit the City's website for more information about the City's response to COVID-19.

Table 1. Permit Requirements Deadlines / Frequencies

General Permit Section	Year (by Quarter)		2021		2022				2023				2024				2025				2026	
	Requirements	Deadline/ Frequency	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2
4.1	Stormwater Management Program Plan																					
	Review / Update SWMP	Update 11/1/2021 Review annually		X				X				X				X				X		
	Annual Compliance Report	Oct. 1, annually	X				X				X				X				X			
	Track SWMP Costs	Ongoing	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
4.2.1	Public Education and Outreach																					
	Regional Participation	Ongoing	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
	General Awareness	Ongoing	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
	Education and Outreach Training(s)	Annually		X				X				X				X				X		
4.2.2	Public Involvement / Participation																					
	Bi-Annual Public Hearing / Volunteer Activity	Bi-Annually		X		X		X		X		X		X		X		X		X		X
4.2.3	Illicit Discharge Detection and Elimination																					
	Develop / Update database and SOPs	January 2023, ongoing							X	x	x	x	x	x	x	x	x	x	x	x	x	x
	Inspect 20% of Outfalls	Annually	X				X				X				X				X			
	Employee Training	Annually			X				X				X				X					
4.2.4	Construction Site Stormwater Runoff Control																					
	Tracking and record keeping	Ongoing	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
	Develop / Update SOPs	January 2023, ongoing							X	x	x	x	x	x	x	x	x	x	x	x	x	x
	Employee Training	Annually		X				X				X				X				X		
4.2.5	Long-Term Stormwater Management in New Development and Redevelopment																					
	Update Public Works Standards	January 2023							X													
	Develop Source Control Program	January 2023							X													
	Agreements / List of Private Detention Basins	Ongoing	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
4.2.6	Pollution Prevention and Good Housekeeping for Municipal Operations																					
	Develop a SWPPP for each City-owned Site	June 2022				X																
	Develop / Update SOPs	January 2023, ongoing							X	x	x	x	x	x	x	x	x	x	x	x	x	x

Table 2. Inspections (General)

General Permit Section	Area / Type	Frequency
4.2.3 Illicit Discharge Detection and Elimination	High-Priority Areas	Annual
	Dry Weather Screening	Every 5 Years
4.2.4 Construction Site Stormwater Runoff Control	Priority Construction Sites	Bi-Weekly
	Construction Sites	Monthly
4.2.5 Long-Term Stormwater Management	City-Owned High-Priority / Visual	Monthly
	Structural BMPs	Bi-Annual
	New Construction Structural / Permanent BMPs	Annual
4.2.6 Pollution Prevention and Good Housekeeping for Municipal Operations	City-Owned High-Priority /Comprehensive	Bi-Annual

2. Public Education and Outreach on Stormwater Impacts – MCM 1

Pleasant View provides and participates in a variety of stormwater education and outreach programs designed to build general awareness, reduce or eliminate behaviors and practices that cause or contribute to adverse stormwater impacts, and encourage the public to participate in stewardship activities. The City aims to educate and reach a variety of audiences including residents, institutions and commercial facilities, developers and contractors (construction), and MS4-owned and operated facilities.

Pleasant View's Plan to Meet the Requirements of the Permit *(General Permit 4.2.1)*

Areas of Focus

- **Regional Participation:** Pleasant View is an active participant in regional education and outreach programs.
 - Pleasant View will continue to coordinate with other permittees in Northern Utah through the Golden Spike Stormwater Coalition and the Weber-Morgan Health Department.
 - Pleasant View participates in the annual Weber Water Fair through the coalition. The Fair engages 4th grade youth through hands-on learning to explore water conservation and quality issues. The educational experience is developed to meet the needs of State education standards and multiple schools throughout Weber County participate in the event.
 - Pleasant View participates in the cost of local TV advertisements. These advertisements are broadcast throughout the region.
- **General Awareness Programs:** Pleasant View will continue to provide general awareness education and outreach programs for a variety of target audiences.
 - General awareness promotion through a variety of media including utility bill inserts, direct mail, direct outreach, social media, and fliers.
 - Installation and/or replacement of curb markers on catch basins throughout the city.
 - Updates to the City's Stormwater webpage to include helpful information and activities to prevent pollution in our stormwater.
 - Technical assistance and outreach to businesses for managing potential sources of pollutants on their property.
- **Education and Outreach (Training):** Pleasant View will continue to provide education and outreach for a variety of target audiences.
 - Provide annual training opportunity for institutions, industrial, and commercial facilities about illicit discharges and improper disposal of waste and the impacts to water quality associated with these types of discharges.
 - Provide education to engineers, construction contractors, developers, development review staff, and land use planners concerning the development of stormwater pollution prevention plans (SWPPPs) and BMP use to reduce adverse impacts from stormwater runoff from development sites.
 - Provide education to city staff, development and plan review staff, land use planners and other pertinent parties about Low Impact Development (LID) practices, green infrastructure practices, and the specific requirements for post-construction control and the associated Best Management Practices (BMPs) chosen within the SWMP.

Specific Goals with Methods of Evaluation and Rationale

To ensure Pleasant View is meeting the requirements of the Public Education and Outreach – MCM 1 section of the General Permit, the following specific goals have been established.

- **Regional Participation Goal:** Pleasant View will actively participate in regional coordination and public outreach efforts by attending at least 75% of the Golden Spike Stormwater Coalition Meetings and providing 100% (of the determined share) monetary support towards regional public outreach efforts.

Methods of Evaluation:

- Attendance records.
- Meeting minutes.
- Proof of monetary support of coalition costs.

Rationale: By working together with partners within the Region, larger efforts (such as TV and radio advertisements) are financially possible for the City to participate in.

- **General Awareness Programs Goal:** On an annual basis, Pleasant View will provide information and promote stormwater awareness through a variety of methods and on a variety of topics. The City plans to host a booth at Pleasant View City's Founder's Day to provide education on storm water issues.

Methods of Evaluation:

- Copies of information sent and documentation of when and where sent.
- Documentation of number of curb markers installed / replaced.
- Photos.

Rationale: By using a variety of methods, the City will be able to reach a larger audience – some people may receive the message multiple times, while others may only receive the information once.

- **Education and Outreach (Training) Goal:** On an annual basis, Pleasant View will either attend or host a training for each of the areas as described in the associated bulleted list above.

Methods of Evaluation:

- Attendance rolls.
- Copies of presentation / training materials.

Rationale: By providing training to all of these entities, it will ensure that each is staying up-to-date with BMPs and the latest issues and topics.

Record Keeping: Pleasant View will continue to track and maintain records of public education and outreach activities and summarize these activities in the Annual Compliance Report.

3. Public Involvement / Participation – MCM 2

Pleasant View is committed to providing ongoing opportunities for the public to provide input into the development of the SWMP and into other initiatives and plans designed to improve water quality.

Pleasant View's Plan to Meet the Requirement of the Permit *(General Permit 4.2.2)*

Areas of Focus

- **Opportunities for Public Input:** The City welcomes comments from the public throughout the year.
 - To facilitate public comment, Pleasant View will provide a copy of the SWMP, contact information, and basic stormwater practices on the City's Stormwater webpage.
 - The public is notified and invited to attend City Council Meetings related to the development, implementation, and updates to the SWMP and related Ordinances. Notice for these meetings is done in compliance with all current State and City noticing requirements.
 - Pleasant View also seeks to involve the public in other stormwater management and clean water related decisions by engaging people during the planning of stormwater infrastructure projects and during development of stormwater related policy and master plans.
 - **Accessibility:** A copy of the SWMP will be available online and in print at City Hall.
 - **Transparency:** In general, all documents related to stormwater management are public record and available under the Government Records Access Management Act (GRAMA).
-

Specific Goals with Methods of Evaluation and Rationale

To ensure Pleasant View is meeting the requirements of the Public Involvement/Participation - MCM 2 section of the General Permit, the following specific goal has been established.

- **Opportunities for Public Input Goal:** Bi-Annually, Pleasant View City will hold a public hearing and/or host a volunteer opportunity.

Methods of Evaluation:

- Copies of public notices issued.
- Meeting minutes.
- Volunteer attendance and description

Rationale: Public comments will be welcome anytime of the year. By holding public hearings or providing a volunteer activity twice per year, there will be a specific opportunity for the public to provide input to the City.

Record Keeping: Pleasant View will continue to track and maintain records of public involvement and participation activities and summarize these activities in the Annual Compliance Report.

4. Illicit Discharge Detection and Elimination – MCM 3

Pleasant View’s Illicit Discharge and Elimination (IDDE) program is designed to prevent contamination of surface water and groundwater by monitoring, tracking, and removing non-stormwater discharges into the stormwater drainage system.

Pleasant View’s Plan to Meet the Requirement of the Permit *(General Permit 4.2.3)*

Areas of Focus

- **Ongoing IDDE program to detect and address non-stormwater discharges and illicit connections.** The City’s on-going IDDE program is designed to characterize, trace the source, and eliminate illicit discharges, including spills and illicit connections, into the municipal stormwater system.
 - In conjunction with the Weber-Morgan Health Department, Public Works responds to and investigates all calls and report regarding environmental concerns such as illegal dumping, spills, illicit discharges, and illicit connections.
 - Spills Hotline: 801-547-7772 is Pleasant View’s hotline for reporting of spills and water quality concerns such as illegal dumping, and is publicized as a 24-hour, 7-days a week hotline.
 - During regular business hours, calls are received by City Hall and followed up on by the Public Works Staff.
 - After-hours calls are managed by the on-call Public Works Staff.
 - Pleasant View investigates all calls received and records are kept of calls received and actions taken because of these calls.
 - The hotline is publicized and promoted on the City’s website
 - Pleasant View takes pride in exceeding permit requirements of IDDE program response and in most cases spill responses and investigation is performed the day of reporting.
 - Documentation of IDDE procedures will be detailed in the City’s IDDE Standard Operating Procedures (SOP) Manual.
 - Pleasant View educates public employees, businesses, and the public about illicit discharges and hazards associated with improper disposal of waste through the various methods as described in the “Public Education and Outreach” Section.
 - Pleasant View City keeps an updated stormwater system map that identifies all of the outfalls and priority areas (as determined by the City).
 - Pleasant View City will promote and/or provide services for the collection of household hazardous waste with notifications posted in the City’s newsletter.
- **Pleasant View Municipal Code 13.09 Storm Drainage**
 - Pleasant View Municipal Code 13.09 prohibits non-stormwater, illicit discharges into Pleasant View City’s stormwater system and provides the regulatory authority and framework for enforcement. These code sections are updated periodically to support the SWMP.
 - Code Implementation:
 - The on-going IDDE compliance strategy strives to achieve compliance initially through public education and technical assistance. When education, technical assistance, and voluntary correction agreements do not achieve compliance, 13.09.080 provides for progressive enforcement.

- Pollution discharged into the municipal storm drain system and/or surface and ground waters (illicit discharges) violate 13.09 and subjects the violator(s) to fines and/or cleanup costs imposed by the City and/or State agencies (13.09.080).
- **MS4 Screening:** Pleasant View has an on-going program to screen the stormwater system for potential sources of non-stormwater discharges and illicit connections. Pleasant View performs this screening through outfall inspection. During each inspection, Staff observe the structural integrity of the outfall and its adjoining pipes, sediment accumulation levels, and if there is any unusual flow, odor, color, or other visual indicators that would suggest a pollutant is present. If there is a water quality concern, the Staff will then report a spill through the spill hotline. This will trigger notification to the storm maintenance crew to respond and maintain storm structures and the water quality team for further investigation and follow up.
 - Pleasant View screens on average 100% of the stormwater outfalls each year and annually tracks the percentage screened as well as the total percentage screened, beginning January 2022.
 - Outfalls are screened at a minimum of once every five (5) years.
- **Training:** Pleasant View has an on-going training program for City Staff on the identification, reporting, and response to illicit discharges into the municipal stormwater system. All new employees receive training within 60 days of hire.

Specific Goals with Methods of Evaluation

To ensure Pleasant View is meeting the requirements of the Illicit Discharge Detection and Elimination – MCM 3 section of the General Permit, the following specific goals have been established.

- **Ongoing IDDE Efforts Goal:** Pleasant View will develop and keep a database and update written SOPs for all inspections, spills, illicit discharges, and illicit connections. The database development and SOP updates will be completed by January 2023 and maintained on an ongoing basis thereafter.

Methods of Evaluation:

- Inspection Logs.
- Spills, Illicit Discharge, Illicit Connection Tracking Sheets.
- SOP Manual.

- **MS4 Screening Goal:** Pleasant View will inspect 100% of the stormwater outfalls on an annual basis.

Methods of Evaluation:

- Inspection Logs.

- **Training Goal:** Pleasant View will provide annual training to all employees on illicit discharge and illicit connection detection. All new employees shall receive individual / small group training within 60 days of the date of hire.

Methods of Evaluation:

- Attendance Rolls.
 - Presentation Materials.
-

Record Keeping: Pleasant View will continue to track and maintain records of illicit discharge detection and eliminations activities and summarize these activities in the Annual Compliance Report. **Weber-Morgan Health Department, HAZMAT, and other responding Agencies track and maintain their own separate records.*

5. Construction Site Stormwater Runoff Control – MCM 4

Pleasant View reviews development plans and inspects development sites during construction to ensure erosion and sediment control best management practices are in place and stormwater facilities are installed and maintained as designed.

Pleasant View's Plan to Meet the Requirement of the Permit *(General Permit 4.2.4)*

Areas of Focus

- **Ongoing Program:** Stormwater Management Standards for Development, Redevelopment, and Construction Sites. The program applies to private and public development, including infrastructure projects.
 - Pleasant View Code 13.10 requires stormwater construction activity permits, NOIs, SWPPPs, and BMPs to be put in place.
- **Review Plans and Inspect Construction Sites.**
 - Pleasant View reviews all permits and development plans, inspects sites during construction, and takes enforcement action against those failing to follow approved guidelines or to provide facilities as required in the approved plans.
 - The review process includes civil/site plan review, an approval process (as required in City Code Title 17 Subdivisions and Title 13 Public Services, inspections, and enforcement to meet standards established by the permit for qualifying new and redevelopment sites. The City's oversight of new and redevelopment occurs in phases: (1) prior to construction during the plan review and acceptance process; (2) before the site is cleared during an initial site construction inspection; (3) during construction via construction site inspections; and (4) post construction as part of the stormwater infrastructure acceptance inspection. Proposals for public and private projects are reviewed by the City Engineer for compliance with Pleasant View's Standards, including LID requirements. City staff inspect qualifying public and private construction sites on a continuous basis to ensure the proper temporary erosion and sediment control measures have been selected, properly placed, and installed correctly.
 - City Inspectors inspect the stormwater drainage system that can potentially be impacted by home construction activity. This occurs, at a minimum, every month until the development has been built-out or when construction has stopped, and the site is stabilized. If facilities and stormwater conveyance require cleaning during home construction, responsible parties perform maintenance / cleaning.
 - Pleasant View Inspectors have the authority to enforce the Pleasant View City Code, as stated in Title 17 Subdivisions and Title 13 Public Services, using corrective action notices and stop work orders, to ensure the protection of receiving waters from construction impacts.
- **Notice of Intent.** Pleasant View will continue to provide links to the "Notice of Intent" to applicants as part of the development and redevelopment permit / approval process.
- **Training.** All Staff whose primary job duties are related to implementing the construction storm water program, including permitting, plan review, construction site inspections, and enforcement are annually trained to conduct these activities.

Specific Goals with Methods of Evaluation

To ensure Pleasant View is meeting the requirements of the Construction Site Stormwater Runoff Control – MCM 4 section of the General Permit, the following specific goals have been established.

- **Review Plans and Inspect Construction Sites Goal:** Pleasant View will keep accurate records of construction sites reviewed and approved, and construction sites evaluated and inspected, and any enforcement actions taken.

Methods of Evaluation:

- Database Tracking Developments (Reviewed, Approved, Completed).
 - Pre-Construction SWPPP Review Checklists.
 - Pre-Construction Attendance Rolls / Meeting Notes.
 - Inspection Logs.
 - Enforcement Tracking Log.
- **SOP and Checklist Goal:** By January 2023, Pleasant View will develop / update and begin utilizing SOPs for inspections and stormwater enforcement of construction sites.

Methods of Evaluation:

- SOP Manual.
- Checklists.

Record Keeping: Pleasant View will continue to track and maintain records of actions related to controlling runoff from development, redevelopment, and construction sites and summarize these activities in the Annual Compliance Report.

6. Long-Term Stormwater Management – MCM 5

The Long-Term Stormwater Management (Post-Construction Stormwater Management) in New Development and Redevelopment is designed to prevent and reduce pollutants in runoffs from areas of existing development and newly constructed development that discharge to the stormwater system by implementing an educational program, inspection routine, and enforcement process. The City is actively taking steps to be prepared to deploy the full inspection program by January 2023. In addition, the City requires the use of Low Impact Development (LID) stormwater practices and principles.

Pleasant View's Plan to Meet the Requirement of the Permit *(General Permit 4.2.5)*

Areas of Focus

- **Post-Construction Control Standards / Ordinance:** Pleasant View Code Title 17 Subdivisions and Title 13 Public Services adopts Standards to prevent or minimize impact to water quality – these include structural and non-structural BMPs to address pollutants known to be or have the potential to be discharged from the site.
- **Method for Calculating Hydrology:** To ensure consistent sizing of structural BMPs, Pleasant View City Development, Design, and Construction Standards (“City Standards”) defines the specific hydrology method(s) for calculating runoff volumes and flow rates. The City plans to update their current Standards to include these requirements and the new updates found in the General Permit requirements 4.2.5.1.2.
- **Low Impact Development (LID) Practices.** Pleasant View City Standards require a Low Impact Design Analysis and Report, along with implementation, for all new development and re-development.
- **Source Control Program Development:** This new program will require the following activities to be completed. Pleasant View will deploy this program in January 2023.
 - **Establish an Inventory:** This inventory will identify all post-construction structural storm water control measures installed and implemented for both public and private sector sites. The inventory shall contain (1) a short description of each storm water control measure; (2) a short description of maintenance requirements; and (3) inspection information. (See General Permit 4.2.5.4.1).
 - **Agreements for Private Sector Sites.** For private sector sites, the City shall execute an Agreement with the Property Owner outlining the responsibility for maintenance and establishing the right for the City to conduct inspections annually and require action if found to not be properly maintained. The Agreement shall be recorded with the property and shall run with the land.
 - **Maintenance of Inventory:** The Inventory shall be updated when changes occur in property ownership or changes to control measures implemented at the site.
 - **Establish Inspection and Enforcement Program:** Pleasant View will be implementing an inspection and enforcement program that supports these sites applying operational and/or structural BMPs to prevent illicit discharges or violations of surface water, ground water, or sediment management standards as well as practices to reduce pollution from the application of pesticides, herbicides, and fertilizers. Once established, staff will annually complete the number of inspection equal to 20% of the businesses or sites listed in the inventory and 100% of sites identified through credible complaints.

-
- **Training:** Staff continues to increase their knowledge by remaining current with new/revised stormwater regulations, along with attending internal and external training on erosion control, LID techniques, stormwater design models, standards, and practices.
-

Specific Goals with Methods of Evaluation

To ensure Pleasant View is meeting the requirements of the Post Construction Stormwater Management – MCM 5 section of the General Permit, the following specific goals have been established.

- **Public Works Standards Goal:** By January 2023, Pleasant View will review and update, as needed, the City's ordinances and Public Works Standards to follow the requirements of the General Permit.

Methods of Evaluation:

- Ordinance update
- Public Works Standards update

- **Source Control Program Development Goal:** By January 2023, Pleasant View will have an established source control program as outlined in the section above.

Methods of Evaluation:

- Standard Operating Procedures
- Completed Inventory.
- Inspection Logs.

Record Keeping: Pleasant View will maintain program records including documentation of each site visit, inspection records, denial of entry occurrences, warning letters, notices of violation, and other enforcement records that demonstrate an effort to bring sites into compliance.

7. Pollution Prevention and Good Housekeeping for Municipal Operations – MCM 6

Pleasant View plans to create robust Operations and Maintenance program that will ensure that runoff and stormwater discharges from City owned and/or operated facilities to the stormwater system are inspected and maintained in a manner that prevents or reduces potential impacts to stormwater drainage and receiving waters.

Pleasant View's Plan to Meet the Requirements of the Permit (General Permit 4.2.6)

Areas of Focus

- **Maintenance Standards:** Pleasant View implements maintenance standards as defined by Standard Operating Procedures Manual and proprietary system recommendations as necessary.
- **Ongoing Program to Inspect and Maintain the MS4:** Pleasant View plans to inspect all municipally owned catch basins and inlets every 5 years. If inspection indicates that cleaning or repair is needed, those activities are completed within the permit allowed timelines, generally within 6 months.
 - Pleasant View plans to inspect all municipally owned and operated water quality treatment and flow control facilities every 5 years. If inspection indicates that cleaning or repair is needed, those activities are completed within the permit allowed timelines, generally within 1 year.
- **Practices, Policies, and Procedures to Reduce Stormwater Impacts of Municipal Operations.** The City operations and maintenance program implements standard operating practices, policies, and procedures to reduce stormwater impacts associated with runoff from land owned and maintained by Pleasant View and road maintenance activities.
- **Stormwater Pollution Prevention Plan (SWPPP) for Pleasant View's "high-priority" facilities.** Pleasant View is working to create an inventory of and develop a SWPPP for each "high-priority" city-owned facility. The SWPPP includes detailed descriptions of the operational and structural BMPs in use, inspection schedule and results, an inventory of materials and equipment stored on-site, a list of activities conducted that may be exposed to rain, a map of the facility's stormwater drainage, discharge points, and areas of potential pollutant exposure, and a plan for responding to spills.
- **Existing Flood Management Controls.** During the annual inspection, existing flood management control structures will be assessed to determine whether changes, additions, or retrofitting is required to improve water quality. If it is determined that retrofitting is required, the City Engineer will work with Staff to develop a plan for prioritizing and completing the needed retrofit(s).
- **Training.** Pleasant View's Public Works Staff receives training on the importance of protecting water quality during maintenance operations, inspection procedures, relevant water quality and operations and maintenance standards, selecting appropriate BMPs, ways to perform their job activities to prevent or minimize impacts to water quality, and procedures for reporting water quality concerns.

Specific Goals with Methods of Evaluation

To ensure Pleasant View is meeting the requirements of the Pollution Prevention and Good Housekeeping for Municipal Operations – MCM 6 section of the General Permit, the following specific goals have been established.

- **Practices, Policies, and Procedures to Reduce Stormwater Impacts of Municipal Operations**
Goal: By January 2023, Pleasant View will update and maintain standard operating procedures as required by the General Permit.

Methods of Evaluation:

- Standard Operating Procedure Manuals.
 - Checklists.
 - Inventory of floor drains located inside City-owned facilities
-

Record Keeping: Pleasant View will maintain program records including documentation of each site visit, inspection records, denial of entry occurrences, warning letters, notices of violation, and other enforcement records that demonstrate an effort to bring sites into compliance.

8. Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Leonard Call, Mayor

Date: _____



4285 West 1385 South
Salt Lake City, Utah 84104
Phone: 1.801.521.0360
Fax: 1.801.532.7407
www.semiservice.com

QUOTATION
SAW12140

CUSTOMER: Rush Truck Center
CONTACT: Daniel Sebastian
ADDRESS: 964 S. 3800 W.
Salt Lake City UT 84104
MOBILE:
WORK: 8019727159
FAX: (801) 972-7180
EMAIL: sebvastian@ruchenterprises.com

QUOTE NUMBER: SAW12140
QUOTE DATE: 7/16/2019
QUOTE VALID UNTIL: 8/30/2019
SALESPERSON: Sam Johnson
MOBILE: 801-381-7957
WORK: 385-234-6249
FAX: 385-234-6261
EMAIL: sjohnson@semiservice.com

YEAR:	MAKE:	MODEL:	SINGLE/DUAL: DRW
CAB TO AXLE:	CAB TO TANDEM:	CAB TYPE:	VIN:

QTY	DESCRIPTION	PRICE EACH	AMOUNT
1	Dump beds, hydraulics, box spreaders DEMO #2	\$100,601.28	\$100,601.28
1	Body Dump as described in the specifications on Solicitation #CN18140, Attachment C. Furnish and install a 16' Henderson dump body Includes: Mudflaps - UDOT Logo 3/8" rubber with reinforcement plates; Hitch plate - per drawing Exhibit A *Gladhands Part# 441014 and 441004 7-way round plug Part# Pollak 11-721 2300A Premier pintle hook; (2) Bolt-on rear tow hooks Part# B2801A (Set of two); Stainless steel 30x18x18 toolbox Part# 1702595; Conspicuity tape Federal Signal Light Bar with riser kit Part# LPX53DS-UDOT/500435SSG Tarp and wiring: *Tarp System Part# 64171 *Asphalt Tarp *Switch Part# 10914 *Wire Part# 11330 *Receptacle Part# BEE 20-46 dual pole.		
1	Hydraulic hoses and couplers for dump bed, front mount snowplow, wing and sander per hose section on current Contract MA276 specification (Hydraulic Fittings Item numbers 30.1 thru 30.9 and Hydraulic Hoses Item numbers 31.1 thru 31.10).		
1	Force America Hydraulics 6100 controller with Ultra Arm. 1114731 Rev. A 10 Bolt- Constant Mesh - Wet Spline - Rotatable Din 5462 Mount PTO 287GCFJW-M8RY 1063355 CFG-999182 5.71cid - CW Rot. - 4 Bolt Din - 8 X 32 X 35 Din Shaft - #24 X #16 ORB - Comp.=2,250psi / Max 5800psi W/Fitting Kit TXV92-R-KIT-CFG Full Port High PSI Ball Valve 5000 PSI FA-HPBV-16 Pressure Filter 60 GPM Max W/vis. Elec. Ind. At 73 PSI HP17125VG30EPUG5S2AE7050P 25 Micron Glass Element (01e17025vg30ep)		



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QUOTATION
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QTY	DESCRIPTION	PRICE EACH	AMOUNT
	300150 CFG-013459 UDOT BEHIND THE CAB RESERVOIR WITH UPRIGHT VALVE ENCLOSURE FOR THE ADD-A-FOLD VALVE. *STR KIT-CFG Synthetic Filter Element Aa8165 ZSRE-409-10 Temp/level Sender 158 Degree F 30 Gal With Slosh Shield Vt-35 S2-TSM10-L212-AC-DN-SS CFG-013461 AAF-3-PF3-4-4-PRI-2-SAV ADD-A-FOLD VALVE WITH FITTINGS S/A HOIST, S/A PLOW LIFT WITH POWER FLOAT, D/A PLOW ANGLE, D/A WING, PRIORITY, PREWET, AUGER/SPINNER *PMV KIT-CFG 1026027 CFG-030811 MPJC-6100-2-ULTRA-UDOT BASE SYSTEM OPEN LOOP ROAD TEMP NO SENSOR MPJC-6100-2-CAN-ULTRA-CFG FORCE Selector Valve #16 Ports Vs4bubf9 128430 Air Shift ASDV-40-16		
1	Force America additional electric valving and controller for either right or left wing truck		
1	Chrome winch bar, put in toolbox. Part# ANC-42313-17.		
1	Aluminum wire track installed on frame to separate truck wiring from body wiring for 14' body.		
1	CUSTOM STAINLESS SPREADER PER AGENCY CONTRACT 179724 13' Stainless FSH spreader per attached specifications. (Includes 400G total pre-wet capacity, up to 800G depending on additional length of spreader). (P1.1)		
1	Deduct for no pre-wet for 13' spreader - 400G total		
1	Tip up spinner chute (Factory installed) Spinner chute shall be capable of being swung up and pinned in the up position to be out of the way for unloading hopper without the use of tools. 8.2 A winch with ¼" stainless steel cable shall be provided to facilitate easy raising of spinner chute. 8.3 Winch shall have an anti-back lash feature for operator safety.		
2	Price per foot for longer trucks to include larger granular capacity and liquid capacity.		
1	Installation cost to install spreaders into trucks and hook up systems and run and test operation before returning to customer.		
1	RSP 12' length Full trip with 2 external compression springs Full Width Push Frame with top mount cylinders PLOW SIZE/SHAPE: Plow Length: 12' length Moldboard Trip: Full trip with 2 external compression springs Pushframe Type: Full Width Push Frame with top mount cylinders Moldboard Height: 42" height Moldboard Shield: Integral shield MOLDBOARD OPTIONS: Moldboard Sheet Material: 3/16" GR50 steel		



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QTY	DESCRIPTION	PRICE EACH	AMOUNT
	Moldboard Cut-Out / Ears: Mailbox cutout on right side of moldboard Adjustable Trip Spring: None Hydraulic Cylinders: 4" x 2" x 10" reversing nitrided cylinders Paint: Henderson Orange RUNNING GEAR: Running Gear Type: None OPTIONS/ACCESSORIES: 12" Rubber Deflector: Yes, w/ SS Backer Install Rubber Deflector: Yes Parking Jack, Screw Adjustable: Yes Install Parking Jack: Yes Cutting Edge: 3/4" x 6" Carbide cutting edge with cover blade HITCHES: Hitch, Plow Portion: Quick hitch Plow Portion Installed on Plow: Yes Hitch, Truck Portion: Quick hitch, manual tilt Quick Hitch Width: 30.5" center-to-center width Hydraulic Lift Cylinders, Truck Portion: 3" x 2" x 10" Nitrided Lift Cylinder , standard Bumper to Frame Mounting Kit: Yes CUSTOM OPTIONS: Option 1: Mailbox cut on both ends Option 2: Deflector to be plain style. Cover Blade to be 2pc Option 3: Moldboard to be sand blasted, powdercoated to match cab Option 4: Custom Utah S/N plate Option 5: Bottom Angle Flat bar, special cutting edge hardware Option 6: Plow Cheek Plate Kit for Quick Hitch.		
1	Snowplow Lamp, resilient, polycarbonate housing and sealed halogen beam withstand hours of use at sub-zero temperatures. Features integrated parking and turn signal lights. Rubber shock mount and center mounting stud absorbs road shock. Part# MTA779-03-132		
1	Henderson stainless steel light brackets for Class 8 trucks. HMI-HTE115/116		
1	Stainless steel lines for 16' bed including deduction in price for hydraulic lines. Special lines and brackets		
		Quote Total:	\$100,601.28
		Sales Tax:	\$0.00
		Total Due:	\$100,601.28

Signature Required to Process Order

PO Number

Date

QTY	SUGGESTED ITEMS	PRICE EACH	AMOUNT

- ♦ Labor and installation are included in all pricing unless specified.
- ♦ Quoted price does not include any applicable F.E.T., sales taxes, and delivery charges.
- ♦ Quote price does not include any unforeseen obstructions or modifications.
- ♦ Quotation valid until above stated expiration date.



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QUOTATION
SAW12140

- ◆ Terms are due upon receipt unless prior credit arrangements are made at the time of order.
- ◆ FOB Salt Lake City, Utah 84104
- ◆ 50% down payment required with special order items, NON-REFUNDABLE.
- ◆ We only Accept Cash, Check, Visa and MasterCard.

Prepared For:

RUSH TRUCK CENTER OF SALT LAKE
 Daniel Sebastian
 964 S 3800 W
 Salt Lake City, UT 84104-4567
 (801)972 - 5320
 Reference ID: N/A

Presented By:

RUSH TRUCK CENTERS OF UT
 Daniel Sebastian
 964 SOUTH 3800 WEST
 SALT LAKE CITY UT 84104 -
 (801)972-5320

Quote includes Semi service quote SAW12140

Model Profile
2022 HV613 SBA (HV613)

AXLE CONFIG:	6X4
APPLICATION:	Front Plow with spreader
MISSION:	Requested GVWR: 58000. Calc. GVWR: 60000. Calc. GCWR: 125000 Calc. Start / Grade Ability: 38.74% / 3.70% @ 55 MPH Calc. Geared Speed: 72.4 MPH
DIMENSION:	Wheelbase: 211.00, CA: 143.90, Axle to Frame: 75.00
ENGINE, DIESEL:	{International A26} EPA 2021, 475HP @ 1700 RPM, 1700 lb-ft Torque @ 900 RPM, 2100 RPM Governed Speed, 475 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 4500 RDS} 5th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-20-133A} Wide Track, I-Beam Type, 20,000-lb Capacity
AXLE, REAR, TANDEM:	{Meritor MT-40-14X-4DCR} Single Reduction, 40,000-lb Capacity, .433"(11mm) Wall Housing Thickness, Driver Controlled Locking Differential in Forward-Rear and Rear-Rear Axle, R Wheel Ends Gear Ratio: 5.29
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 315/80R22.5 Load Range L HAU 3 WT (CONTINENTAL), 480 rev/mile, 68 MPH, All-Position
TIRE, REAR:	(8) 11R22.5 Load Range G HDR2+ (CONTINENTAL), 491 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, TANDEM:	{Hendrickson HMX EX 400} Walking Beam, 40,000-lb Capacity, 52" Axle Spacing, Rubber Springs, with Transverse Torque Rods, Rubber End Bushings
PAINT:	Cab schematic 100WN Location 1: 9219, Winter White (Std) Chassis schematic N/A

<u>Code</u>	<u>Description</u>
HV61300	Base Chassis, Model HV613 SBA with 211.00 Wheelbase, 143.90 CA, and 75.00 Axle to Frame.
1AND	AXLE CONFIGURATION {Navistar} 6x4
	<u>Notes</u> : Pricing may change if axle configuration is changed.
1CAJ	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.866" x 3.622" x 0.437" (276.0mm x 92.0mm x 11.1mm); 456.0" (11582mm) Maximum OAL
1LLA	BUMPER, FRONT Swept Back, Steel, Heavy Duty
1WDS	FRAME EXTENSION, FRONT Integral; 20" In Front of Grille
1WHP	WHEELBASE RANGE 183" (465cm) Through and Including 248" (630cm)
2ARY	AXLE, FRONT NON-DRIVING {Meritor MFS-20-133A} Wide Track, I-Beam Type, 20,000-lb Capacity
3AGA	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 20,000-lb Capacity, with Shock Absorbers
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	<u>Includes</u> : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4619	TRAILER CONNECTIONS Four-Wheel, with Hand Control Valve and Tractor Protection Valve, for Straight Truck
	<u>Notes</u> : When electronic stability control is ordered with trailer connections on a 4x2 truck, please check the operator manual for trailer weight restrictions.
4732	DRAIN VALVE {Berg} with Pull Chain, for Air Tank
4AZA	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System
4EBD	AIR DRYER {Wabco System Saver 1200} with Heater
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake
4EXV	BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 SqIn
4LAG	SLACK ADJUSTERS, FRONT {Gunite} Automatic
4LGG	SLACK ADJUSTERS, REAR {Gunite} Automatic
4SPM	AIR COMPRESSOR {Bendix BA-921 Head Unload} 15.9 CFM
4VGN	AIR TANK Painted Aluminum, with Straight Thread O-Ring Ports
4VKB	AIR DRYER LOCATION Mounted Inside Right Rail, Back of Cab
4VKJ	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Left Rail, Back of Cab, Perpendicular to Rail
4WBX	DUST SHIELDS, FRONT BRAKE for Air Cam Brakes
4WDM	DUST SHIELDS, REAR BRAKE for Air Cam Brakes

<u>Code</u>	<u>Description</u>
4WDW	BRAKE CHAMBERS, POSITION on Rear/Rear Axle Located Inside Rear Tire Envelope (Meets Asphalt Spreader/Paver Clearance Requirements)
4XDS	BRAKES, REAR {Meritor 16.5X8.625 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 8.625", 23,000-lb Capacity per Axle
4XDT	BRAKES, FRONT {Meritor 16.5X6 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 6", 20,000-lb Capacity
4XEE	PARK BRAKE CHAMBERS, ADDITIONAL (2) Spring Brake Type
5710	STEERING COLUMN Tilting and Telescoping
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black
5PTB	STEERING GEAR (2) {Sheppard M100/M80} Dual Power
6DHB	DRIVELINE SYSTEM {Dana Spicer} 1810HD Main Driveline with 1710 Interaxle Shaft, for 6x4
7BEV	AFTERTREATMENT COVER Steel, Black
7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7SDK	ENGINE COMPRESSION BRAKE by Jacobs; for N13/A26 Engines, with Selector Switch and On/Off Switch
7WAZ	TAIL PIPE (1) Turnback Type
7WDM	EXHAUST HEIGHT 10'
7WDN	MUFFLER/TAIL PIPE GUARD (1) Aluminum
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment
	<u>Includes</u>
	: DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab
	: HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel
	: HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever
	: PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light
	: STARTER SWITCH Electric, Key Operated
	: STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector
	: TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature
	: WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever
	: WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted
	: WIRING, CHASSIS Color Coded and Continuously Numbered
8GXJ	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount
8HAE	BODY BUILDER WIRING Rear of Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/ Accessory Power/Ground and Sealed Connector for Stop/Turn
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8RPB	RADIO, AUXILIARY CONTROLS Mounted in Steering Wheel, Radio Function Control Switch, Includes Volume Up/Down, Mute, Forward/Back and Bluetooth Answer/Disconnect
8RPP	ANTENNA Shark Fin, Roof Mounted
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8THB	BACK-UP ALARM Electric, 102 dBA

<u>Code</u>	<u>Description</u>
8THJ	AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications
8TME	TRAILER CONNECTION SOCKET {Phillips} 7-Way, Mounted at Rear of Frame, Wired for Turn Signals Independent of Stop, Compatible with Trailers with Amber or Side Turn Lamps
8VAY	HORN, ELECTRIC Disc Style
8VUL	BATTERY BOX Steel, with Plastic Cover, 18" Wide, 2-4 Battery Capacity, Mounted Left Side Back of Cab
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened
8WXG	STARTING MOTOR {Mitsubishi Electric Automotive America 105P} 12-Volt, with Soft-Start
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8XHR	POWER SOURCE, ADDITIONAL Auxiliary Power Outlet (APO) with USB Port, Located in the Instrument Panel
8XNY	HEADLIGHTS Halogen
9505	QUARTER FENDERS for Rear Wheels, Mirror-Finished Stainless Steel, Frame Mounted
9585	FENDER EXTENSIONS Rubber
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HBM	GRILLE Stationary, Chrome
9HBN	INSULATION, SPLASH PANELS for Sound Abatement
9WAC	BUG SCREEN Mounted Behind Grille
9WBK	FRONT END Tilting, Fiberglass, with Three Piece Construction, Includes Long Hood
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	<u>Includes</u>
	: PAINT SCHEMATIC ID LETTERS "WN"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10ADT	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Two Year Data Plan
10SLV	PROMOTIONAL PACKAGE Government Silver Package
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12850	PTO EFFECTS, ENGINE FRONT for N13/A26 Engines, Less PTO, Unit, Includes Adapter Plate on Engine Front Mounted

<u>Code</u>	<u>Description</u>
12BEY	ENGINE, DIESEL {International A26} EPA 2021, 475HP @ 1700 RPM, 1700 lb-ft Torque @ 900 RPM, 2100 RPM Governed Speed, 475 Peak HP (Max)
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed <u>Includes</u> : FAN Nylon
12VAG	AIR CLEANER Single Element, with Integral Snow Valve and In-Cab Control
12VGA	ENGINE CONTROL, REMOTE MOUNTED for PTO, for N13/A26 Engines
12VJA	EMISSION, CALENDAR YEAR {International A26} EPA, OBD and GHG Certified for Calendar Year 2022
12WEG	COLD STARTING EQUIPMENT Automatic; with Engine ECM Control
12WTA	FAN DRIVE SPECIAL EFFECTS Fan Cooling Ring with Fan Shroud Effects, Engine Mounted
12WZE	CARB IDLE COMPLIANCE Federal, Does Not Comply with California Clean Air Idle Regulations
12XBD	RADIATOR Aluminum, Welded, Cross Flow, Front to Back System, 1292 SqIn, with 1008 SqIn Charge Air Cooler <u>Includes</u> : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber
12XBT	BLOCK HEATER, ENGINE {Phillips} 120V/1150W, with "Y" Cord for 120V/300W Oil Pan Heater <u>Includes</u> : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door
12XCS	CARB EMISSION WARR COMPLIANCE Federal, Does Not Comply with CARB Emission Warranty
13AUW	TRANSMISSION, AUTOMATIC {Allison 4500 RDS} 5th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, On/Off Highway
13WAW	OIL COOLER, AUTO TRANSMISSION {Modine} Water to Oil Type
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission
13WLM	TRANSMISSION OIL Synthetic; 63 thru 76 Pints
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WYH	TRANSMISSION TCM LOCATION Located Inside Cab
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming
13XAL	PTO LOCATION Customer Intends to Install PTO at Left Side of Transmission
14GVN	AXLE, REAR, TANDEM {Meritor MT-40-14X-4DCR} Single Reduction, 40,000-lb Capacity, .433"(11mm) Wall Housing Thickness, Driver Controlled Locking Differential in Forward-Rear and Rear-Rear Axle, R Wheel Ends . Gear Ratio: 5.29
14UMW	SUSPENSION, REAR, TANDEM {Hendrickson HMX EX 400} Walking Beam, 40,000-lb Capacity, 52" Axle Spacing, Rubber Springs, with Transverse Torque Rods, Rubber End Bushings
14WBV	SHOCK ABSORBERS, REAR (4) for Hendrickson HMX Suspension Only, Mounted from Frame to Beam

<u>Code</u>	<u>Description</u>
14WCR	TRANSVERSE TORQUE RODS {Hendrickson} TRAAX Rod, Transverse Only
15DYP	DEF TANK 9.5 US Gal (36L) Capacity, Frame Mounted Outside Left Rail, Under Cab
15LKX	FUEL/WATER SEPARATOR {Davco Fuel Pro 382} 12 VDC Electric Heater, Includes Pre-Heater, Includes Water-in-Fuel Sensor
15LMT	LOCATION FUEL/WATER SEPARATOR Mounted Outside Left Rail, 46" Back of Cab
15SJZ	FUEL TANK Top Draw, Non-Polished Aluminum, 26" Dia, 80 US Gal (303L), Mounted Left Side, Under Cab
15WCS	FUEL COOLER Less Thermostat; Mounted in Front of Cooling Module
16030	CAB Conventional, Day Cab
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16GEG	GAUGE CLUSTER Premium Level; English with English Electronic Speedometer
	<u>Includes</u>
	: GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for
	: GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure
	: WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)
16HGG	GAUGE, OIL TEMP, ENGINE
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission
16HGL	GAUGE, OIL TEMP, REAR AXLE
16HHE	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} with Black Bezel, Mounted in Instrument Panel
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16JNV	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Cloth, Isolator, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, -3 to +14 Degree Back Angle Adjust
16SMM	SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Cloth
16SMW	GRAB HANDLE, EXTERIOR Black, Aluminum, for Cab Entry Mounted Left Side at B-Pillar
16SNS	MIRRORS (2) Aero Pedestal, Power Adjust, Heated, Black Heads and Arms, 6.5" x 14" Flat Glass, Includes 6.5" x 6" Convex Mirrors, for 102" Load Width
	<u>Notes</u>
	: Mirror Dimensions are Rounded to the Nearest 0.5"
16VKK	CAB INTERIOR TRIM Diamond, for Day Cab
	<u>Includes</u>
	: CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger
	: DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Reading Lights; Integral to Overhead Console, Center Mounted
	: SUN VISOR (3) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Vanity Mirror and Toll Ticket Strap, plus 1 Auxiliary Visor (Front Only), Driver Side
16WBY	ARM REST, RIGHT, DRIVER SEAT
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16WLS	FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood

<u>Code</u>	<u>Description</u>
16WSK	CAB REAR SUSPENSION Air Bag Type
16XJP	INSTRUMENT PANEL Wing Panel
16XRX	MODESTY PANEL Painted
16XWY	WINDSHIELD WASHER RESERVOIR Mounted Under Cab with Remote Fill Mounted Behind Cab Drivers Side
16XXC	COWL TRAY LID
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab
27DUL	WHEELS, FRONT {Accuride 29300} DISC; 22.5x9.00 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
28DUK	WHEELS, REAR {Accuride 29169} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs
60AAG	BDY INTG, REMOTE POWER MODULE Mounted Inside Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs, Max 20 amp per Channel, Max 80 amp Total; Includes 1 Switch Pack with Latched Switches
7372135444	(8) TIRE, REAR 11R22.5 Load Range G HDR2+ (CONTINENTAL), 491 rev/mile, 75 MPH, Drive
7792545437	(2) TIRE, FRONT 315/80R22.5 Load Range L HAU 3 WT (CONTINENTAL), 480 rev/mile, 68 MPH, All-Position

Services Section:

40127	WARRANTY Standard for HV513, HV613 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2030A
1	Semi services snow package

<u>Description</u>	(US DOLLAR)	<u>Price</u>
Net Sales Price:		\$219,927.37

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Accepted by Purchaser:

Official Title and Date

Firm or Business Name

Authorized Signature

Authorized Signature and Date

This proposal is not binding upon the seller without
Seller's Authorized Signature

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.