



Water Conservation Plan 2025



Prepared By:



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SECTION 1 - SYSTEM PROFILE

SERVICE AREA

Pleasant View City currently serves all areas within the City boundaries east of US 89 and plans to eventually serve the areas identified for future annexation (See Map 1). The current City boundary includes approximately 7.02 square miles. The proposed annexation boundary includes an additional 2.46 square miles. The service area contains approximately 5.58 square miles, and an additional 1.44 square miles of annexation area.

Pleasant View currently provides culinary water to approximately 9,250 people through 2,461 connections. This water is intended for indoor, sanitary, and commercial uses. There are however, ten (10) connections that use culinary water for indoor and outdoor needs. The City manages these connections in a separate billing category. The City also provides wholesale water to the Pole Patch Water System. Water for outdoor and landscaping needs is provided and managed by Pineview Water Systems or other private secondary water systems.

The City is also served by the Bona Vista Water Improvement District and the Pole Patch Water System. Bona Vista serves the area west of US 89 within City limits and the Pole Patch Water System serves the Pole Patch Subdivision (See Map 1). These providers are responsible for operating, managing, and reporting and will not be included as part of this report.

Table 1.1 below lists each type of connection and the total number of each as of December 2024.

Table 1.1 - Number of Connections

Connection Type	Total
Residential / Domestic	2,420
Commercial	17
Institutional	24
Industrial	0
Unmetered	0
	2,461



SUPPLY

Pleasant View obtains its water from three (3) types of sources: four (4) potable water wells, two (2) developed springs, and wholesale water purchased from Weber Basin Water Conservancy District (WBWCD) as needed.

Table 1.2 below shows a breakdown of the current water sources used, as of December 2024.

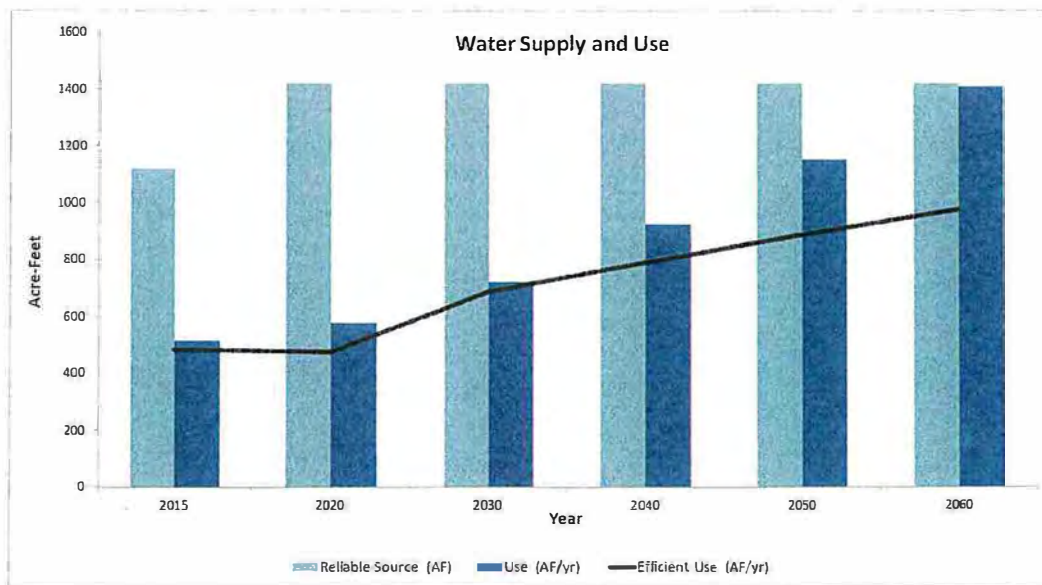
Table 1.2 - Existing Water Sources Used

Source Used	Volume (Acre-Feet)	Total (Acre-Feet)
Wells	237.77	237.77
Springs	586.07	586.07
WBWCD*	0.03	0.03
Sold	(43.34)	(43.34)
		780.53

*In 2019, the City was successfully able to rehabilitate two (2) springs and does not require the full use of the contracted 275-acre feet of water from WBWCD.

As illustrated in graph 1.1 below, the City's water supply versus projected use demonstrates a need of an additional 1,020 acre-feet to support full build-out of the City in 2050. Reliable sources are based upon the City's Capital Facilities Plan as well as the 2017 contract with WBWCD that allows for the purchase of water on an as-needed basis. This new on-demand contract will go into effect once the City reaches their allotted water rights and current 275 ac-ft take-or-pay WBWCD contract.

Graph 1.1 - Water Supply and Use



FUTURE WATER SOURCES & COST PROJECTION

The 2017 Capital Facilities Plan and Impact Fee Facilities Plan (CFP IFFP), indicates that the City will have approximately 5,662 ERC at build-out in 2050. According to the graph above, the City will need to acquire an additional 1,020 acre-feet to meet the City’s build-out in 2050. The implementation of continued water conservation measures may eliminate or substantially slow any need for additional water.

Rather than drilling new wells or developing additional springs, the City has contracted with WBWCD for additional water on an as-needed basis. The City will also continue to monitor and rehabilitate existing wells and springs.

WATER MEASUREMENT & BILLING

Meters: All of the connections to the water system are metered and are read monthly. Table 1.4 below shows the City’s metered connections as of December 2024.

Table 1.3 – Metered Connections

Connection Type	Percentage of System	Reading Frequency	Calibration Schedule	Replacement Schedule
Residential	99%	Monthly	Per Manufacturer	As Needed
Commercial	<1%	Monthly	Per Manufacturer	As Needed
Industrial	<1%	NA	NA	NA
Institutional	<1%	Monthly	Per Manufacturer	As Needed

New Development: All new developments are required to follow Title 17, Subdivision Regulations, of the City Code. As part of the approval process, the City Engineer checks the proposed demand of the new development against the available water resources. If the check indicates that the City has available water to serve the proposed subdivision, then the subdivision is allowed to proceed through the approval process. Along with this, the Developer must obtain a “Will-Serve” letter from the secondary water provider for needed irrigation water.

During construction of the subdivision, City staff oversees and inspects the water system to ensure the installation meets City Standards. Contractors are required to check out temporary meters from the City to account for water used for construction activities.



SYSTEM WATER LOSS CONTROL

Table 1.4 below shows the population, annual use, and percentage loss in relation to used source.

Table 1.4 – Annual Information

Year	Population	Annual Use (AF)	Annual Sold (AF)	Return	Percentage Loss
2005	4500	712.35	28.89	Not Applicable / Not Measured	-0.63%
2006	4719	639.43	28.89		-4.49%
2007	6000	638.96	28.89		-2.26%
2008	6000	719.51	28.89		-2.43%
2009	6000	776.85	28.89		-3.96%
2010	5800	787.91	28.89		0.92%
2011	7500	808.72	28.89		-3.57%
2012	6000	865.39	28.89		-3.34%
2013	7929	717.98	28.89		-4.02%
2014	8000	516.08	28.89		19.50%
2015	9000	514.66	28.89		29.60%
2016	7942	530.00	28.89		29.26%
2017	7360	513.16	40.86		31.94%
2018	7880	504.79	34.47		26.29%
2019	7820	522.98	30.15		32.92%
2020	7970	575.49	36.24		8.65%
2021	8705	567.41	43.9		11.23%
2022	9070	557.47	29.63		13.43%
2023	9165	567.01	37.46		37.03%
2024	9250	595.48	43.34		22.46%

The City monitors the amount of water taken at each of its sources. The amount of water produced from year to year from the wells and springs will vary depending on groundwater and snowpack conditions. The largest discrepancy in the available source versus the source used can be contributed to leaks, tank overflows/spills, meter reading errors and software reporting problems.

Losses are controlled through the following means:

SCADA System: Each storage reservoir is equipped with monitors that continually relay information to the City's SCADA system. In the event there are issues with the pressure or levels of water, the City's designated employees are immediately alerted and able to quickly resolve the issue.

Internal Audit: The City audits their system two ways:

1. An internal audit of all connections is completed annually by City staff. Employees verify meters are properly functioning and replace those that are not.



2. A “zero consumption” meter report is created monthly. Each meter is investigated and replaced as needed.
3. A “high read” meter report is created monthly, and each meter is investigated and replaced as needed. In instances where the high use is determined to be a valid read, Employees help to educate the users on water conservation measures.

New Development: All new developments are required to follow Title 17, Subdivisions, of the City Code and follow the adopted Public Works Standards for Development, Design, and Construction. As part of the approval process, the City Engineer checks the available water sources and distribution system to ensure adequacy and responsible use of Pleasant View’s water resource. If a proposed development meets the requirements of the water distribution model and planned water source use, then the development is allowed to proceed through the approval process. During construction of the development, City staff oversees and inspects the water system to ensure the installation meets City Standards.

INCREASING RATE STRUCTURE

The following table outlines the current water rate schedule associated with the City’s various connections adopted by Resolution on July 1, 2024. The base rate does not include a base allotment of water. Users are charged a fee based on a tiered rate structure for every 1,000 gallons of water used. The tiered rate structure continues to help encourage water conservation throughout the City.

Table 1.5 - Water Rate Schedule

Default Rate		
\$ Base Rate / Month	Allotment (Gal) Rounded to Nearest Thousand	Additional Fee / 1,000 Gal
\$24.50	0 – 6,000	\$1.25
	6,001 – 12,000	\$2.25
	12,001 – 20,000	\$3.25
	20,001 – 84,000	\$4.25
	84,001 +	\$7.00

School Rate		
\$ Base Rate / Month	Allotment (Gal) Rounded to Nearest Thousand	Additional Fee / 1,000 Gal
\$24.50	0 – 30,000	\$2.50
	30,001 – 250,000	\$3.20
	250,000 +	\$3.50



Approved Non-Secondary Water Users (April – September)		
\$ Base Rate / Month	Allotment (Gal) Rounded to Nearest Thousand	Additional Fee / 1,000 Gal
\$24.50	0 – 6,000	\$1.25
	6,001 – 84,000	\$2.25
	84,001 +	\$7.00

Bulk Water Supplied to Fire Hydrants (Construction)
\$7.00 / 1,000 Gal

WATER USE

Potable Water. Table 1.6 below shows the water inflow verse the water outflow for each type of use between 2005 and 2024

Table 1.6 –Water Use

Year	INFLOW				OUTFLOW				Total (AF)	% Diff.
	Total (AF)	Res	Com	Ind	Inst.	Whole-sale	Other Uses	Un-metered		
2005	736.58	712.35	0.00	0.00	0.00	0.00	0.00	0.00	712.35	-0.63%
2006	639.59	639.43	0.00	0.00	0.00	0.00	0.00	0.00	639.43	-4.49%
2007	653.08	638.96	0.00	0.00	0.00	0.00	0.00	0.00	638.96	-2.26%
2008	730.65	719.51	0.00	0.00	0.00	0.00	0.00	0.00	719.51	-2.43%
2009	775.06	776.85	0.00	0.00	0.00	0.00	0.00	0.00	776.85	-3.96%
2010	824.35	787.91	0.00	0.00	0.00	0.00	0.00	0.00	787.91	0.92%
2011	808.72	808.72	0.00	0.00	0.00	0.00	0.00	0.00	808.72	-3.57%
2012	865.40	865.39	0.00	0.00	0.00	0.00	0.00	0.00	865.39	-3.34%
2013	717.98	717.98	0.00	0.00	0.00	0.00	0.00	0.00	717.98	-0.63%
2014	676.99	516.08	0.00	0.00	0.00	0.00	0.00	0.00	516.08	23.77
2015	772.14	514.66	0.00	0.00	0.00	0.00	0.00	0.00	514.66	33.35
2016	790.05	500.92	4.36	5.34	19.37	0.00	0.00	0.00	530.00	29.26
2017	813.96	476.96	14.56	2.39	19.25	0.00	0.00	0.00	513.16	31.93
2018	731.59	482.69	3.76	3.29	15.06	0.00	0.00	0.00	504.79	26.29
2019	824.53	500.22	3.72	2.44	16.06	0.00	0.00	0.00	522.43	32.98
2020	669.66	558.25	3.03	3.86	10.34	0.00	0.00	0.00	575.49	8.35
2021	688.61	548.62	5.06	0.72	13.02	0.00	0.00	0.00	567.41	11.23
2022	678.19	531.38	3.60	13.73	8.76	0.00	0.00	0.00	557.47	13.43
2023	960.00	535.15	3.42	12.49	15.96	0.00	0.00	0.00	567.01	37.03
2024	823.88	566.20	18.13	0.00	11.14	0.00	0.00	0.00	595.48	22.46

*Information obtained from Utah Division of Water Rights Water Records/Use Information



This analysis shows an average loss (deficiency) of 11.93% per year in the distribution system between 2005 and 2024. If, however, the years where the data indicates a negative loss (more outflow than inflow) are eliminated, the average loss between 2005 and 2024 is 21.94%. Further analysis indicates that between 2005 and 2013 the average loss was less than 1%, between 2014 and 2019 was 28.25%, and **between 2019 and 2024 was 20.95%**. This decrease can be attributed to more accurate accounting, metering, and reporting of water use.

Water loss can be attributed to fire hydrant use, meter errors, system leaks and tank overflow. The goal of the City is to reduce losses even further as additional improvements are made to the water infrastructure.

Non-potable Water. Pleasant View City has ten (10) connections that use culinary water for both domestic and irrigation purposes. These connections typically pre-date the secondary water requirement. These users are billed using a separate rate schedule that encourages conservation. All remaining users within the City are serviced through and monitored by Pineview Water. The City continues to prohibit the use of culinary water for landscaping and outdoor needs for these users.



USE - GALLONS PER CAPITA PER DAY

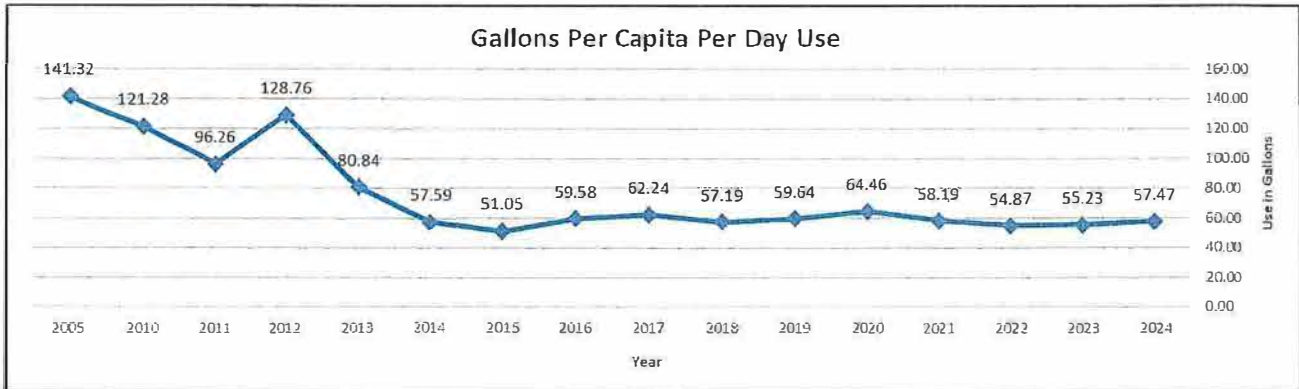
Table 1.7 below illustrates the gallons per capita per day by type of connection for 2024. The City does not provide or measure secondary water, this is done independently through Pineview Water. All City connections, except for ten (10) connections, must utilize secondary water for outdoor use.

Table 1.7 –Water Use

	2024 Total GPCD
Residential	54.6
Commercial	1.75
Institutional	1.08
Industrial	0.00
Total	57.47

Graph 1.2 below illustrates the Gallons Per Capita Per Day Use trend, indicating an overall consistent decrease in water use and an increase in conservation

Graph 1.2 – Gallons Per Capita Per Day Use



SECTION 2 – CONSERVATION PRACTICES

CURRENT CONSERVATION

Pleasant View City places a high value on the conservation of water and is already practicing the following:

- All culinary water connections are currently metered.
- The City has begun a replacement of all meters with auto-read meters. To date, 60% of the system has been replaced. The new meters allow the City to obtain readings daily (if needed) and detect possible leaks in each service as well as obtain accurate data for the water budget.
 - City employees monitor the water use and meters are read monthly. Users work with the City to identify the issue(s) so that it can be repaired in a timely manner.
 - “Zero Consumption” readings are investigated monthly and faulty meters are replaced where necessary.
- The City provides water conservation education and public outreach through:
 - Providing conservation tips on City’s website.
 - Information in City’s newsletter.
 - Providing a way to access the Annual Consumer Confidence Report.
 - Supporting the Weber County Water Fair for elementary school students.
- The City maintains memberships in supporting organizations such as American Water Works Association, Water Environment Federation and The Rural Water Association that educate their personnel and keep up to date on source protection, public education and current regulations.
- The City requires the use of secondary water for all outdoor uses, with the exception of the ten (10) existing connections.
- The current water pricing and billing system was updated and adopted by resolution in July 2024. The new pricing and billing is adequate to cover expenses in the water enterprise account and is tiered so as to discourage excessive water use. The City may consider additional water pricing and billing system updates as needed.
- The City has begun installing “smart timers” on City property and parks. These timers ensure that the City is not watering during or after weather events. All new park restrooms have also been equipped with water-smart plumbing.
- The City has started using the EyeOnWater App. This is a new APP that allows residents to monitor real-time water usage, detect potential leaks, set custom alerts, and access historical consumption data. The City has been encouraging the use of this new APP through billing notices, the City website, social media sites, and the City’s newsletter.
- The City continues to complete infrastructure projects identified in the Capital Facilities Plan.



CONTACT

Mayor, Leonard Call & All Members of the City Council

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Pleasant View, UT 84414

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Pleasant View, UT 84414

mlittlefield@pleasantviewut.gov

Public Works Director, Tyson Jackson

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tjackson@pleasantviewut.gov

EVALUATION OF EXISTING CONSERVATION EFFORTS

In addition to continuing existing practices and implementing the Capital Facilities Plan, the City plans to also:

Goal 1 – Reduce Water Use. Over the next five years, the City will reduce overall water deficiency by 5%, bringing the average water loss down to 23%.

Overall Status: Between 2014 and 2019, the average annual water loss was 28.25%. From 2019-2024 the average annual water loss decreased to 20.95%. The City was able to accomplish and exceed this goal, demonstrating an overall increase in conservation.

1. Reduce governmental water use at City building by 5%.

Status: The City is still working on fulfilling this goal specifically. Between 2019 and 2024, there was a 13.54% increase in water use; however, this can be attributed largely to an increase in staffing and filling the sweeper truck with culinary water.

2. Complete installation of updated water meters throughout the City.

Status: 1,500 meters or 60% of all of the meters have been updated. The City is working on installing the remaining meters as the City budget permits.



3. Implement high water use notification system to ensure Users are notified of high usage in a timely manner.

Status: Over the last five years, the City has conducted more than 350 high-water usage checks. Water users have been notified via the new APP as well as flagging information on the utility bill.

4. Complete installation of “smart-timers” at City-owned property.

Status: The City has built three new park restrooms. Each is equipped with water-smart to improve efficiency and conservation. A new smart timer has also been installed at an existing park.

Goal 2 - Review and Update Ordinances and Zoning. To ensure requirements are up-to-date and effective, over the next five (5) years, review and update the City’s ordinances related to water conservation efforts. More specifically review Title 13 Public Services, Chapter 13.12 Culinary Water, Title 17 Subdivision Regulations, and Titles 18 and 20 Zoning.

Status: City staff reviewed the ordinances listed above and proposed changes to the City Council. However, these changes were not approved and no changes were made.

Goal 3 – Increase Public Awareness and Education Efforts: Currently, the City only utilizes the City’s website to provide information about water conservation. Over the next five (5) years, the City plans to provide bi-annual flyers/door hangers/information with the monthly utility bill utilizing existing messages from Slow the Flow, DWRs’s Conserve Utah, and WaterSense.

Status: City newsletters highlighting conservation and City-led initiatives were published several times in 2021, 2022, and 2024. Additionally, for two consecutive years, elementary school-aged students visited City Hall for educational field trips focused on water conservation and other programs. There are also flyers and informational pamphlets available at City Hall for the public.

NEW BEST MANAGEMENT PRACTICES & IMPLEMENTATION PLAN

Goal 1 – Reduce the City’s Per Capita Water Use Rate by 5% over the next five years. The water use rate is currently 57.5 gallons per capita per day (gcpd) and will be reduced to 54.62 gcpd by 2030. The savings will be measured in acre-feet and will be analyzed annually by using the data that is submitted to the Division of Water Rights.

Note: The City’s gallons per capita per day is 57.5 gcpd which is 71% under the established Weber County Regional Water Conservation Goal of 200 gcpd and the Statewide Goal of 202 by 2030. The City also considered the overall percentage decrease of 18% proposed by the State; however, this does not seem realistic for the five-year timeframe for which this goal has been established.



The City aims to complete this goal by continuing to implement system improvement projects, rate structures, and public education and outreach - more fully described in the additional sub-goals listed below:

- a. **Install Sensor-Activated Fixtures in Public Restrooms.** To reduce the unnecessary water usage in public restrooms, while ensuring long-term efficiency through routine inspection and maintenance.
- b. **Meter Modernization.** Complete the replacement of old water meters (approximately 850) and continue proactive replacement of meters as they exceed service life.
- c. **Water Leak Audit.** Using acoustic leak detection at all fire hydrant locations (key access points) determine if any leaks exist. If a leak is suspected, but not easily located, crews will pothole to excavate and visually confirm, and where necessary, repair the leak.
- d. **Promote the Use of the EyeOnWater APP.** Continue to promote the use of this APP through City newsletters, website, social media, and community workshops.

PUBLIC INFORMATION, EDUCATION, & PROGRAMS

The City currently provides regular information to residents and educates them on wise watering practices through the City's website:

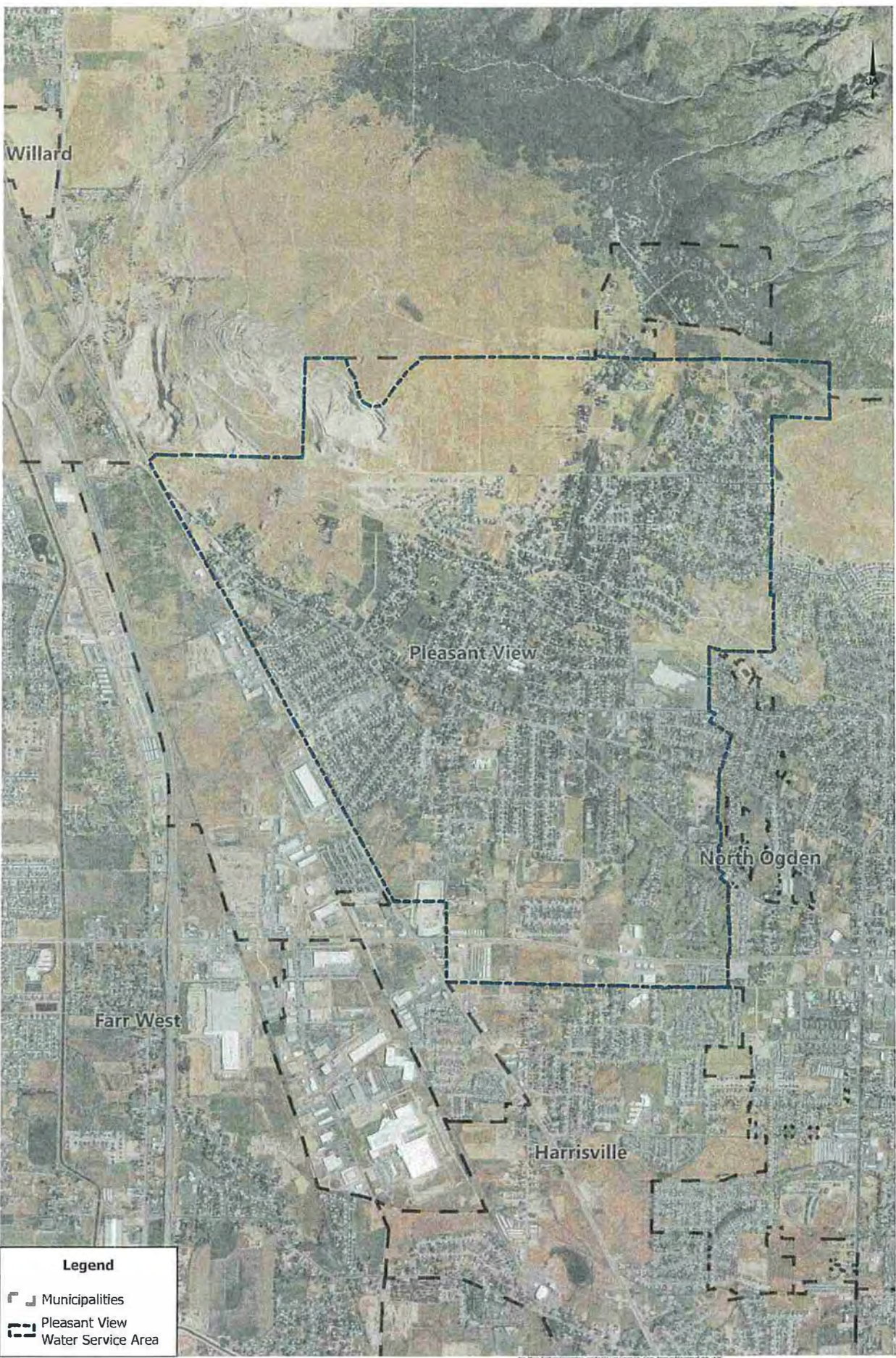
<https://www.pleasantviewcity.com/cms/one.aspx?portalId=3898895&pageId=15471357> and works to educate high-use consumers individually.

CITY ORDINANCES & STANDARDS IN PLACE



The following ordinances and standards have been adopted and are currently in place:

- Water Shortage Plan, 2014
- Public Work Standards for Development, Design, & Construction were updated and adopted in March 2021.
 - Incorporates the Manual of Standard Plans, published by Utah LTAP Center, Utah State University (commonly known as APWA)
 - Includes information for Low Impact Developments
- City Code, Title 13 Public Services, Section 12.26, Scarcity of Water and 12.27 Waste of Water
- City Code, Title 17 Subdivision Regulations





Legend

-  Municipalities
-  Pleasant View Water Service Area



DESIGNED JTS
 DRAWN JTS
 CHECKED DQS

SCALE:
 1" = 2,000'
 DATE:
 6/24/2025

JAY JONES & ASSOCIATES
 CONSULTING ENGINEERS
 5080 Fashion Park Dr. South Ogden, UT 84403
 (801) 776-9387

PLEASANT VIEW CITY CORPORATION
 WATER CONSERVATION PLAN
 SERVICE AREA MAP

SHEET:
1
 OF 0 SHEETS
 0

RESOLUTION 2025-M
Water Conservation Plan 2025

A RESOLUTION ADOPTING THE 2025 WATER CONSERVATION PLAN.

BE IT HEREBY RESOLVED, by the City Council of Pleasant View City, State of Utah, as follows:

WHEREAS, Pleasant View City has a Water Conservation Plan (in accordance with U.C.A. 73-10-32) that establishes conservation planning efforts identifying water supply inventory for both present and future water requirements and establishes implementation procedures;

WHEREAS, the City Engineer and the Public Works Director have reviewed and updated the Water Conservation Plan,

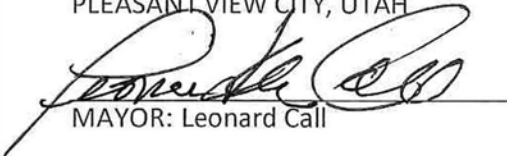
WHEREAS, the City Council has reviewed the recommendations,

WHEREAS, a public hearing was held on August 26, 2025.

NOW THEREFORE BE IT RESOLVED, Pleasant View City hereby adopts the **2025 Water Conservation Plan**, for the geographic City boundary.

PASSED AND ADOPTED by the City Council of Pleasant View City on August 26, 2025.

PLEASANT VIEW CITY, UTAH

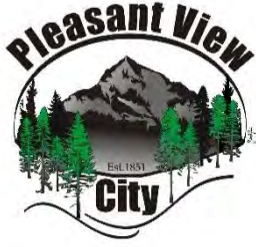

MAYOR: Leonard Call

ATTEST:


Laurie Hellstrom, City Recorder
Debbie Minert Deputy



Vote:
CM Arrington: Aye
CM Gibson: Aye
CM Marriott: Aye
CM Nelsen: Absent
CM Urry: Aye



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Main Office (801) 782-8529
www.pleasantviewcity.com

PUBLIC NOTICE | Posted July 11, 2025

Meeting of the Pleasant View City Council

Date/Time: Tuesday, August 26, 2025, at 6:00 p.m.

Location: City Council Chambers, located at 520 West Elberta Drive

Purpose: The City Council will hold a Public Hearing for the purpose outlined:

- Water Conservation Plan – Consideration adopting the Water Conservation Plan for Pleasant View City which establishes conservation planning efforts identifying water supply inventory and implementation procedures

Contact: Tyson Jackson, Public Works Director, tjackson@pleasantviewut.gov

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

August 26, 2025

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

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington

Steve Gibson

David Marriott

Sara Urry

Excused: Philip Nelsen

STAFF:

Andrea Z Steiniger

Tyson Jackson

Stetson Talbot

Debbie Minert

VISITORS:

Jeremiah Jones

Johnny Ferry

1. Introduction.

- a. Pledge of Allegiance and Opening Prayer, Reading, or Expression of Thought: (*Councilmember Steve Gibson*).**
- b. Declaration of Conflicts of Interest.** None given.
- c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes).** None.

2. Consent Items.

- a. Minutes of August 12, 2025**
- b. Bills of Pleasant View City.**

Motion was made by CM Gibson to approve the consent items as stated with the correction that the Pickleball ribbon cutting will be on September 12 at 4:00 pm. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

3. Community Wildfire Preparedness Plan. Discussion and possible action to consider adopting the Community Wildfire Preparedness Plan (CWPP). (Presenter: Jeremiah Jones, Northview Fire District Deputy Fire Chief)

Jeremiah Jones: Changes were made by the new fire chief, and I am in charge of the wildland program. I will let you know what the CWPP is, how it pertains to you, answer questions, and hopefully get your support on this initiative. We've been working on this for a long time. It's kind of like an insurance program. After the Pole Patch fire in 2017, the city received a big bill. Before this program, the city where the fire started had to pay for it. This program is a way to do more meaningful work, try to do more preventative maintenance, mitigate a lot of problems before they start, and reduce the amount of money that a wildfire costs. We drive around the area with a liaison from the state and try to identify biggest risks. The top of the list is Pole Patch, and The Cove is also at a high risk.

Three categories that we use are preparedness, mitigation, and prevention. The state considers us a moderate risk, so they will charge us a matching portion of \$18,000, so every year we have to identify \$18,000 worth of mitigation work that fits into one of those categories. Then if we do have a wildfire, the state covers that bill, rather than the city getting that bill.

We've identified a lot of projects that we will be working on, including fire hydrant inspections, a brush truck purchase (\$268,000), PPE, chipper projects in the Pole Patch and Cove areas. In the spring we hung 250 door hangers in the Pole Patch and Cove areas offering inspections, and only 6 people responded. The state is working on initiatives to make home and yard inspections mandatory.

We've submitted \$44,000 worth of preparedness, mitigation, and prevention work to the state this year. We're looking for your support. We anticipate working with you as we identify other projects. We lucked out with the wind direction on the recent North Ogden fire. That area is full of brush and thick vegetation and if the wind had blown toward Pleasant View we would have been in trouble. We're not asking for anything from the city other than buy in and support of the document we are submitting to the state. CM Gibson: When I hike in that area there is a lot of very dry cheat grass. Is there anything we can do about that? Mayor Call: That would be a good youth project. JJones: There are grants available to re-seed the burn scar with native grasses. Some cities create a swath of irrigated land all the way around. CM Gibson: Just something outside the box. CM Marriott: Is the mandatory \$18,000 for North View, or the city? JJones: North View, divided up between Pleasant View and North Ogden because Harrisville is low risk. There are other options, like North View could pay the \$18,000 out of our budget, but that defeats the purpose of the program. We want to do meaningful work and have an impact. CM Marriott: Can a sprinkler system be put in on some of the roads that go through? JJones: Issues with cost, and people turning on the system and drying out other systems. It would have to be a separate system. On windy days it could be overrun by a fire. CM Urry: Are you going to give us a list of directives and initiatives so we know what that looks like? JJones: It's more of an opportunity to work together with staff in doing projects and building relationships with residents. There may be some projects that you can help with. CM Arrington: North Ogden and Pleasant View are both laying fiber, can that and AI be used to mitigate fires? JJones: Yes, some places are already using technology to protect high value properties. They can

detect campfires or embers and determine if it's a danger. CM Gibson: Could a high wind, high destruction event like we see in California happen here? J Jones: Absolutely. There are several examples of areas similar to ours where that has happened.

Motion was made by CM Gibson to approve the Community Wildlife Preparedness Plan as presented by Mr. Jones. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

4. Public Hearing – Water Conservation Plan. Discussion and possible action to consider adopting the Water Conservation Plan which establishes conservation planning efforts identifying water supply inventory and implementation procedures, Resolution 2025-M. (Presenter: Tyson Jackson)

Motion was made by CM Arrington to go into a public hearing. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

Tyson Jackson: This is the ongoing Water Conservation Plan that goes through a lot of data. It's one of the many plans for the culinary water system to make sure we have water to supply needs, support fire suppression, and meet growth. The longer trend shows gallons per capita, and that people are doing their part. This year we are moving forward to get the rest of the system in and then pushing out the auto read sign up to get residents more involved. They have high usage notifications that help us get leaks fixed faster and reduce gallons per capita. CM Gibson: There is a dramatic change, is that because of your Public Works? T Jackson: Some of the old data was reported. Pleasant View does extremely well at keeping usages low. We don't want to have wasted water regardless of what it's for. That's where the auto read meters come in. The initial stage was to get rid of all the 30 and 40 year old meters. CM Arrington: It says that 1500 meters or 60% have been updated. So we have them all purchased, they just need to be installed? T Jackson: Yes, that's the order you approved. CM Arrington: How long will that take? Are we decreasing manpower hours? T Jackson: 1-3 years, and we will speed up as there is more time. Hours are being reallocated. We're taking out the manual elements, and using those hours on high usage alerts, waking systems up, etc. It's freeing us up to work on other efforts that we're behind on. Here is an example of a high usage alert. It was fixed in seven days, where in the past it would have gone on until the next meter reading. A lot of leaks go down the toilet or in the ground and people have to be convinced they really have a leak. We can show them real data instead of old numbers and bills. Now we'll be able to make a conscious effort to push the Eye On Water app, and get people to sign up and see their conservation information. That will help us move toward meeting our conservation goals. CM Arrington: Can we push out information regarding watering in parks in the day? T Jackson: Yes, Pineview has asked us to do that for their system needs. We have to push it out every year. CM Gibson: What is graph 1.1 based on? Are we in good shape for our water? T Jackson: Yes, there is a conversation with the booster station which is that your source can keep up with this many connections. That is the projected number. You have what our source can handle, and the demand on the system, and at some point it will come together and we will need to purchase Weber Basin water on an as-needed basis. We aren't projecting any new wells. We are about 1,000 connections from running out of our current source. When we've run out of our allotted acre feet and a building permit comes in, we will automatically purchase

water from Weber Basin that will run through the booster station into the system. CM Marriott: When we get the new meters installed, will that 30% loss go away? TJackson: No, good water years show a large loss. If you look at the drought years, the spring source doesn't skew the loss rate. There is nothing the city can do in good water years with the loss at the spring.

Motion was made by CM Gibson to go out of a public hearing. 2nd by CM Marriott. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

Motion was made by CM Gibson to approve the conservation plan as presented under Resolution 2025-M. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

5. Weber County Pre-Disaster Mitigation Plan. Discussion and possible action to adopt the Weber County Pre-Disaster Mitigation Plan 2024, Resolution 2025-N.

Andrea Steiniger: This is a plan for our disaster mitigation strategies. By adopting this, we will be eligible for FEMA resources if and when we have a major disaster. We have 26 different strategies that range from public outreach to improving or expanding our facilities, conducting studies, increasing security on our water facilities, and training for staff and citizens. I would recommend adoption so that we have access to FEMA resources if and when we need them. CM Marriott: We have higher risk of earthquakes and fires, should we be meeting more often to discuss our preparations? ASteiniger: We are currently working on building out Skyline Drive, constructing the decant facility and the Zone 1 water tank. I met with Cindy Harrison to talk about our emergency operation plan. We're going to make sure that that is up to date and get it adopted by the City Council. There are a lot of other things that will take a lot of time and funding. It's good to have them on the radar and check back on them to make sure we are making progress.

Motion was made by CM Arrington to adopt Resolution 2025-N, The Weber County Pre-Disaster Mitigation Plan. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

6. Road Contribution. Discussion and possible consideration to contribute funding for road improvements on Hillsborough Drive between 2700 N and 2550N.

Andrea Steiniger: Previously the Council indicated that you would be open to considering a contribution to the Hillsborough Drive improvements. David Laloli sent us an estimate from the engineers which was included in your packet. He is asking for a commitment to contribute to that number. We would need to include it in a development agreement when he and Mr. Meyers develop that property. Mayor Call: This is a private road that has been treated as a public road since 2700 N was put in 20 years ago. It's owned by Sean Meyers and they're subdividing. I believe we have some responsibility because we've enjoyed the use of it. His original ask was for half. I would not support half, and the most we should do is a third. CM Urry: Is this a preliminary estimate? We should get a comparable estimate. Mayor Call: I think it would be appropriate for the staff to have more time to digest this information. ASteiniger: We received this estimate on August 6, our engineer looked at it on Monday, and we received the "ask" when we met with Dave on Thursday afternoon. CM Gibson: I don't want to make a decision until we know what's going on. CM Arrington: I

can't tell how big the road is, and it looks like a 4 foot sidewalk. Shouldn't it be a 5 foot sidewalk? CM Urry: I think we should table it.

Motion was made by CM Urry to table item 6, considering the road contribution for road improvements on Hillsborough Drive between 2700 N and 2550 N for an undetermined time to bring back as staff considers information and reviews the cost estimate, and also the considerations that Council Member Arrington mentioned. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

7. Canvas. Canvas the 2025 Primary Municipal Election.

Debbie Minert: We need to declare nominated the four candidates that the highest number of votes for city council, and certified vote totals for each of those people. Our top vote taker was Sean Wilkinson with 913 votes, or 35.22%. 2nd place Johnny Ferry with 833 votes, or 32.14%. 3rd place was Brian Gray with 411 votes, or 15.86%. 4th place was Derek Draper with 171 votes, or 10.46%. 5th place was Todd Hardman with 164 votes, or 6.33%. He is eliminated, and the top four vote takers move on to the general election.

Motion was made by CM Arrington to approve the canvas report as reported. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

8. Department Update. Police Department update.

Chief Stetson Talbot: This is a report on what we've been working on with Council Member Marriott called High Performing Cities. CM Marriott brought this to us a year and a half ago with the intent to help us implement some processes that will help us perform more efficiently and effectively while reducing cost to the city. We've been training for an hour every other week to take some production principles and apply them here. The two things we've been able to apply are 5S (sift and clear out, standardization, simplify, self-discipline, and sweep clean and check) and the 7 types of waste (waiting, over production, rework, unnecessary motion, overprocessing, inventory, and convenience). We've cleaned out a lot of old equipment that was taking up space. We've cleaned out and standardized where equipment is located in our vehicles, as well as their set up, so that all our vehicles are equipped and outfitted the same. I've tasked the sergeants with routine vehicle checks. They're checking for cleanliness, servicing, tires, and all equipment, making sure everything is functioning. We've implemented a new process of transporting people to the jail that has eliminated the need for waiting at the jail. The handling officer does the online probable cause statement and booking while the backup officer transports the person to the jail. By the time they get to the jail the paperwork has been done, and the backup officer can drop the person off and leave because two things have been done at the same time. The other place where we've been able to eliminate waste is DCFS mandatory cases. Rather than reporting back and forth between DCFS and the police department, patrol makes contact with the family immediately after receiving a report. They're able to confirm the information in the report – address, age of the children, phone numbers, and parents' names. Sometimes information in the report is incorrect, and we're able to confirm and get eyes on the kid and bodycam footage the first day. When detectives go in a week or so later they can compare the bodycam footage with what the kid looks like a week later. This saves

the detectives time because the details of the report have already been confirmed. This along with some other rearranging of duties has reduced the detective backlog from 130-150 open cases to 20 open cases. We've also clarified the standards and timeliness of our reports, and bodycam footage management. This has helped us perform at a higher level.

We are focusing on recruitment and retention. The lateral program that you voted on has been implemented resulting in three new lateral hires holding 40 years of experience. We're using Applicant Pro that you approved and that has resulted in several applications a week. Our focus on the Master Officer program has increased, which requires officers to become instructors. Now we have in-house instructors who can do training on firearms, tasers, use of force, and DT. We have a 3-year plan of raises, and a lot of applicants are attracted to Pleasant View for that reason.

The goals we are working on are:

- Improve recruitment and retention by 20%
- Identify and measure citizen satisfaction in 2025
- Increase citizen satisfaction in 2026
- Reduce the 2024-2025 budget by 5%
- Maintain the budget reduction for 2025-2026
- Reduce the detective backlog
- Identify and reduce wasted time
- Have all employees identify a plan of career goals

CM Marriott: Thanks to Stetson and Tyson for embracing this. Lean manufacturing is something that every reputable business is doing to reduce cost and be more efficient. It can be applied to a public entity with creativity. All 12 full time police department employees are working toward the same goals. Mayor Call: How are we doing with school crossings? STalbot: We're getting one to two tickets a day, which is less than last year. We are fully staffed with crossing guards and subs. This has been a crazy week, so we haven't had detectives in the school zones, but the patrol officers have been. CM Gibson: Congratulations to CM Marriott for volunteering his time for High Performing Cities, and Stetson for this report.

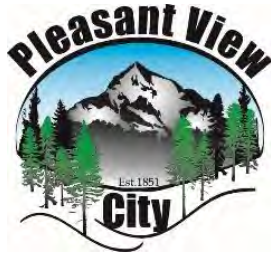
9. Other Business.

TJackson: Working toward opening the intersection of 400 W and Elberta Dr. We're trying to keep Weber School District and residents notified of what we're doing so that we can keep the peace. CM Arrington: There are a few odds and ends that need to be worked out with the pickleball courts. The open house will be September 10 at 4:00.

10. Closed Meeting.

Motion was made by CM Gibson to go into 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). 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0.

11. Adjournment: 7:52 P.M.



Pleasant View City Council

Meeting Agenda

Tuesday, August 26, 2025

6:00 p.m.

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

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought: *(Councilmember Phil Nelsen)*
- 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 August 12, 2025
- b. Bills of Pleasant View City

6:10 P.M. **3. Community Wildfire Preparedness Plan (CWPP).** Discussion and possible action to consider adopting the Community Wildfire Preparedness Plan (CWPP). *(Presenter: North View Fire District)*

6:20 P.M. **4. Public Hearing - Water Conservation Plan.** Discussion and possible action to consider adopting the Water Conservation Plan which establishes conservation planning efforts identifying water supply inventory and implementation procedures, Resolution 2025-M. *(Presenter: Tyson Jackson)*

6:30 P.M. **5. Weber County Pre-Disaster Mitigation Plan.** Discussion and possible action to adopt the Weber County Pre-Disaster Mitigation Plan 2024, Resolution 2025-N. *(Presenter: Andrea Steiniger)*

6:40 P.M. **6. Road Contribution.** Discussion and possible consideration to contribute funding for road improvements on Hillsborough Drive between 2700 N and 2550 N. *(Presenter: Andrea Steiniger)*

6:50 P.M. **7. Canvas.** Canvas the 2025 Primary Municipal Election. *(Presenter: Debbie Minert)*

7:00 P.M. **8. Department Update.** Police department update. (Presenter Stetson Talbot)

7:15 P.M. **9. Other Business.**

10. 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).

11. 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, August 26, 2025, 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.