

**MINUTES OF THE JOINT MEETING OF THE  
CITY COUNCIL AND PLANNING COMMISSION  
OF PLEASANT VIEW CITY, UTAH**

**October 21, 2020**

The public meeting was held through ZOOM with an anchor location at the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:02 P.M.

**MAYOR:** Leonard Call **Attendance method:**  
(via Zoom and office)

**COUNCILMEMBERS:**  
Ann Arrington (absent)  
Kevin Bailey (via Zoom and office)  
Steve Gibson (absent)  
David Marriott (absent)  
Sara Urry (via Zoom)

**PLANNING COMMISSION MEMBERS:**  
Andy Nef (via Zoom)  
Alicia Lund (via Zoom)  
Keith Preece (via Zoom)

**STAFF:**  
Bill Cobabe (via Zoom and office)  
Laurie Hellstrom (via Zoom and office)  
Jill Hunt (via Zoom)

**VISITORS:**  
Chris Roybal (via Zoom)

**Business:**

Give landscape of economic development.

Chris Roybal, president of North Utah Economic Alliance. That is a regional partnership founded by Weber County and Davis County a year ago. We work with economic development and potential clients. We market to the Davis and Weber Counties area together. We don't draw lines. We are a 600,000-population base. We are leaking out, pre-Covid numbers, 100,000 of our labor pool from Weber and Davis Counties to Salt Lake County. The work pool from Salt Lake leaking in is 60,000 for a net of 40,000. We are trying to reverse that and create employment in Weber and Davis Counties. We want to create job locations and stay in our region. We started a data base of locations that can be built on or what is needed to get properties shovel ready and market them better. We are affiliated with EDC Utah. All the state leads run through EDC Utah. They start there and filter out from there. The better we understand your property and locations and infrastructure the better to get out in front of a client.

We generally work on office and industrial projects but we are willing to help with retail. Holins with the County works in that more heavily. We want to make sure you have good regional numbers. Once we get good data on shovel ready sites or not quite ready sites. What are the infrastructure needs? Mayor Call: regional detention basin in that area, get a railroad crossing in, and development ends at the dead end at current industrial area but we want to see how people want to chop up that area. There are nine properties in that area. Chris Roybal: that is another challenge. When you have multiple landowners it is difficult to master plan. We need to understand who the landowners are and intentions and history of the ground. Down the road that will be an important piece of property. BDO is almost sold out. I also want to see office project there. Interested client will start to look north. CM Urry: we need to be proactive with property owners and their intentions. What is Class A office? Chris Roybal: Class A is a high-grade office and built out and more expensive. We are really interested in your 200-acre industrial site. Master plan site are better with shovel ready. A lot of Industrial projects are okay with building and they go up faster. We do work with a lot of local companies. We want to keep them here. CM Urry: where do we start? Chris Roybal: we can help you create a data base of commercial properties listed and not listed and break them down into industrial, retail, office, master plans, do you have willing sellers, etc. Keep it updated quarterly. We also want market prices, traffic, demographics, population numbers. There is only so much you can do on the public side if there is no interest from the private side. If get inquiry we have the information available. Remember they are looking at you regionally. What else we do with data – we market to national sites and bi-monthly flyers. We have tight labor market and a young labor pool. Andy Nef: that is one of the biggest concerns is the labor market. Employment numbers are low and companies are stealing labor from each other. Chris Roybal: we are leaking out jobs because we don't have it. That market creates and drives to better wages, career opportunities. You need to tackle each property owner separately. Create a relationship and maybe there are different ideas for each property. CM Bailey: my concern is infrastructure is important but we are a ways away from that. How important is it to get the infrastructure in? Chris Roybal: that is a complex question. some want to do infrastructure themselves and others what it in place. The last thing you want to do is put in infrastructure where companies don't want it. Let see where the gaps are in infrastructure and costs. Find out why companies pasted over Weber County and went north and ask what we could do. We can help you with that. Look at other public monies to help with infrastructure and look at tax incentives which may be out of your ability to do that. Mayor Call: we need to look at the things we can do. We can reach out to property owners. Chris Roybal: lets keep the door open. If you don't hear from us, call us. Mayor Call: does the data base include all inventory? Chris Roybal: we want to collect information on properties of 4-acre to 5-acre sites for commercial, office, etc. Mayor Call: we will do a complete inventory for us with all and smaller properties. Chris Roybal: we will start it and you finish it. CM Urry: you will work Mayor Call and Jill Hunt? Chris Roybal: this is a team sport. Thanks.

**Adjournment: 6:57 P.M.**