

Pleasant View City Council

Meeting Agenda

Tuesday, November 1, 2022

6:00 p.m.

6:00 P.M. 1. **Introduction.**

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:
(Councilmember Sara Urry)
- b. Declaration of Conflicts of Interest
- c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

6:05 P.M. 2. **Consent Items.**

- a. Minutes of October 25, 2022
- b. Bills of Pleasant View City

6:10 P.M. 3. **Public Hearing - Rezone.** Discussion and possible action to consider a proposal for a rezone of 0.80 acres of land from Planned Manufacturing (MP-1) to Manufacturing/Commercial Mix Zone (CMC) at 2709 North Rulon White Blvd, Ordinance 2022-31. (Presenter: Amy Mabey)

6:20 P.M. 4. **Preliminary Subdivision.** Discussion and possible action to consider approval of a preliminary subdivision application for Parkland II Planned Unit Development (PUD) at 2738 North Rulon White Blvd. (Presenter: Amy Mabey)

6:30 P.M. 5. **Other Business**

6. **Adjournment**

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 1, 2022, commencing at 6:00 PM.

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.

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

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

October 11, 2022

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR:

Leonard Call (absent)

COUNCILMEMBERS:

Ann Arrington
Steve Gibson (Mayor Pro-tem)
David Marriott (*absent during items #5 to end*)
Philip Nelsen
Sara Urry

STAFF:

Amy Mabey
Laurie Hellstrom
Ryon Hadley
Tyson Jackson
Dana Shuler

VISITORS:

Greg Timothy
Melvin Holland
Nick Mingo (*via Zoom*)

Jayson Adam
Mrs. Holland

1. Introduction.

a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought

Ann Arrington.

b. Declaration of Conflicts of Interest

None given.

c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

None given.

2. Consent Items.

a. Minutes of October 11, 2022

Laurie Hellstrom: CM Urry noted that some of the motions included language to 'close the closed meeting' and it should be to 'closed the public hearing'.

Motion was made by CM Urry to approve the consent item (minutes of October 11, 2022) with adjustments made. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

3. Public Hearing to Vacate a Street. A proposal to vacate the existing street rights-of-way in a portion of the Weber View Subdivision, located approximately between Pleasant View Drive and 3275 North, 200 West and 325 West. Affected rights-of-way include those with frontage on lots 12-15 and 23-49. The existing platted roadways are proposed to be

**replaced with the approval and recordation of the Weber View Phase II Subdivision.
(Presenter: Amy Mabey)**

Amy Mabey: we had the vacated easements and this is to vacate the original street from several years ago. Ivory Homes will put in a new subdivision and modify the plan which is the next item on the agenda.

Motion was made by CM Urry to go into a public hearing to consider vacating the existing street rights-of-way in a portion of the Weber View Subdivision, located approximately between Pleasant View Drive and 3275 North, 200 West and 325 West. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Mayor Pro-tem Gibson: are there any comments from the public? Melvin Holland: is the new plat available to the public? Amy Mabey showed the plat. CM Nelsen: Melvin, do you have any concerns? Melvin Holland: if the lots affected are only the old lots I have no concerns.

Motion was made by CM Marriott to end the public hearing. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

Amy Mabey: the old subdivision was from 1960. Dana Shuler showed the old subdivision plat. CM Gibson: they worked with the Hales' on the new plan.

Motion was made by CM Nelsen to approve item #3 to vacate the existing street rights-of-way in a portion of the Weber View Subdivision, Ordinance 2022-30. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

4. Weber View Phase II - Final Plat Approval with Financing Agreement for Completion of Improvements. Discussion and possible action to consider approval of subdivision plat approval and a bond agreement for the Weber View Subdivision located approximately between Pleasant View Drive and 3275 North, 200 West and 325 West. (Presenter: Amy Mabey)

Amy Mabey: they are choosing a letter of credit agreement. This is to approve the letter of credit along with the engineering estimates and final plat map. CM Marriott: are there any changes? Amy Mabey: there are no redlines. Dana Shuler: there are no concerns but note that the parcel for the detention basin needs a warranty deed. Amy Mabey: we are not going to include the letter of credit in the packets because of sensitive information. CM Nelsen: are they liking the letter of credit? Amy Mabey: I like them because we only need to tap into it as needed. CM Urry: has legal reviewed it? Amy Mabey: it is the same language. CM Gibson: I have concerns with the stream flooding out the golf course periodically. Has it been engineered to take that into consideration? Dana Shuler: the detention basin releases water at a controlled rate. CM Gibson: does it flow to the creek? Dana Shuler: yes. CM Urry: who owns the creek? CM Gibson: no one knows. It is just used. CM Marriott: my concern is with flooding. Tyson Jackson: the water could end up in the canal. CM Gibson: is this a big deal? Dana Shuler: it has been engineered for a 25-year storm. CM Gibson: I am worried for the 100-year storm that we get every three years. Dana Shuler: the detention basin is designed to collect and convey the water for a 25-year storm for their entire project and the installation and drainage ditches are for a 100-year storm. CM Urry: is that enough? Nick Mingo: yes. Without this development it would flood. This will have a release rate designed. Tyson Jackson: it is designed to keep the same/existing conditions. CM Marriott: will more be pushed into the basin? Amy Mabey: we can contact The Barn and see what issues they have had. We are looking at water relative to their development and anything outside that is ours. Dana Shuler: we work from the National Weather Survey's data. It has not been updated for several years but we use the historical data. Little ponds are not made for 100-year storms. CM Gibson: the development should be good. We need to look at this with staff.

Motion was made by CM Urry to approve the subdivision plat and a bond agreement for Weber View Phase II Subdivision and that they give a warranty deed to the city for the detention

basin. And note to staff to review storm sewer in those areas for mitigation. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, CM Nelsen and CM Urry. 5-0

5. Peak View Final Plat Approval with Financing Agreement for Completion of Improvements. Discussion and possible action to consider approval of subdivision plat approval and a bond agreement for the Peak View Subdivision located between 2700 N and 2550 N at 400 W. (Presenter: Amy Mabey)

Amy Mabey: they are choosing the letter of credit option. We need the signed agreement by the group. There are minimal redlines. Dana Shuler: the outstanding improvement is the water line easement. CM Arrington: are they adding a street? Amy Mabey: yes, they are asking for a streetlight along with the Bailey's development. Dana Shuler: those are not roads dedicated to the city. They are cross accesses with an agreement recorded for them. Amy Mabey: they are access lines and the lots are being legally divided. CM Arrington: they have access but not the streetlight? Amy Mabey: we are waiting for the amended version. Dana Shuler: they have asked to amend the agreement for the south side of 2700 N. Bailey's did his on the north side but not this one. CM Arrington: if approved are those driveway access for sure there? Amy Mabey: yes.

Motion was made by CM Arrington to approve final plat approval with financing agreement for completion of improvements for the Peak View Subdivision. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Nelsen and CM Urry. 4-0

6. American Rescue Plan Act (ARPA) Funds. Discussion and possible action to consider amending the American Rescue Plan Act (ARPA) funds for employee retention agreement to change the eligible participation date. (Presenter: Amy Mabey)

Amy Mabey: this is not to add a bonus but to be able to utilize it for new employees after their 6 months here.

Motion was made by CM Nelsen to approve item #6 as stated in the memo. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Nelsen and CM Urry. 4-0

7. Closed Meeting. Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

None.

8. Adjournment: 7:04 P.M.

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Only paid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-13120 DEVELOPMENT RECEIVABLES					
JONES & ASSOCIATES	21043	DEVELOPER RECEIVABLES	09/30/2022	14,418.00	14,418.00
Total 10-13120 DEVELOPMENT RECEIVABLES:				14,418.00	14,418.00
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERNMENTS T	1601505	WORKERS COMP	09/10/2022	3,646.19	3,646.19
UTAH LOCAL GOVERNMENTS T	1602117	WORKERS COMP	10/10/2022	3,767.71	3,767.71
UTAH LOCAL GOVERNMENTS T	1602651	WORKERS COMP	11/10/2022	3,646.19	3,646.19
UTAH LOCAL GOVERNMENTS T	1602652	WORKERS COMP (AUDIT)	11/10/2022	975.39	975.39
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				12,035.48	12,035.48
10-22500 INSURANCE PAYABLE					
ALLIED ADM. FOR DELTA DENT	100122	DENTAL INS-	10/01/2022	2,646.03	2,646.03
HEALTHQUITY INC.	100822	HSA DEPOSIT FOR JACOB WIESE	10/08/2022	100.00	100.00
HEALTHQUITY INC.	FF4N2IE	HSA FEES	10/06/2022	4.50	4.50
PEHP-LTD	092522	HEALTH INSURANCE	09/25/2022	369.26	369.26
PUBLIC EMPLOYEES HEALTH P	100122	EMPLOYEES HEALTH INSURANCE	10/01/2022	34,381.61	34,381.61
WASHINGTON NATIONAL INS C	P2264717	SECONDARY INSURANCE	10/01/2022	86.65	86.65
Total 10-22500 INSURANCE PAYABLE:				37,588.05	37,588.05
10-22600 FLEX SPENDING PAYABLE					
PEHP-FLEX	100822	FLEX SPENDING PROGRAM	10/08/2022	835.44	835.44
Total 10-22600 FLEX SPENDING PAYABLE:				835.44	835.44
10-23311 REVENUE COLLECTED FOR CWSID					
CENTRAL WEBER SEWER IMP.	093022	CWSID-QRTLY PAYMENT	09/30/2022	5,156.00	5,156.00
Total 10-23311 REVENUE COLLECTED FOR CWSID:				5,156.00	5,156.00
10-23312 N.V.FIRE COLLECTION FEE					
NORTH VIEW FIRE AGENCY	093022	IMPACT FEE COLLECTION	09/30/2022	451.12	451.12
Total 10-23312 N.V.FIRE COLLECTION FEE:				451.12	451.12
10-32-160 1% SURCHARGE					
UTAH DEPARTMENT OF COMM	093022	QUARTERLY REPORT	09/30/2022	267.21	267.21
Total 10-32-160 1% SURCHARGE:				267.21	267.21
10-49-310 ATTORNEY					
HELGESEN, HOUTZ & JONES	100322	ATTORNEY'S FEES	10/03/2022	270.00	270.00
Total 10-49-310 ATTORNEY:				270.00	270.00
10-49-510 INSURANCE AND SURETY BONDS					
INTERMOUNTAIN HEALTHCARE	EAP-04302	EPA SERVICE FEE (QUARTERLY)	07/27/2022	750.00	750.00
UTAH LOCAL GOVERNMENTS T	1567456	CREDIT AUTOMOTIVE	09/10/2022	642.65-	642.65-
UTAH LOCAL GOVERNMENTS T	1601504	AUTOMOBILE POLICY INVOICE	09/10/2022	142.37	142.37
UTAH LOCAL GOVERNMENTS T	1602650	AUTOMOBILE POLICY INVOICE	11/10/2022	797.88	797.88

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-49-510 INSURANCE AND SURETY BONDS:				1,047.60	1,047.60
10-50-270 UTILITIES					
PLEASANT VIEW CITY	093022	520 W ELBERTA DR	09/30/2022	1,712.00	1,712.00
PLEASANT VIEW CITY	093022	544 W ELBERTA DR	09/30/2022	603.00	603.00
PLEASANT VIEW CITY	093022	885 W PLEASANT VIEW DRIVE #1	09/30/2022	1,872.00	1,872.00
Total 10-50-270 UTILITIES:				4,187.00	4,187.00
10-50-280 TELEPHONE					
Teligent IP	557.8	PHONES	10/14/2022	773.74	773.74
Total 10-50-280 TELEPHONE:				773.74	773.74
10-51-270 UTILITIES					
PLEASANT VIEW CITY	093022	505 W ELBERTA DR	09/30/2022	587.00	587.00
PLEASANT VIEW CITY	093022	510 W ELBERTA DR	09/30/2022	3,100.00	3,100.00
Total 10-51-270 UTILITIES:				3,687.00	3,687.00
10-53-310 PROFESSIONAL/TECHINCAL SERVICE					
WEBER COUNTY RECORDER	100122	ONLINE PROPERTY DATA SERVICES	10/01/2022	150.00	150.00
Total 10-53-310 PROFESSIONAL/TECHINCAL SERVICE:				150.00	150.00
10-54-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SOLUTIO	OE-37322-1	PD ENVELOPES	10/20/2022	87.84	87.84
Total 10-54-240 OFFICE SUPPLIES AND EXPENSE:				87.84	87.84
10-54-252 VEHICLE: EQUIPMENT					
YOUNG OF BRIGHAM CITY	48161	K-9 VEHICLE EQUIPMENT	10/06/2022	351.95	351.95
Total 10-54-252 VEHICLE: EQUIPMENT:				351.95	351.95
10-54-253 VEHICLE: MAINTENANCE					
WOODRUFF POINT	0004314	PD VEHILCE EMISSIONS	10/17/2022	38.50	38.50
WOODRUFF POINT	0004315	PD VEHILCE EMISSIONS	10/17/2022	38.50	38.50
Total 10-54-253 VEHICLE: MAINTENANCE:				77.00	77.00
10-54-280 COMMUNICATION SERVICES					
VERIZON WIRELESS	9917175631	COMPUTER JET PACKS FOR PD	10/01/2022	199.80	199.80
Total 10-54-280 COMMUNICATION SERVICES:				199.80	199.80
10-54-340 CANINE OFFICER EXPENSES					
HARRISVILLE WORKING DOGS	9	PD K-9 BOARDING	10/13/2022	240.00	240.00
Total 10-54-340 CANINE OFFICER EXPENSES:				240.00	240.00
10-54-620 CONTRACTUAL SERVICES					
INTERMOUNTAIN WORKMED	OG3357403	DRUG SCREEN-R HADLEY/A GOODPASTURE	10/18/2022	104.00	104.00
LEXIPOL LLC	INVLEX12626	LEXIPOL TRAINING PROGRAM	10/01/2022	3,355.86	3,355.86
Total 10-54-620 CONTRACTUAL SERVICES:				3,459.86	3,459.86

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-54-740 CAPITAL OUTLAY - EQUIPMENT					
CARD SIGNS	27410	PD TRUCK DOOR GRAPHICS	07/22/2022	2,550.00	2,550.00
KUSTOM SIGNALS, INC	595882	PD RADAR UNIT	08/04/2022	2,700.33	2,700.33
THE BANCORP	565871	PD TRUCK LEASE	09/30/2022	9,647.55	9,647.55
Total 10-54-740 CAPITAL OUTLAY - EQUIPMENT:				14,897.88	14,897.88
10-60-110 SALARIES/WAGES-PERMANENT					
UTAH DEPT WORKFORCE SRVI	093022	UNEMPLOYMENT CLAIM-MASYN NAY	09/30/2022	1,096.48	1,096.48
Total 10-60-110 SALARIES/WAGES-PERMANENT:				1,096.48	1,096.48
10-70-270 UTILITIES					
PLEASANT VIEW CITY	093022	3100 N 600 W	09/30/2022	2,223.00	2,223.00
PLEASANT VIEW CITY	093022	3090 N 600 W	09/30/2022	710.00	710.00
PLEASANT VIEW CITY	093022	3110 N 600 W	09/30/2022	708.00	708.00
PLEASANT VIEW CITY	093022	550 W ELBERTA DR #2 UTILITY BILL	09/30/2022	1,970.00	1,970.00
PLEASANT VIEW CITY	093022	885 W PLEASANT VIEW DRIVE #2	09/30/2022	1,414.00	1,414.00
PLEASANT VIEW CITY	093022	400 W 4300 N	09/30/2022	700.00	700.00
Total 10-70-270 UTILITIES:				7,725.00	7,725.00
45-46-310 PROFESSIONAL & TECHNICAL					
PARAMETRIX	39328	TRANSPORTATION MASTER PLAN	10/19/2022	2,216.32	2,216.32
Total 45-46-310 PROFESSIONAL & TECHNICAL:				2,216.32	2,216.32
Grand Totals:				111,218.77	111,218.77

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.



City Council Meeting

Staff Report

Parkland II Planned Unit Development (P.U.D.)

Preliminary Subdivision for Lot 3, Rulon White Business Park

November 1, 2022

BASIC INFORMATION

Applicant: Bailey V Properties LLC
Location: 2738 North Rulon White Blvd, Parcel: 194350003
Zone: Planned Manufacturing (MP-1)

CITY COUNCIL REVIEW

The City Council will review and consider approval of a preliminary subdivision for Lot 3, Rulon White Business Park.

October 20, 2022

The Planning Commission provided a unanimous recommendation for City Council approval of the proposed P.U.D. Subdivision Plat for Lot 3 of the Rulon White Business Park. The proposal includes the development of a grouping of three industrial buildings on 3.46 acres of land.

MP-1 Zoning Requirements

The intent of the planned manufacturing zone is to permit the establishment of a well-designed complex of manufacturing facilities for the community or region which will minimize traffic congestion on public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned manufacturing zone on nearby property values by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe efficient use of the planned manufacturing zone and its built-in control processes which would be highly beneficial in protecting the established surrounding environment, especially residential uses in abutting residential zones.

STAFF RECOMMENDATION

Staff has verified that the preliminary P.U.D. subdivision proposal meets zoning and land use requirements.

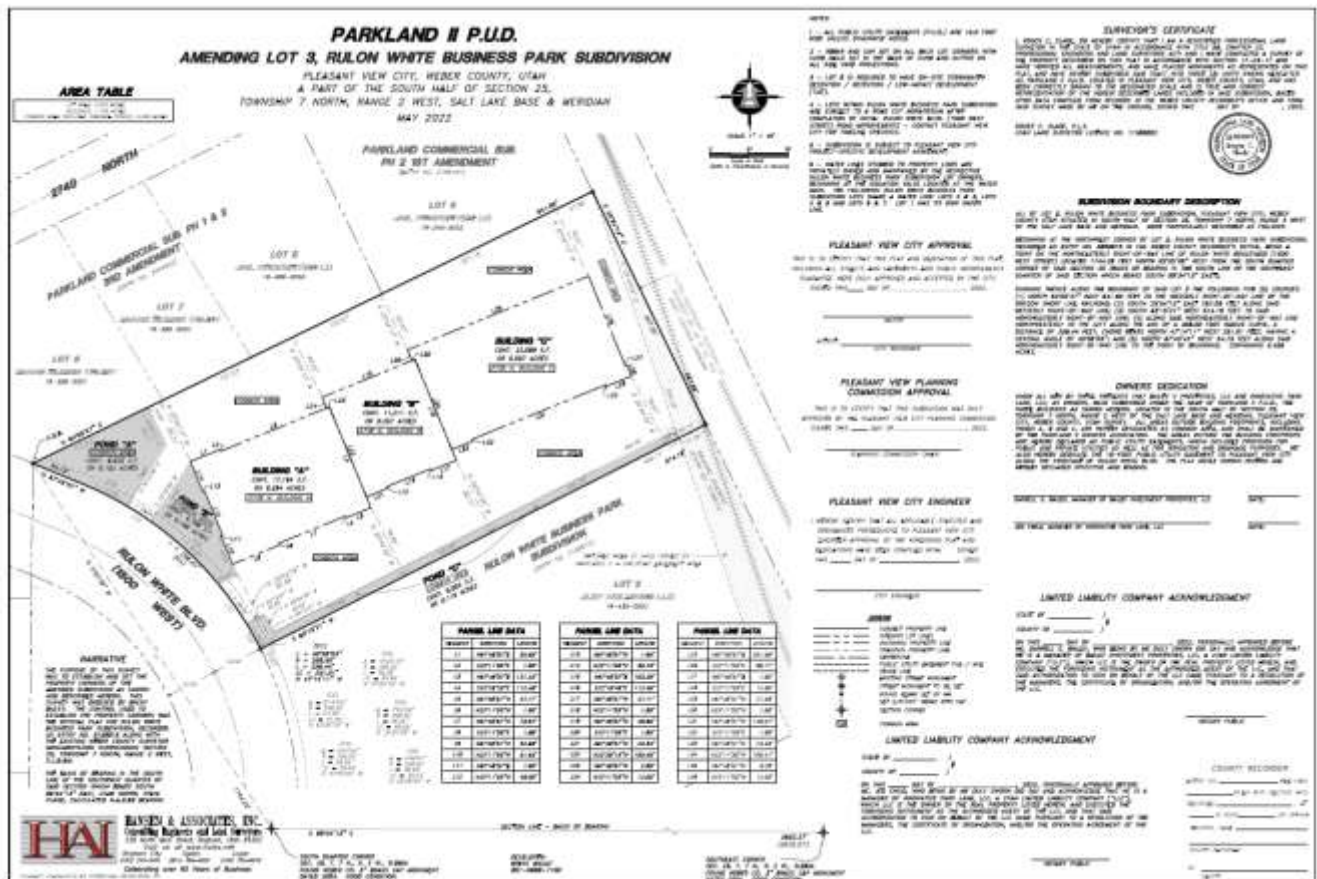
STAFF CONTACT

Amy Mabey, MPA
amabey@pleasantviewcity.com
801-782-8529

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Proposed Plat





**PLEASANT VIEW CITY
APPLICATION FOR SUBDIVISION PRELIMINARY PLAT**

SUBDIVISION

NAME: Parkland II PUD

LOCATION: 2738 North Rulon White Blvd

ACREAGE: 3.456 NUMBER OF LOTS 4 ZONE: MP-1

PARCEL ID NUMBERS: 194350003

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Bailey V Properties LLC PHONE: 801-782-4748 FAX: _____

ADDRESS: 1243 N Washington Blvd EMAIL: nate@blacksmithdevelopment.com

APPLICANT/RESPONSIBLE PARTY:

NAME: Nate Swain PHONE: 801-201-6013 FAX: _____

ADDRESS: 1243 N Washington Blvd EMAIL: nate@blacksmithdevelopment.com

(If different)

BILLING ACCOUNT CONTACT: _____ EMAIL: _____

ADDRESS: _____ PHONE: _____

SURVEYOR:

NAME: Roger Slade PHONE: 435-723-3491 FAX: _____

ADDRESS: 538 North Main, Brigham City, UT 84302 EMAIL: _____

ENGINEER:

NAME: Jim Flint PHONE: 435-723-3491 FAX: _____

ADDRESS: 538 North Main, Brigham City, UT 84302 EMAIL: jimf@haies.net

The information on this form is true and accurate to the best of my knowledge. **I understand it is my responsibility to pay Pleasant View City for all professional and any other fees associated with this application** as stated in section 17.02.100 of the subdivision ordinance.

Application will not be accepted unless all appropriate documents are attached. See check list documents required.

Signature of Applicant/Agent

Signature of City Rep.

For City Use

DATE SUBMITTED: _____ TAKEN BY: _____

FEES (DUE AT TIME OF APPLICATION)

Deposit for Engineering:	\$300.00 per lot	#Lots _____	Date Paid _____	Amt. _____
Preliminary Subdivision Fee:	\$150.00		Date Paid _____	Amt. _____
Per Lot Fee:	\$25.00	#Lots _____	Date Paid _____	Amt. _____
Noticing Fee:	\$200.00		Date Paid _____	Amt. _____
Accounts Receivable Deposit	\$8,000.00		Date Paid _____	Amt. _____

Form Date: September 30, 2020

Total Paid _____



City Council Meeting

Staff Report

Rezone from MP-1 (Planned Manufacturing) to Manufacturing/Commercial Mix (MCM)

2705 North Rulon White Blvd.

November 1, 2022

BACKGROUND

Applicant: Jeff Beckstead
Location: 2705 North Rulon White Blvd. Parcel: 194350004
Zone: Rezone from MP-1 (Planned Manufacturing) to Manufacturing/Commercial Mix (MCM)

CITY COUNCIL REVIEW

The City Council will discuss and consider a proposed rezone of property at 2705 North Rulon White Blvd. The petitioner is requesting to rezone 0.80 acres of property to accommodate a commercial development for an RV and Truck fueling and service center.

October 20, 2022

The Planning Commission provided a unanimous recommendation for City Council approval of the proposed P.U.D. Subdivision Plat for Lot 3 of the Rulon White Business Park. The proposal includes the development of a grouping of three industrial buildings on 3.46 acres of land.

General Plan

Pleasant View City's General Plan was adopted in 2017. The General Plan is developed with public involvement and is intended to outline and reflect the City's desire for future development.

The General Plan, although not legally binding, serves as an important guiding document for future development. This proposal is consistent with the General Plan as mixed use is anticipated for this specific lot.

STAFF RECOMMENDATION

Staff recommends approval of the rezone based on the General Plan. The following criteria should be applied in a motion recommending approval or denial, as well as consideration of the general welfare of the community:

- a. The merits and compatibility of the proposed project with the General Plan;
- b. Surrounding land uses; and
- c. Impact on the surrounding area.

STAFF CONTACT

Amy Mabey, MPA | amabey@pleasantviewcity.com | 801-782-8529

ATTACHMENT 1) Vicinity Map

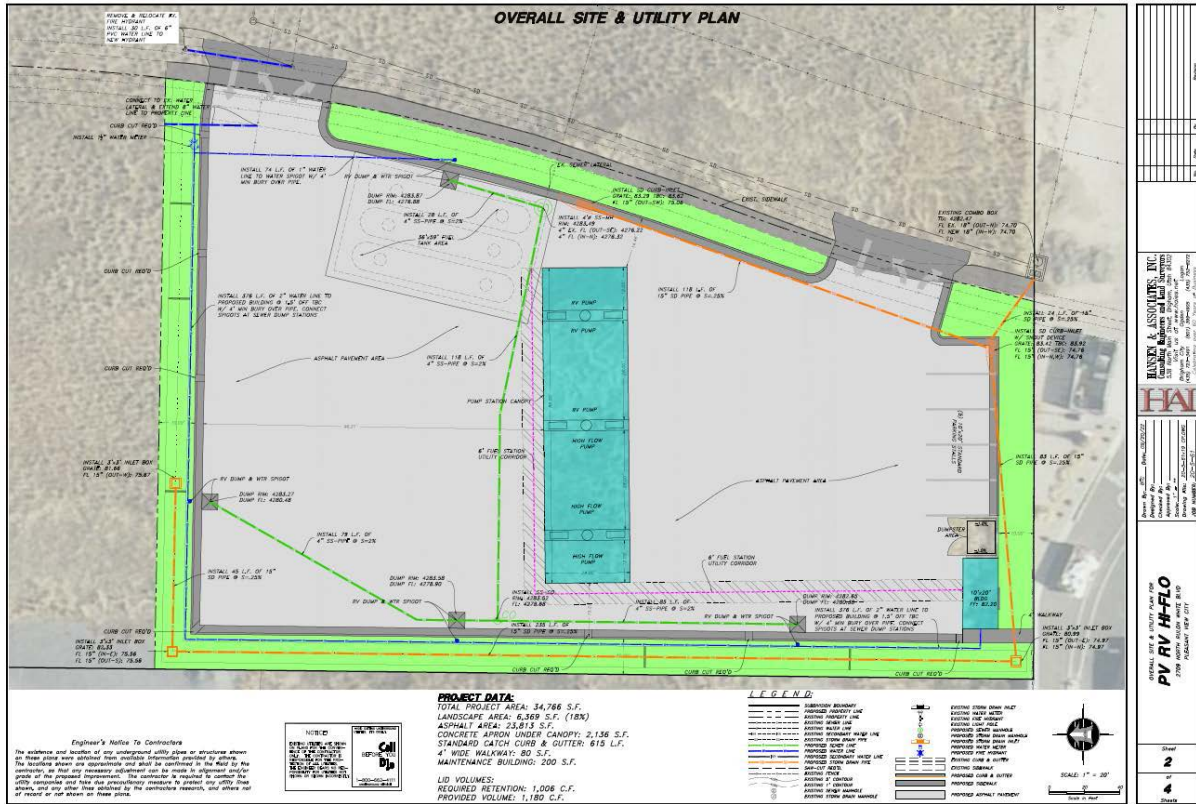


ATTACHMENT 2) Zoning Map



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

ATTACHMENT 3) Concept Plan





**PLEASANT VIEW CITY
APPLICATION FOR ZONE CHANGE**

LOCATION: 2705 North Rulon White Blvd ACREAGE: .80

CURRENT ZONE: MP-1 PROPOSED ZONE: MCM

PARCEL ID NUMBERS: 194350004

PROPOSED USE: Extension of Fuel station & RV Dump station

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Jeff Beckstead PHONE: 801-682-3724 FAX:

ADDRESS: 164 East 5600 South Washinton Terrace, UT 84405 EMAIL: jeff.beckstead@yahoo.com

APPLICANT/AGENT:

NAME: Bret Cummings PHONE: 435-732-3491 FAX:

ADDRESS: 538 North Main Street Brigham City, UT, 84302 EMAIL: bretc@haies.net

The information on this form is true and accurate to the best of my knowledge. I understand it is my responsibility to pay Pleasant View City for all professional and any other fees associated with this application as stated in section 17.02.100 of the subdivision ordinance.

Application will not be accepted unless all appropriate documents are attached. See check list documents required.

Signature of Applicant/Agent

Signature of City Rep.

For City Use

DATE SUBMITTED: 9/22/22 TAKEN BY: HA

FEES (DUE AT TIME OF APPLICATION)

\$150.00	Date Paid	9/22/22	Amt.	150.00
~~\$200.00~~ (Noticing Fee)	Date Paid	9/22/22	Amt.	75.00
Other Fees (if any-see City)	Date Paid		Amt.	

Form Date: September 2020

Total Paid 225.00

Affidavit

Property Owner

I (we) Jeff Beckstead (please print) certify that I(we) am(are) the Owners(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my(our) knowledge.

Property Owner(s) *Jeff Beckstead*
X

Subscribed and sworn to me on 9/22/22 (date)

Notary *Laurie Hellstrom*
(Residing in: PVC)
My commission expires 7/2/24 (date)



Agent Authorization

I(we) Jeff Beckstead (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) Bret Cummings (please print) to represent me(us) and appear on my(our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Property Owner(s) *Jeff Beckstead*
X

Subscribed and sworn to me on 9/22/22 (date)

Notary *Laurie Hellstrom*
(Residing in: PVC)
My commission expires 7/2/24 (date)



Zone Text Change Application Checklist

Note: Unless directed otherwise by the City, all applications and associated plats, plans and documents must be submitted to the City Planner.

THIS IS A BASIC LIST ONLY
SEE CITY ORDINANCES FOR COMPLETE REQUIREMENTS IN CODE 20.08

JB _____ Initials	Application: completed; including names and addresses of applicant, surveyor, engineer, owner(s), affidavit of owners and applicant; all signed and notarized.
XX _____ Initials	Large Plans: four (4) copies of plans that are 22" x 34" including a plat map
XX _____ Initials	Small Plans: one (1) copy of plans that is to 11" x 17" to scale including a plat map
JB _____ Initials	Digital Plans: version of the plans and plat map in pdf format, send it to jhunt@pleasantviewcity.com . <i>If greater than 8MB, please send by Dropbox or similar.</i>
_____ Initials	Stamped envelopes: within ^{360 ft.} 500ft of the radius of the property that is going to be developed. <i>Noticing fee is for newspaper fees and website fees. (2 sets - for PC + CC)</i>
JB _____ Initials	Payment of fees