

ORDINANCE 2024-11

AN ORDINANCE TERMINATING AND DISSOLVING THE PLEASANT VIEW BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT AREA PLAN CREATED IN 2005.

WHEREAS, Pursuant to Utah Code Ann. 17C-1-702, a project area remains in existence until a resolution dissolving the project area is adopted by the Agency and an ordinance is adopted by the community legislative body; and

WHEREAS, Pleasant View City has determined that it is in the best interest of the City to dissolve the Pleasant View Business Park Economic Development Project Area Plan created in 2005; and

WHEREAS, the Agency shall not collect any further tax increment from the Pleasant View Business Park Economic Development Project Area Plan created in 2005; and

WHEREAS, any outstanding funds or obligations pertaining to any of the project area listed in Exhibit A will be subject to the terms and conditions of the project area's plan;

NOW THEREFORE, Pleasant View City hereby approves and authorizes the dissolution of the Pleasant View Business Park Economic Development Project Area Plan created in 2005 as listed in Exhibit A.

Passed and adopted this ____ day of _____, 2024.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2024

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

CM Arrington _____
CM Gibson _____
CM Marriott _____
CM Nelsen _____
CM Urry _____



RESOLUTION NO. 2005-G (ROA)

A RESOLUTION OF THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE DRAFT ECONOMIC DEVELOPMENT PLAN FOR THE PLEASANT VIEW BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT AREA AS THE OFFICIAL PLAN FOR THE PLEASANT VIEW BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT AREA .

WHEREAS, pursuant to the provisions of the Utah Redevelopment Agencies Act (the "Act"), specifically Utah Code Annotated ("UCA") § 17B-4-401(b), the Pleasant View City Redevelopment Agency (the "Agency") adopted Resolution No. 2005-B (ROA), designating the Pleasant View Business Park Economic Development Project Area ("Project Area") and calling for the preparation of a project area plan; and

WHEREAS, the Draft Project Area Plan (the "Draft Plan") having been prepared for the Project Area pursuant to UCA 17B-4-403, the Agency held, on October 11, 2005, a duly noticed public hearing pursuant to UCA § 17B-4-402(1)(e) to allow public comment on the Draft Plan and whether it should be revised, approved, or rejected; and to receive all written and hear all oral objections to the Draft Plan; and

WHEREAS, having received and heard all commentary on and objections to the Draft Plan submitted for its consideration, the Agency has passed upon such objections as it has received (see Agency Resolution No. 2005-F (ROA)) and has made such modifications, amendments, and/or emendations to the Draft Plan as it deems appropriate, if any; and

WHEREAS the Agency has made relevant findings concerning the amount of opposition to the Draft Plan by owners of real property within the Project Area, as set forth by UCA § 17B-4-406 (see Agency Resolution No. 2005-E (ROA)),

NOW, THEREFORE, BE IT RESOLVED BY THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1 Legal Description.

§ 1.1 The boundaries of the Project Area are delineated on the Project Area map attached as Exhibit "A" to the Draft Plan, and are legally described as follows:

Part of Sections 25, 26, 23, 24 and 14, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the section line and the south city limits line of Pleasant View City, said point being north 89°34'13" west 1159.82 feet more or less along the section line from the Southeast Corner of said Section 25, said point also being the intersection of the easterly right of way line of the Oregon Short Line Railroad and the centerline	of 2700 North Street, also known as State Highway 134, (80 foot wide right of way) and running thence westerly 1451.75 feet more or less along said center line of 2700 North Street an city limits line to the South Quarter Corner of Section 25; thence westerly 808.80 feet along the section line and centerline of 2700 North Street and city limit line to the extension of the west boundary line of the Parkland Business Center Subdivision Phase 1;	thence along said west boundary and extension of west boundary of Parkland Business Center the following two courses: (1) north 00°33'24" east 1904.53 feet and (2) north 23°26'57" east 127.97 feet; thence along the south and west lines of lot 3 of the Wasatch View Estates Subdivision the following three courses: (1) north 89°47'54" west 215.61 feet, (2) north 00°42'24" east 100 feet, and (3) north 89°47'54" west 50.00 feet;
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thence north 89°47'54" west 1137.54 more or less, along the south side of lot 2 of Wasatch View Estates Subdivision and extension thereof to the westerly right of way boundary of the Southern Pacific Co. and city limit line of Pleasant View City;

thence north 18°08'29" west 666.9 feet more or less, along said Southern Pacific Co. boundary and city limit line to the Quarter Section line of Section 25;

thence west 419.1 feet (25.4 rods) along the Quarter Section line and city limit line to the West Quarter Corner of Section 25;

thence west 65 feet continuing along said Quarter Section line and city line to the easterly right of way boundary of Interstate Highway 15;

thence northerly 8500 feet more or less along the easterly right of way boundary of Interstate Highway 15 to the

Weber County line and city limit line;

thence easterly 1550 feet more or less along said county line (and extension of county line) and city limit line to the easterly right of way boundary of U.S. Highways 89, 91 & 30;

thence, leaving the Pleasant View City limit line, southerly 9700 feet more or less along the easterly right of way boundary of U.S. Highways 89, 91 & 30, to the extension of the south lot line of a parcel owned by Wayne E. Kinney (tax I.D. number 190160093);

thence south 60°25' west 120 feet along said south lot line extension to the westerly boundary of said Highways 89, 91 & 30;

thence along said Kinney property boundary the following 2 courses:
 (1) south 60°25' west 290 feet and
 (2) north 29°35' west 150 feet to the Northwest Corner of said

Kinney property;

thence south 77°40'00" west 565.44 feet to the easterly right of way line of the of the Oregon Short Line Railroad;

thence southerly 2220 feet more or less along the easterly boundary of said rail road right of way boundary to the centerline of 2700 North Street and city limit line of Pleasant View City and the point of beginning.

Containing 628 acres more or less.

SECTION 2 The Agency's Purposes and Intent with Respect to the Project Area.

The purpose and intent of the Agency with respect to the Project Area are as follows:

§ 2.1 To satisfy the purposes of the Act, as defined therein, by promoting, creating, and/or retaining jobs through the planning, design, development, construction, rehabilitation, or business relocation within the Project Area, as well as the provision of office, industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community;

§ 2.2 To increase the City's tax base as well as its commercial front so as to improve both opportunity and quality of life for all if its citizens;

§ 2.3 To promote, encourage, and bring to fruition, the development within the Project Area of a commercial development comprised of large, up-scale, reputable commercial concerns;

§ 2.4 To stimulate the economy of Pleasant View City and the surrounding area;

§ 2.5 To provide for the installation of needed infrastructure, if and as necessary, for development within the Project Area.

§ 2.6 To take any or all additional steps which may be appropriate or necessary to promote or further the aim of improving the Project Area (and, indirectly, of surrounding areas).

SECTION 3 Designation, Adoption, and Incorporation of the Plan.

§ 3.1 The Draft Plan for the Pleasant View Business Park Economic Development Project Area, as modified to incorporate changes recommended by the Pleasant View City Planning Commission, affected taxing entities, and owners of property within the Project Area, if any, is hereby designated the *Official Plan for the Pleasant View Business Park Economic Development Project Area* (the "Official Plan"), and is incorporated herein by this reference.

§ 3.2 The Agency hereby officially approves of and adopts the Official Plan for the Pleasant View Business Park Economic Development Project Area.

SECTION 4 Required Findings.

§ 4.1 A need exists to effectuate a public purpose; to wit, the exercise of the statutorily enacted economic development mechanism for the benefit of the citizens of Pleasant View City.

§ 4.2 Benefit to the public shall accrue from the execution of the Official Plan, as each project undertaken thereunder shall be subject to the analysis described in Utah Code § 17B-4-403(1)(s)(ii), included at § 16 of the Plan.

§ 4.4 The adoption and carrying out of the Official Plan is economically sound and feasible.

§ 4.5 The Official Plan conforms to the Pleasant View City General Plan.

§ 4.6 Carrying out the Official Plan will promote the public peace, health, safety, and welfare of Pleasant View City.

SECTION 5 Submission of the Official Plan to the Pleasant View City Council for Adoption by Ordinance.

§ 5.1 Pursuant to Utah Code §§ 17B-4-402(1)(k) & 408(1), the Agency Board hereby submits the Official Plan to the Pleasant View City Council for review and adoption.

SECTION 6 Recording and Transmittal.

§ 6.1 Pursuant to Utah Code § 17B-4-410, the Agency Staff is hereby directed and authorized to take

the following actions within 30 days after adoption of the Official Plan by the Pleasant View City Council:

a/ to record with the Weber County Recorder a document containing a description of the land within the Project Area, a statement that the Official Plan for the Project Area has been adopted; and the date of its adoption by the City Council; and

b/ to transmit a copy of the description of the land within the Project Area, a copy of the City Council ordinance adopting the Official Plan, and a map indicating the boundaries of the Project Area to each of the following: (I) the auditor and assessor of the county in which the project area is located; (ii) the officer or officers performing the function of auditor or assessor for each taxing entity, if any, that does not use the county assessment roll or collect its taxes through the county; (iii) the legislative body or governing board of each taxing entity; (iv) the State Tax Commission; and (v) the State Board of Education.

SECTION 7 Execution of the Plan.

§ 7.1 Following adoption of the Official Plan by the Pleasant View City Council, the Agency shall proceed to carry out the Plan.

SECTION 8 Directions to the Agency Staff.

§ 8.1 The Agency Staff is hereby directed and authorized to take all such actions as necessary to effectuate the purposes and aims of this resolution.

SECTION 9 Effective Date

§ 9.1 This Resolution shall take effect upon its adoption.

DATED and SIGNED this 11th day of October, 2005



 Chair, Pleasant View City Redevelopment Agency

Attest:



 Secretary

RESOLUTION NO. 2005-H (RDA)

A RESOLUTION OF THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY ADOPTING THE DRAFT PLEASANT VIEW BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT AREA BUDGET AS THE PROJECT AREA BUDGET FOR THE PLEASANT VIEW BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT AREA.

WHEREAS the Draft Project Area Budget (the "Draft Budget") has been prepared for the Pleasant View Business Park Economic Development Project Area, as required by Utah Code Annotated ("UCA") §§ 17B-4-501(1) & -501(2)(a), and made available for public review pursuant to UCA § 17B-4-501(2)(b); and

WHEREAS, pursuant to the provisions of UCA §§ 17B-4-501(2)(c), (d), & (e), -502, -701(1)(d) & (2)(b), -702, and -801, the Agency held, on October 11, 2005, a duly noticed public hearing to allow public comment on the Draft Budget and whether it should be revised, approved, or rejected; and

WHEREAS, having received and heard all commentary on the Draft Budget submitted for its consideration, the Agency, pursuant to UCA § 17B-4-501(2)(g), has considered the comments made and the information presented at the public hearing, and has determined to adopt the Draft Budget as the Project Area Budget for the Pleasant View Business Park Economic Development Project Area;

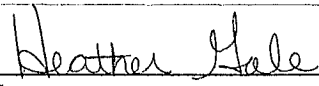
NOW, THEREFORE, BE IT RESOLVED BY THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Agency hereby adopts the Draft Budget as the Project Area Budget for the Pleasant View Business Park Economic Development Project Area.
2. The Agency has determined and finds, pursuant to UCA § 17B-4-503(2)(a), that the combined incremental value for the Agency does not exceed 10% of the total taxable value of property within the Agency's boundaries on the date of this resolution.
3. This Resolution shall take effect upon its adoption.

DATED and SIGNED this 11th day of October, 2005


Chair, Pleasant View City Redevelopment Agency

Attest:


Secretary

Draft Economic Development Plan

for the

PLEASANT VIEW BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT AREA

Date Adopted

Pleasant View City Redevelopment Agency

Economic Development Plan
for the
Pleasant View Business Park
Economic Development Project Area

The Economic Development Plan (the "Plan") for the Pleasant View Business Park Economic Development Project Area ("Project Area") has been prepared by the Pleasant View City Redevelopment Agency (the "Agency") in consultation with the Planning Commission, pursuant to the provisions of the Utah Redevelopment Agencies Act, Chapter 4 of Title 17B of the Utah Code, as amended (the "Act"), and pursuant to the provisions of the Utah Constitution, the United States Constitution, and all applicable local laws and ordinances.

Introduction

The Pleasant View Business Park Economic Development Project Area Plan contemplates the development of a commercial park on approximately 628 acres near the southwest corner of the City. The purpose of this Economic Development Plan is to create the legal, business, and socio-economic framework conducive to a large commercial development beneficial to the City of Pleasant View and its citizens. This Plan also sets forth the reasons and goals of the Project, as well as the anticipated benefits to the Pleasant View City community.

1 Definitions

As used in this Plan:

1.1 The term "Act" shall mean the Utah Redevelopment Agencies Act as found in Chapter 4 of Title 17B of the Utah Code Annotated ("UCA") 1953, as amended, or such other amendments as shall from time to time be enacted or any successor law or act.

1.2 The term "Agency," unless otherwise specified, shall mean the Pleasant View City Redevelopment Agency as designated by the City to act as a redevelopment agency.

1.3 The term "base tax amount" shall mean that portion of taxes that would be produced by the rate upon which the tax is levied each year by or for all taxing entities upon the total sum of the taxable value of the taxable property in a redevelopment or economic development project area as shown upon the assessment roll used in connection with the taxation of the property by the taxing entities, last equalized before the effective date of the first approved project area budget.

1.4 The term "bond" shall mean any bonds, notes, interim certificates, debentures, or other obligations issued by an agency.

1.5 The term "City," unless otherwise specified, shall mean Pleasant View City, a Utah municipal corporation.

1.6 The term "Comprehensive General Plan" shall mean the plan adopted by the City pursuant to UCA §§ 10-9a-401 *et seq.*, as amended.

1.7 "Economic development" means to promote the creation or retention of public or private jobs within the state through planning, design, development, construction, rehabilitation, business relocation, or any combination of these, within part or all of a project area; and the provision of office, industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community.

1.8 The term "Economic Development Plan" shall mean a project area plan, as defined by Section 102(20) of the Act, designed to foster economic development, as defined in Section 102(11) of the Act, developed by the Agency and adopted by ordinance of the governing body of the City to guide and control economic development undertakings in a specific project area.

1.9 The term "governing body" means, in reference to the Pleasant View City Redevelopment Agency, the Board of Directors of the Pleasant View City Redevelopment Agency, or, if used in reference to Pleasant View City, it means the City Council of Pleasant View City.

1.10 The term "planning commission" shall mean the municipal planning commission for Pleasant View City established and operating pursuant to UCA §§ 10-9a-301 through -305, or its predecessor or successor statutes.

1.11 The term "Project Area" shall mean the Pleasant View Economic Development Project Area, as selected by resolution of the Agency.

1.12 The term "taxes" includes all levies on an *ad valorem* basis upon land, real property, personal property, or any other property, tangible or intangible.

1.13 The term "taxing entities" shall mean the public entities, including the state, any city, county, city and county, any school district, special district, or other public corporation, which levy property taxes within the Project Area.

1.14 The term "taxing entity committee" shall mean the committee established for the Project Area pursuant to the provisions of Section 17B-4-1002 of the Act.

1.15 The term "tax increment" shall mean that portion of the levied taxes each year in excess of the base tax amount, which excess amount is to be paid into a special fund of the Agency.

2 The Project Area Boundaries

The Project Area comprises approximately 628 acres. The boundaries of the Project Area are delineated on the Project Area map attached hereto as Exhibit A. The legal description of the land runs as follows:

Part of Sections 25, 26, 23, 24 and 14, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the section line and the south city limits line of Pleasant View City, said point being north 89°34'13" west 1159.82 feet more or less along the section line from the Southeast Corner of said Section 25, said point also being the intersection of the easterly right of way line of the Oregon Short Line Railroad and the centerline of 2700 North Street, also known as State Highway 134, (80 foot wide right of way) and running thence westerly 1451.75 feet more or less along said center line of 2700 North Street and city limits line to the South Quarter Corner of Section 25;

thence westerly 808.80 feet along the section line and centerline of 2700 North Street and city limit line to the extension of the west boundary line of the Parkland Business Center Subdivision Phase 1;

thence along said west boundary and extension of west boundary of Parkland Business Center the following two courses: (1) north 00°33'24" east 1904.53 feet and (2) north 23°26'57" east 127.97 feet;

thence along the south and west lines of lot 3 of the Wasatch View Estates Subdivision the following three courses: (1) north 89°47'54"

west 215.61 feet, (2) north 00°42'24" east 100 feet, and (3) north 89°47'54" west 50.00 feet;

thence north 89°47'54" west 1137.54 more or less, along the south side of lot 2 of Wasatch View Estates Subdivision and extension thereof to the westerly right of way boundary of the Southern Pacific Co. and city limit line of Pleasant View City;

thence north 18°08'29" west 666.9 feet more or less, along said Southern Pacific Co. boundary and city limit line to the Quarter Section line of Section 25;

thence west 419.1 feet (25.4 rods) along the Quarter Section line and city limit line to the West Quarter Corner of Section 25;

thence west 65 feet continuing along said Quarter Section line and city line to the easterly right of way boundary of Interstate Highway 15;

thence northerly 8500 feet more or less along the easterly right of way boundary of Interstate Highway 15 to the Weber County line and city limit line;

thence easterly 1550 feet more or less along said county line (and extension of county

line) and city limit line to the easterly right of way boundary of U.S. Highways 89, 91 & 30;

thence, leaving the Pleasant View City limit line, southerly 9700 feet more or less along the easterly right of way boundary of U.S. Highways 89, 91 & 30, to the extension of the south lot line of a parcel owned by Wayne E. Kinney (tax I.D. number 190160093);

thence south 60°25' west 120 feet along said south lot line extension to the westerly boundary of said Highways 89, 91 & 30;

thence along said Kinney property boundary the following 2 courses: (1) south 60°25'

west 290 feet and (2) north 29°35' west 150 feet to the Northwest Corner of said Kinney property;

thence south 77°40'00" west 565.44 feet to the easterly right of way line of the of the Oregon Short Line Railroad;

thence southerly 2220 feet more or less along the easterly boundary of said rail road right of way boundary to the centerline of 2700 North Street and city limit line of Pleasant View City and the point of beginning.

Containing 628 acres more or less.

2 Demographics & Project Effect

2.1 Land Uses

Development and use within the Project Area shall be governed by Pleasant View City's Comprehensive General Plan (the "General Plan"), construed and specified in the officially adopted zoning ordinances and zoning map of Pleasant View City (as those zoning ordinances and map may be amended from time to time).

The General Plan contemplates general commercial, light industrial, and high-density residential uses within the Project Area. The present zoning on the parcels within the Project Area is MCM (mixed commercial/manufacturing) and MP-1 (manufacturing planned zone), the appropriate zoning for the sort of business/commercial park contemplated herein.

2.2 Principal Street Layout

The Project Area is bounded on the south by 2700 North Street, and on the west by UDOT's I-15 highway right of way. The northern boundary is the boundary line between Weber and Box Elder Counties, and the eastern boundary is the eastern side of U.S. Highway 89. The Project Area contains two principal roads at present: Parkland Boulevard, which runs northward from 2700 North through Phase 1 of the Parkland Business Park, and U.S. Highway 89, which forms the eastern boundary of the Project Area. The Project Area also includes Stone Field Way, a cul-de-sac that intersects with U.S. Highway 89. The development of the contemplated business park would, of course,

necessitate the construction of other streets and parking facilities. These will be addressed and evaluated on a case-by-case basis as such infrastructure is planned or becomes necessary, and implemented according to applicable law (e.g., zoning and subdivision ordinances).

2.3 Population Density

The commercial buildings comprising the Parkland Business Park lie at the southern end of the Project Area. These are the only permanent structures within the Project Area; the remainder is vacant land. After the contemplated development, however, the Project Area will become a lively workplace. If higher-density residential uses are constructed as contemplated by this Plan, the overall population density in the Project Area will increase because residents may now live closer to the workplaces that will exist in the Project Area. Population density within the Project Area, as developed, shall nonetheless remain consistent with applicable zoning regulations (as these may be amended from time to time).

2.4 Building Intensities

All buildings and other improvements planned for the Project Area shall conform to the building intensities permitted under applicable zoning and subdivision ordinances and regulations (as these may be amended from time to time).

3 Economic Development Standards

The applicable Economic Development standards within the Project Area shall be the relevant and appropriate elements of the City's Comprehensive General Plan, the requirements of the applicable zoning as set forth in the City's planning and zoning provisions, all other applicable building codes and ordinances of the City, and all relevant provisions of State law.

The Agency may also, but need not, propound at any time particular standards for development within the Project Area, to and including specific covenants, conditions, and restrictions (CC&Rs) and/or design and construction requirements.

4 Satisfaction of Economic Development Policies

As defined by the Utah Redevelopment Agencies Act (UCA § 17B-4-102), economic development is the promotion, creation, or retention of jobs within the state through planning, design, development, construction, rehabilitation, or business relocation within a project area, as well as the provision of office, industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community.

Happily, the purposes of the economic development statutes parallel Pleasant View City's own fiscal and demographic objectives. Pleasant View City seeks to increase its tax base as well as its commercial front so as to improve both opportunity and quality of life for all of its citizens.

5 Conformity with the Pleasant View City General Plan

Anticipated development within the Project Area shall conform in its particulars to the Comprehensive General Plan of Pleasant View City, as it currently exists or may be amended hereafter. All land uses within the Project Area shall likewise be required to be permitted land uses under then-current zoning of the property within the Project Area. All development shall be subject to such scrutiny as is required by State law, local ordinance, and Planning Commission oversight.

6 Job Creation

The Project Area Plan contemplates the development within the Project Area of a commercial development comprised of large, reputable commercial concerns entailing (a) the employment of a significant number of Pleasant View residents and (b) an increase in the City's property-tax base.

It is, moreover, anticipated that supporting businesses, catering to the public on the one hand and to the needs and wants of the employees of the businesses within the Project Area on the other hand, will grow up in and around the developed Project Area, providing for an increasing number of jobs as economic activity increases in the City.

7 Project Specifics

At present, no specific projects have been either proposed or accepted for the Project Area. The particulars of any specific project put forward for development within the Project Area, however, shall be set out in a Participation Agreement between the Agency and the potential developer. The Participation Agreement governing each such development project shall ensure both conformity with any development standards for the Project Area and compliance with all applicable City review and approval processes.

8 Private Developers

Inasmuch as there are as yet no specific projects planned for the Project Area, no private developers have been selected or identified for development therein. All private developers taking part in the development of the Project Area, however, shall be required to enter into a participation agreement as discussed herein. Where required by law or deemed advisable, the selection of a developer for a project or projects within the Project

Area shall be based upon public bidding or selection process.

9 Limitations

9.1 on Commencement

Implementation of a project area plan must commence within three years of its adoption, unless it be adopted again as if it were an amended project area plan under UCA § 17B-4-411.

9.2 on Increment

Unless a project area taxing entity committee consents to a longer period, tax increment may be paid to an agency for no more than 25 years after adoption of a project area plan.

9.3 on Area

Without the consent of the taxing entity committee, a project area may not exceed 100 acres of private real property. Because the Pleasant View Economic Development Project Area contains approximately 628 acres of private real property, the Agency must obtain the consent of the Taxing Entity Committee to allow the Agency to collect tax increment from the entire Project Area.

10 The Reasons for the Selection of the Project Area

Due to its proximity to I-15, as well as to its accessibility from Pleasant View, Farr West, and unincorporated Weber County, as well as other communities, the Project Area occupies a location ideal for commercial development and operation. At present, however, the land lies for the most part fallow, depriving the community of the otherwise formidable potential of the area. The desire to bring to fruition a large commercial development led to the Project Area's selection.

11 Existing Physical, Social, and Economic Conditions Within the Project Area

The land within the Project Area is essentially vacant, except for the development within the Parkland Business Center Subdivision—Phase 1, along 1600 West Street north of 2700 North. The great majority of the Project Area, however, has never been developed in any lasting way. The land is, however, sufficiently level and stable for the construction of the anticipated commercial development.

2 Proposed Method of Financing Economic Development

2.1 Authorization

The Agency is authorized to finance this Project with financial assistance from Pleasant View City, Weber County, the State of Utah, the Federal government, property tax increments which accrue within the Project Area, interest income, Agency bonds, or any other available source.

The Agency is authorized to obtain advances, to borrow funds and to create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

The Agency is authorized to issue bonds, if appropriate and feasible, sufficient to finance all or any part of the Project.

2.2 Tax Increment

2.2.1 Source

Briefly stated, the tax increments that will be available under this Plan are determined in the following manner. After the Plan is adopted, the total taxable value of property within the Project Area is determined using the taxable values shown on the last equalized assessment roll prior to adoption of the Plan. This provides a base figure. To the extent the taxable values of property within the Project Area increase above this base figure, application of prevailing tax rates to the increased value above the base figure yields tax increments. These tax increments arise only with respect to property located in the Project Area. Other taxing entities continue to be entitled to receive the tax revenues that result from application of prevailing tax rates to the base figure of taxable value, so long as the total of taxable values in the Project Area exceeds the base figure.

2.2.2 Use & Recourse

The tax increments are made available for financing or assisting with the financing of economic development within the Project Area. Such financing can be accomplished through the use of tax increment bonds or other borrowing. These bonds or other borrowings are retired using the tax increments generated from increased taxable values within the Project Area. Bond holders and other creditors have no recourse against anything but such tax increments for payment of such bonds or other borrowings to the extent such bonds or other borrowings are based solely on tax increments. In particular,

they have no claims against City funds.

2.2.3 Collection Period

The Agency anticipates receiving tax increment for a period of not more than 15 years. The applicable length of time or number of years for which an agency is to be paid tax increment shall be measured from the first tax year regarding which the agency accepts tax increment from the project area. Tax increment may not be paid to an agency for a tax year prior to the tax year following the effective date of the project area plan.

2.2.4 Allocation

Pursuant to Parts 5 & 10 of the Utah Redevelopment Agencies Act, taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of Utah, Weber County, or any district or other public body (the taxing entities), after the effective date of the ordinance approving this Plan, shall be divided as follows:

2.2.4.1 Housing

Pursuant to the requirements of UCA §§ 17B-4-504(1)(a) & -1010, twenty percent of actual tax increment from the Project Area, if the tax increment to be paid to the Agency therefrom exceeds \$100,000 annually, shall be applied to housing.

2.2.4.2 Increase in Increment

Pursuant to the provisions of UCA § 17B-4-1001(3), with the written consent of a taxing entity, an agency may be paid tax increment, from that taxing entity's tax revenues only, in a higher percentage or for a longer period of time, or both, than otherwise authorized under the Utah Redevelopment Agencies Act.

2.2.4.3 Tax Rate Increases

The Agency may not be paid any portion of a taxing entity's taxes resulting from an increase in the taxing entity's tax rate that occurs after the taxing entity committee approves the project area budget unless, at the time the taxing entity committee approves the project area budget, the taxing entity committee approves payment of those increased taxes to the Agency. If the taxing entity committee does not approve of payment of the increased taxes to the Agency, the county shall distribute to the taxing entity the taxes attributable to the tax rate increase in the same manner as other property taxes. UCA § 17B-4-1005(2).

2.2.4.4 Tax Decreases

Pursuant to UCA § 17B-4-1006, if there should be a decrease in the minimum basic school levy, under Section 59-2-902, of more than 20% from a previous tax year's levy, or a cumulative decrease over a consecutive five-year period of more than 100% from the levy in effect at the beginning of the five-year period, and this decrease would result in a reduction of the amount of tax increment to be paid to the Agency, then the base taxable value of taxable property within the project area shall be reduced in the year of the decrease to the extent necessary, even if below zero, to provide the agency with approximately the same amount of tax increment that would have been paid to the agency each year had the qualifying decrease not occurred. In addition, the amount of tax increment paid to the Agency each year for the payment of bonds and indebtedness may not be less than what would have been paid to the Agency if there had been no qualifying decrease.

2.2.4.5 Tax Increment Determination (Increase & Decrease)

Pursuant to UCA § 17B-4-1006, the amount of the base taxable value to be used in determining tax increment shall be

- 1/ increased or decreased by the amount of an increase or decrease that results from
 - a statute enacted by the Legislature or by the people through an initiative,
 - a judicial decision,
 - an order from the State Tax Commission to a county to adjust or factor its assessment rate under UCA § 59-2-704(2),
 - a change in exemption provided in Utah Constitution Article XIII, Section 2, or UCA § 59-2-103, or
 - an increase or decrease in the percentage of fair market value, as defined under UCA § 59-2-102; and
- 2/ reduced for any year to the extent necessary, even if below zero, to provide the Agency with approximately the same amount of money the agency would have received without a reduction in the county's certified tax rate, if
 - in that year there is a decrease in the county's certified tax rate under UCA § 59-2-924(2)(c) or (d)(i),
 - the amount of the decrease is more than 20% of the county's

certified tax rate of the previous year; and

- the decrease would result in a reduction of the amount of tax increment to be paid to the agency.

3/ However, the amount of tax increment paid to the Agency each year for payment of bonds or other indebtedness may not be less than would have been paid to the agency each year if there had been no increase or decrease.

2.3 City Funding

Operating capital for administration of this Project has been and is to be provided by the City until adequate tax increments or other funds are available or sufficiently assured to repay the loans and/or to permit borrowing adequate working capital from sources other than Pleasant View City. Advances and loans from the City and County shall bear a reasonable rate of interest.

3 Proffered Tax Incentives

The Agency may offer tax incentives or other incentives to participants in the development of the Project Area, whether outside developers or current property owners. Provision for such incentives shall appear in and be negotiated as part of the participation agreement with such a participant.

4 Planning Commission Report & Recommendations

When the Planning Commission has fully reviewed this Draft Economic Development Plan and related materials, it shall issue its report and recommendations, if any. The Planning Commission Report and Recommendations shall be incorporated into this Plan by resolution at the final Agency Hearing on the Plan.

5 Benefit Analysis

5.1 Financial Assistance and Public Subsidies.

With the exception of the Parkland Business Park, the land comprising the Project Area has lain virtually empty since the settlement of Utah more than 150 years ago. The creation of an economic development project area on this land will allow the use of the tax increment mechanism to provide the infrastructure improvements which will make the remainder of the Project Area developable—a situation which would be virtually impossible without such public improvement—and will provide a fund from which incentives may be drawn to bring commercial enterprises to Pleasant View without cost to either the City or its citizens. Bringing such commercial development will increase

available employment opportunities, raise the tax base and correspondingly allow greater services to Pleasant View's residents, and provide the community, in addition to its many advantages, the benefit of increased commercial development.

The placement of such enterprises cannot but have a salutary effect upon available employment, benefits to the residents of Pleasant View as a result of an increased tax base, and overall community morale. It is difficult, of course, without actual projects on the boards for placement within the Project Area, to estimate either the annual (or total) tax increment available from Project Area development or the length of time such increment will be expended, other than to refer to the 25-year limitation of UCA § 17B-4-403(1)(m)(i). All such increment, however, shall arise from taxes levied on private development within the Project Area.

5.2 Anticipated Public Benefit.

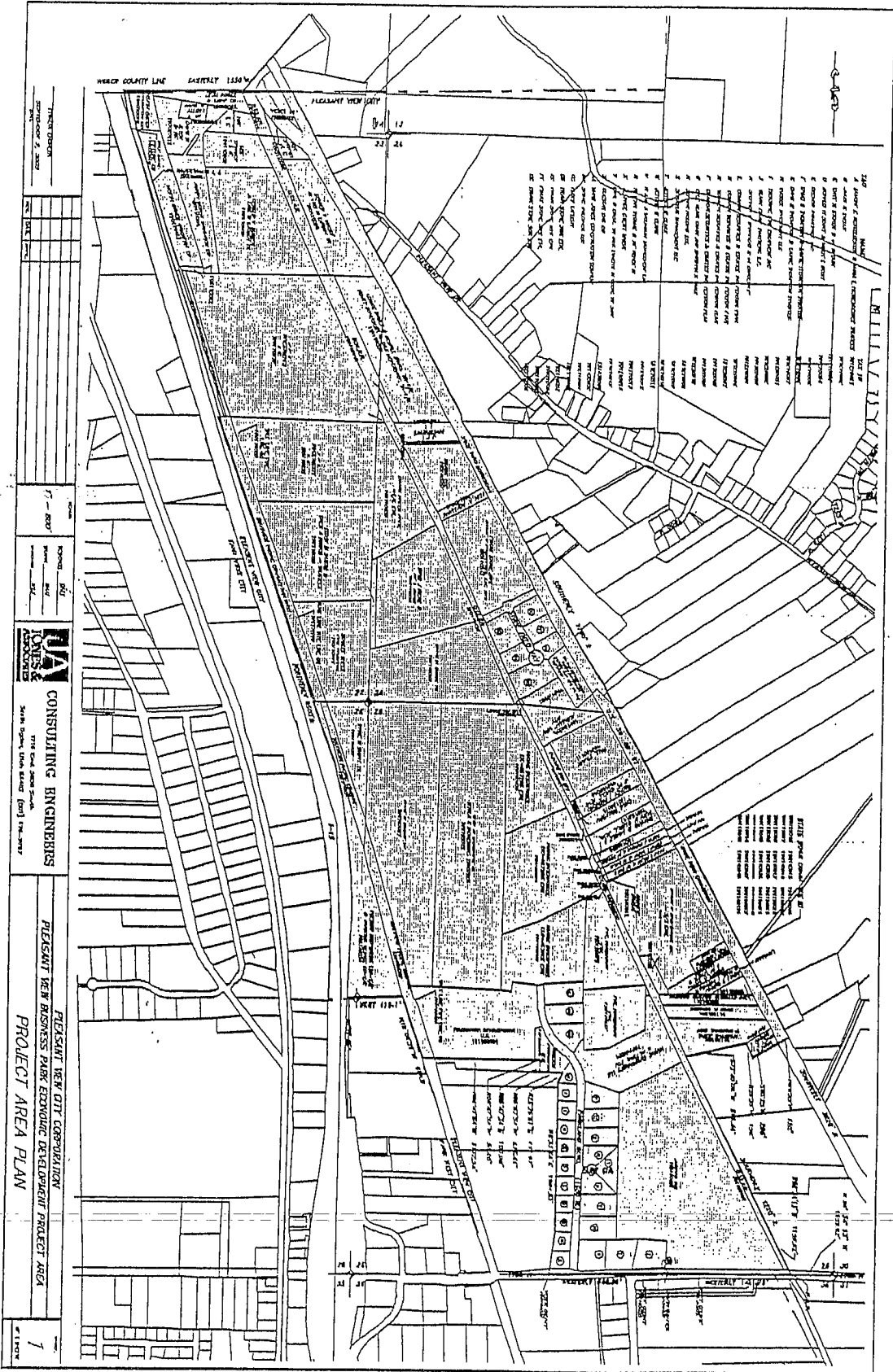
The contemplated commercial development upon the land within the Project Area will greatly benefit the tax base of the community as a whole. Quite aside from the potentially substantial increase in taxes deriving from the development itself, there shall doubtless be far greater increases as other businesses, supporting the commercial development and its employees, spring up in the same area. Initially, the Project Area likely will attract large-scale commercial or industrial concerns. Other types of businesses will readily follow, both retail and service, and when the area comes into its own as a business nexus and commercial center, other sorts of businesses will spring up therein and around. These enterprises will of course attract further services for their employees and supporting businesses for themselves: grocery stores and other commercial, retail enterprises will naturally gravitate to the area around a developing business nexus in any city. And this will attract more people to the Pleasant View area, calling for possible increases in housing development, further stimulating the economy.

Again, however, without specific projects yet available from which estimates may be drawn, it is impossible to say how many jobs will be created by the contemplated Project, or how much of an increase in the tax base the development will provide. But such a development, if properly handled, must not only create a welcome surge in employment opportunities, but also greatly increase the tax base of Pleasant View City. The development itself will also stimulate further growth and the creation of still more employment opportunities.

6 Procedure for Amendment

~~This Plan may be amended by means of the procedure established in UCA § 17B-4-411 of the Utah Redevelopment Agencies Act or by any other procedure established by law.~~

Exhibit A
Project Area Map



THOMAS BRIDGES
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 2, 2002

NO.	DATE	DESCRIPTION
1	11-1-80	PRELIMINARY PLAN
2	11-1-80	REVISION
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100	11-1-80	REVISION

11-1-80

JA
 CONSULTING ENGINEERS
 2110 South Street
 Suite 2000, Davis, CA 95618
 (916) 754-1917

PLEASANT HILL CITY CORPORATION
 PLEASANT HILL BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT AREA
 PROJECT AREA PLAN

PLEASANT VIEW BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT AREA REDEVELOPMENT AGENCY OF PLEASANT VIEW 12 YEAR - MULTI-YEAR BUDGET - CUMULATIVE CONSOLIDATED STATEMENT		DRAFT 9/6/2005	
		BASE YEAR 2004	CUMULATIVE **2008-2019**
PROJECT REVENUES			
Property Tax (Base Year Taxable Value)	\$276,135 \$20,591,708	\$3,313,618	
Projected Tax Increment RDA TOTAL - 12 YEARS			
Agency			
Eligible Project Area Expenditures	\$0	\$23,358,171	77.00%
Housing	\$0	\$6,067,057	20.00%
RDA Administration	\$0	\$910,059	3.00%
Total Tax Increment	\$0	\$30,335,287	100.00%
TOTAL PROJECT REVENUES	\$0	\$30,335,287	
Taxing Entity Flow-thru Other Taxing Entities - 10%	\$0	\$3,739,362	
PROJECT EXPENDITURES			
CAPITAL COSTS & RELATED EXPENSES			
PUBLIC USES AND INFRASTRUCTURE COSTS			
Total Project area Improvements and Infrastructure benefiting the project area, in & outside the project area.	\$0	\$13,000,000	
PRIVATE DEVELOPMENT COSTS			
PROJECTED BUILDING & CAPITAL EQUIPMENT EXPENSE/COSTS			
Total Building Costs	\$0	\$139,500,000	
Total Capital Equipment Expense	\$0	\$119,303,846	
TOTAL CAPITAL AND RELATED COSTS/EXPENSES	\$0	\$258,803,846	
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT			
Redevelopment Agency Operating Expenses Administration - 3%	\$0	\$910,059	3.00%
Housing (20% Annually)	\$0	\$6,067,057	20.00%
Total Tax Increment for project area improvements and infrastructure benefiting the project area, in & outside the project area & other eligible expenditures, including but not limited too, cost of financing such as interest/issuance costs & reserves.	\$0	\$23,358,171	77.00%
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	\$0	\$30,335,287	100.00%
TOTAL PROJECT EXPENDITURES	\$0	\$289,139,134	
** TAX INCREMENT YEAR ONE MAY OCCUR ANYTIME FROM 2008 TO 2012 DEPENDING ON THE DETERMINATION OF THE REDEVELOPMENT AGENCY TO MAXIMIZE THE AMOUNT OF AVAILABLE ANNUAL TAX INCREMENT.**			

ORDINANCE 2024-12

AN ORDINANCE TERMINATING AND DISSOLVING THE 2700 NORTH COMMUNITY DEVELOPMENT PROJECT AREA PLAN CREATED IN 2015.

WHEREAS, Pursuant to Utah Code Ann. 17C-1-702, a project area remains in existence until a resolution dissolving the project area is adopted by the Agency and an ordinance is adopted by the community legislative body; and

WHEREAS, the 2700 North Community Development Project Area Plan created in 2015 was never activated; and

WHEREAS, Pleasant View City has determined that it is in the best interest of the City to dissolve the 2700 North Community Development Project Area Plan created in 2015; and

WHEREAS, the Agency has not and shall not collect any tax increment from the 2700 North Community Development Project Area Plan created in 2015; and

NOW THEREFORE, Pleasant View City hereby approves and authorizes the dissolution of the 2700 North Community Development Project Area Plan created in 2015 as listed in Exhibit A.

Passed and adopted this ____ day of _____, 2024.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2024

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

CM Arrington _____
CM Gibson _____
CM Marriott _____
CM Nelsen _____
CM Urry _____

'Exhibit A'

ORDINANCE NO. 2015-5

AN ORDINANCE ADOPTING THE 2700 NORTH COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE PROJECT AREA, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Board of the Pleasant View City Redevelopment Agency (the "Agency"), having prepared a Project Area Plan (the "Plan") for the 2700 North Community Development Project Area (the "Project Area"), the legal description attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") § 17C-4-109, and having held the required public hearing on the Plan on October 20, 2015, pursuant to UCA § 17C-4-102, adopted the Plan as the Official Community Development Plan for the Project Area; and

WHEREAS the Utah Community Development and Renewal Agencies Act (the "Act") mandates that, before the community development project area plan approved by an agency under UCA § 17C-4-102 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-4-105; and

WHEREAS the Act also requires that notice is to be given by the community legislative body upon its adoption of a community development project area plan under UCA § 17C-4-106.

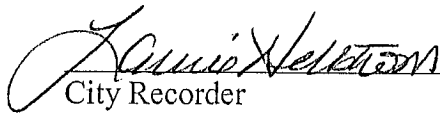
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT VIEW AS FOLLOWS:

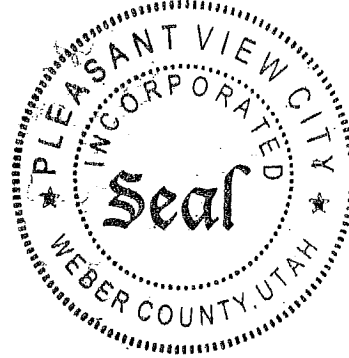
1. The City of Pleasant View hereby adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community development plan for the Project Area (the "Official Plan").
2. City staff and consultants are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-4-106, whereupon the Official Plan shall become effective pursuant to UCA § 17C-4-106(2).
- ~~3. Pursuant to UCA § 17C-4-106(4), the Agency may proceed to carry out the Official Plan upon its adoption.~~
4. This ordinance shall take effect immediately.

APPROVED AND ADOPTED this 10th day of November, 2015.


Mayor

Attest:


City Recorder



Posted this 17th day of November, 2015

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

<u>Yes</u>	Councilmember Boehme
<u>Yes</u>	Councilmember Burns
<u>Yes</u>	Councilmember Gibson
<u>Yes</u>	Councilmember Humphreys
<u>Yes</u>	Councilmember Pitman

2700 North CDA Legal Description

PLEASANT VIEW CITY LEGAL

A part of the Southwest Quarter of Section 25, T7N, R2W, Salt Lake Base & Meridian, Pleasant View City, Weber County, Utah. More particularly described as follows:

Beginning at a point on the west right-of-way line of the Union Pacific Railroad, said point being East along the North property line of Harbour Village LC =50% ETAL property 419.85 Feet from the Northwest corner of the Southwest Quarter of said Section 25 and running thence East 105.37 feet more or less to a point on the East Right of Way line of the Union Pacific Railroad, said point also being on the west line of Wasatch View Estates Subdivision; thence S 18°08'29" E along the west line of said Subdivision 537.06 feet to the northwest corner of Lot 1 in said Subdivision; thence along the north and east lines of said Lot 1 the following two (2) courses: (1) S 89°47'54" E 1,031.64 feet and (2)

S 0°42'24" W 100.00 feet to the southeast corner of said Lot 1; thence S 89°47'54" E along the south line of said Subdivision 215.61 feet to the southeast corner of lot 3 in said Subdivision; thence Southerly along the easterly line of the MHP #1 LLC properties the following two (2) courses: (1)

S 13°21'39" W 100 feet, and (2) S 0°32' W 1,806.19 feet more or less to the north line of 2700 North Street, said point being approximately 46 feet North of the south line of said Section 25; thence

S 89°18'48" W parallel to said section line 621.76 feet more or less to the west right-of-way line of said railroad, said point being on the east line of the RB McFarland Subdivision; thence N 18°36'00" W along the east line said Subdivision which is also the west line of said railroad 532.11 feet to the northeast corner of said subdivision; thence along the west right-of-way line of said railroad the following two (2) courses: (1) N 19°01' W 1,413.1 feet, and (2) N 18°18'44" W 721.83 feet, more or less to the point of beginning.

Contains: 45.78 acres±

FARR WEST CITY LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 25 and the Southeast Quarter of Section 26, T7N, R2W, Salt Lake Base & Meridian, Farr West City, Weber County, Utah. More particularly described as follows:

Beginning at the NW corner of the Southwest quarter of said Section 25 and running thence East along the north property line of Harbour Village LC =50% ETAL property 419.85 Feet to a point on the west right-of-way line of the Union Pacific Railroad, said point also being the northeast corner of said Harbour Village property; Thence along the said west right-of-way line of the Union Pacific Railroad the following two (2) courses: (1) S 18°18'44" E 721.85 feet and (2) S 19°01' W 1,413.10 feet to the northeast corner of the RB McFarland Subdivision; thence S 18°36'00" E along the east line of Said RB McFarland Subdivision 209.85 feet more or less to the northeast corner of property being used as the Farr West Exxon, Wendy's Restaurant, and car Wash located within Lot 2 of said Subdivision; thence along the northerly line and west line of said property the following four (4) courses: (1) West 81.88 feet, (2) North 21.46 feet, (3) West 74.18 feet, and (4) South 188.14 feet more or less to the Northeast corner of Lot 1 of said McFarland Subdivision; thence S 89°18'48" W 133.00 feet to the east line of the Maverik

Family Travel Plaza Commercial Subdivision - Phase 1; thence N 0°41'12" W along said east line 46.00 feet more or less to the Northeast corner of said Subdivision; thence S 89°18'48" W along the north line of said Subdivision 382.93 feet to the Northwest corner of lot 2 in said Subdivision, said corner being a point on the east right-of-way line of 1850 West Street; thence along the west line of said Lot 2 the following three (3) courses: (1) Southeasterly along the arc of a non-tangent 210 foot radius curve to the right 27.63 feet (chord bears S 4°27'23" E 27.61 feet), (2) S 00°41'12" E 194.45 feet and (3) Southeasterly along the arc of a 18 foot radius curve to the left 28.27 feet (chord bears S 45° 41'12" E 25.46 feet) to a point on the north right-of way line of 2700 North Street; thence S 89°18'48" W along the said north right-of-way line 85.00 feet to a point of tangency on the south line of Lot 1 in said subdivision said point also being on the west line of 1850 West Street; thence along the east line of Lot 1 in said subdivision the following three (3) courses: (1) Northeasterly along the arc of a 7 foot radius curve to the left 11.00 feet (chord bears N 44°18'48" E 9.90 feet), (2) N 0°41'12" W 205.45 feet, and (3) Northwesterly along the arc of a 150 foot radius curve to the left 17.13 feet (chord bears N 3°57'29" W 17.12 feet) to the northeast corner of said Lot 1, said corner also being the southeast corner of Lot 4 in the Maverik Family Travel Plaza Commercial Subdivision - Phase 2; thence continuing along the west line of said 1850 West Street the following three (3) courses: (1) Northwesterly along the arc of a 150 foot radius curve to the left 170.22 feet (chord bears N 39°44'21" W 161.23 feet), (2) N 72°14'55" W 154.36 feet and (3) Northwesterly along the arc of a 184.40 foot radius curve to the right 86.25 feet (chord bears N 58°50'58" W 85.46 feet) to a point on the west line of said Subdivision, said point also being on the east line of the Interstate Highway I-15 right-of-way; thence along said right-of-way the following eight (8) courses: (1) N 06°25'20" W 122.43 feet to the Northwest corner of said Subdivision, (2) N 06°30' W 332.00 feet, more or less, (3) Northwesterly along the arc of a 5704.58 foot radius curve to the right 519.50 feet, more or less, (cord bears N 3°53'28" W 519.32 feet), (4) West 50.00 feet, (5) N 01°14' W 513.45 feet, (6) West 31.84 feet, (7) N 01°15'14" W 282.00 feet, (8) N 00°12' E 378.00 feet more or less to the north line of the Southeast Quarter of said Section 26; thence East 65.00 feet to the point of beginning.

Contains: 42.08 acres±

2700 NORTH COMMUNITY
DEVELOPMENT DRAFT PROJECT
AREA PLAN

Pleasant View/Farr West Redevelopment Agency

OCTOBER 2015

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SECTION 1: INTRODUCTION

The Pleasant View Community Development and Renewal Agency and the Farr West Community Development and Renewal Agency, Utah (collectively the "Agencies"), following thorough consideration of the needs and desires of Pleasant View City and Farr West City (collectively the "Cities") and their residents, as well as the Cities' capacity for new development, have carefully crafted this Project Area Plan (the "Plan") for the Joint 2700 North Community Development Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies east of Interstate 15, north of 2700 North, and runs along both sides of the Union Pacific Railroad track. The Plan is envisioned to define the methods and means of development for the Project Area from its current state, to a higher and better use. The Cities have determined that it is in the best interest of their residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the Cities and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

SECTION 2: DEFINITIONS

As used in this plan

- 2.1 "Act" means Title 17C of the Utah Code Annotated ("UCA") 1953, as amended: the Utah Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act, as amended, or such successor law or act as may from time to time be enacted.
- 2.2 "Agencies" means the Pleasant View Community Development and Renewal Agency and the Farr West Community Development and Renewal Agency, created and operating pursuant to UCA 17C-1-201 and its predecessor or successor statutes, as designated by Pleasant View City and Farr West City to act as redevelopment agencies.
- 2.3 "Agencies Board" or "Boards" means the governing body of the Pleasant View Community Development and Renewal Agency and the governing body of the Farr West Community Development and Renewal Agency.
- 2.4 "Base Taxable Value" has the same meaning that it bears in the Act (UCA 17C-1-102(6)). "Base Taxable Value" is synonymous with "Base Year Taxable Value", "Base Year Value", and "Base Value".

- 2.5 "Base Tax Amount" means a sum equal to the tax revenue arising from the Project Area during the Base Year, which is calculated as the product of the Base Taxable Value and the certified tax rate in effect during the Base Year.
- 2.6 "Base Year" means the Tax Year during which the Project Area Budget is approved pursuant to UCA 17C-1-102 (6) (a).
- 2.7 "Bond" means any bonds, notes, interim certificates, or other obligations issued by an agency.
- 2.8 "Cities" mean Pleasant View City and Farr West City, political subdivisions of the State of Utah.
- 2.9 "County" means Weber County, a political subdivision of the State of Utah.
- 2.10 "Comprehensive General Plan" or "General Plan" means the general plan adopted by the Cities under the provisions of UCA 10-9a-401
- 2.11 "Community Development" means development activities within a community, including the encouragement, promotion, or provision of development.
- 2.12 "Community Development Plan" means a project area plan, as defined by UCA 17C-4-103 of the Act, designed to foster community development, as defined in UCA 17C-1-102 (16) of the Act, developed by the Agency and adopted by ordinance of the governing body of the City, to guide and control community development undertakings in a specific project area.
- 2.13 "Governing Body" means (a) in reference to the Pleasant View Community Development and Renewal Agency, the Board of the Pleasant View Community Development and Renewal Agency, in reference to the Farr West Community Development and Renewal Agency, the Board of the Farr West Community Development and Renewal Agency or, (b) if used in reference to Pleasant View City, the City Council of Pleasant View City, in reference to Farr West City, the City Council of Farr West City.
- 2.14 "Project Area" means the Joint 2700 North Community Development Project Area, as selected by resolution of the Agencies.
- 2.15 "Property Taxes" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.
- 2.16 "Taxing Entities" means the public entities, including the state, county, city, school district, special district, or other public body, which levy property taxes on any parcel or parcels of property located within the Joint Project Area.
- 2.17 "Tax Increment" means that portion of the levied taxes each year in excess of the base tax amount, which excess amount is paid into a special fund of the Agency, pursuant to UCA 17C-1-102(44)(a) and Part 4 of UCA Chapter 17C-1, as amended.
- 2.18 "Tax Year" means the 12 month period between sequential tax role equalizations (November 1st through October 31st) of the following year, e.g., the Nov. 1, 2015- Oct. 31, 2016 tax year).

SECTION 3: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA

The Project Area lies entirely within the boundaries of the Cities and is located east of Interstate 15, north of 2700 North, and runs along both sides of the Union Pacific Railroad track. This area in particular, receives significant vehicle traffic on a daily basis which creates both opportunity and increased service demand. The property encompasses approximately 87.86 acres of land, as delineated in the office of the Weber County Recorder.

The Joint Project Area encompasses all of the parcels outlined and attached hereto in APPENDIX A.

A map and legal description of the Project Area are attached hereto in APPENDIX B.

SECTION 4: PROJECT AREA CHARACTERISTICS AND HOW THEY WILL BE AFFECTED BY COMMUNITY DEVELOPMENT

LAND USES IN THE PROJECT AREA

The Project Area currently consists primarily of vacant underutilized land. The Project Area is designated for Commercial land use. This Plan is consistent with the General Plans of the Cities and promotes economic activity by virtue of the land uses contemplated.

Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the revised Ordinances of the Cities, and all other applicable laws including all goals and objectives in the Cities' General Plans.

LAYOUT OF PRINCIPAL STREETS IN THE PROJECT AREA

The layout of principle streets within the Project Area are outlined in APPENDIX B - MAP, AND LEGAL DESCRIPTION.

POPULATION IN THE PROJECT AREA

The Project Area was laid out in order to create the least amount of disruption to existing residential structures. Currently there is a trailer park within the Project Area, which contains approximately 118 trailers. The units are, for the most part, leased. The residential use is "grandfathered" under the current zoning for this property, and the residential use will phase out over time.

BUILDING INTENSITIES IN THE PROJECT AREA

Any new development within the Project Area will be required to meet all current or amended zoning requirements and design or development standards.

SECTION 5: STANDARDS THAT WILL GUIDE COMMUNITY DEVELOPMENT

DEVELOPMENT OBJECTIVES

The Agencies and Cities desire to maintain a high-quality development as a commercial focal point to the Cities. The Agencies and Cities want to guide development in order to ensure development standards blend harmoniously with the character of the Cities.

DESIGN OBJECTIVES

Development within the Project Area will be held to the highest quality design and construction standards, subject to (1) appropriate elements of the Cities' General Plans; (2) the 2700 North Specific Area Plan; (3) the planning and zoning ordinances of the Cities; (4) other applicable building codes and ordinances of the Cities; (5) and Agencies review to ensure consistency with this Plan.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, off-street parking to be provided, and any other data determined to be necessary, or requested by, the Cities or the Agencies.

All development shall provide an attractive environment, blend harmoniously with the adjoining areas, and provide for the optimum amount of open space and well-landscaped area in relation to the new buildings. In addition, it shall maintain maximum availability of off-street parking, and comply with the provisions of this Plan.

APPROVALS

The Agencies may have the right to approve the design and construction documents of any development within the Project Area to ensure that any development within the Project Area is consistent with this Project Area Plan.

SECTION 6: HOW THE PURPOSES OF THE STATE LAW WOULD BE ATTAINED BY COMMUNITY DEVELOPMENT

It is the intent of the Agencies, with possible assistance from the Cities and in participation with potential developers and property owners, to accomplish this Project Area Plan, which will include development contemplated in this Project Area Plan. This will include the construction of public infrastructure, and the appropriate use of incentives permitted under the Act, to maximize this development as beneficial to the citizens of the Cities and the surrounding communities. This will strengthen the community's tax base through the provision of necessary goods and services demanded within the community and in furtherance of the objectives set forth in this Plan.

SECTION 7: HOW THE PLAN IS CONSISTENT WITH THE COMMUNITY'S GENERAL PLAN

This Plan and the development contemplated thereby shall conform to the Cities' General Plans and land use regulations.

SECTION 8: DESCRIPTION OF THE SPECIFIC PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT

There are currently no specific projects proposed within the Project Area. The objectives of the Agencies include pursuing development of vacant parcels of property within the Project Area, land assemblage and installation and upgrade of public utilities in the Project Area, which will result in an economic increase to the Agencies and Cities.

SECTION 9: WAYS IN WHICH PRIVATE DEVELOPERS WILL BE SELECTED TO UNDERTAKE THE COMMUNITY DEVELOPMENT

The Cities and Agencies will select or approve such development, as solicited or presented to the Agencies and Cities, that meets the development objectives set forth in this Plan. The Cities and Agencies retain the right to approve or reject any such development plan(s) that, in their judgment, do not meet the development intent for the Project Area. The Cities and Agencies may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the Cities, EDC Utah, and/or from other such references and referrals.

The Cities and Agencies will ensure that all development conforms to this plan and is approved by the Cities. All potential developers will need to provide a thorough development plan including sufficient financial information to provide the Cities and Agencies with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the Cities, appraisal reports, etc.

Any participation between the Agencies and developers and property owners shall be by an approved agreement.

SECTION 10: REASONS FOR THE SELECTION OF THE PROJECT AREA

The 2700 North Project Area was selected by the Agencies as an area within the Cities that presents an opportunity to strengthen the economic base of the Cities, and fulfill a public need through the investment of private capital. Boundaries of the Project Area were determined by the Agencies after a review of a study area by members of the Cities' economic development committee, staff, and consultant.

SECTION 11: DESCRIPTIONS OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE AREA

The Project Area consists of approximately 87.86 acres of property as shown in the Project Area Map. The Project Area suffers from a lack of social connectivity and vitality. There are currently no parks, libraries, or other social gathering places in the Project Area. The Agency wants to encourage upgrade and improvements as applicable to the existing economic base of the City, to increase the social and economic conditions within the Project Area.

SECTION 12: DESCRIPTIONS OF SOME INCENTIVES OFFERED TO PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA

The following describes incentives which the Agencies intend to offer within the Project Area to developers, participants, and property owners as incentives to improve and develop property within the Project Area:

1. The Agencies intends to use the tax increment approved by agreement with the Taxing Entities for public infrastructure improvements, land purchase, building renovation or upgrades, certain offsite improvements, and other improvements as approved by the Agencies.
2. Payments made to a developer/participant pursuant to agreements between the developer/participant and the Agencies.
3. Expenditures approved and outlined in the adopted Project Area Budget.

Except where the Agencies issue Bonds or otherwise borrows or receives funds, the Agencies expect to pay the Cities, developers, or participants for the agreed amounts, in the agreed upon time frame to the extent the tax increment funds are received and available.

SECTION 13: PLAN RESTRICTIONS

13.1 Eminent Domain

This Community Development Project Area Plan does not allow the Agencies to acquire real property through the use of eminent domain.

13.2 Tax Increment

Use of tax increment is subject to approval of the Agencies' Project Area Budget through an interlocal agreement with any Taxing Entity that levies a certified tax rate within the Project Area. The use of tax increment is essential in meeting the objectives of this Plan.

SECTION 14: TECHNIQUES TO ACHIEVE THE PURPOSES OF THE COMMUNITY DEVELOPMENT AND RENEWAL ACT, AND THIS PLAN.

The Agencies will meet the purpose of the Community Development and Renewal Act, and this plan by implementing the following objectives:

14.1 Acquisition of Real Property

The Agencies may acquire, but are not required to acquire, real property located in the Project Area, by gift, devise, exchange, purchase, or any other lawful method. The Agencies are authorized to acquire any other interest in real property less than fee title such as leasehold interests, easements, and rights of way. The Agencies shall not acquire real property without the consent of the owner.

14.2 Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agencies are authorized to acquire personal property in the Project Area by any lawful means.

14.3 Cooperation with the Community and Public Bodies

The community and certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, operation or implementation of this Project. The Agencies shall seek the aid and cooperation of such public bodies in order to accomplish the purposes of Community Development and the highest public good, including approval of the Project Area Budget, and participation in the funding of the Project Area by an interlocal agreement.

14.4 Property Management

During such time that property, if any, in the Project Area is owned by the Agencies, such property shall be under the management and control of the Agencies. Such property may be rented or leased by the Agencies pending its disposition for economic development purposes.

14.5 Property Disposition and Development

The Agencies are authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Community Development Plan. The Agencies are authorized to install and construct, or to cause to be installed and constructed, public improvements, public facilities, and public utilities, within and without the Project Area, not prohibited by law, which are necessary to carry out this Community Development Plan; and in accordance with the terms and conditions of any existing agreements with the private developers and the approved Project Area Budget and interlocal agreements. The Agencies are authorized to prepare or to cause to be prepared as building sites, any real property in the Project Area. The Agencies are also authorized to rehabilitate or to cause to be rehabilitated, any building or structures that may remain in the Project Area.

For the purposes of this Plan, the Agencies are authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage, deed, trust, or otherwise dispose of any interest in real property. The Agencies are authorized to dispose of real property by, leases or sales, by negotiation with or without public bidding. All real property acquired by the Agencies in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in the Plan. Real property may be conveyed by the Agencies to the Cities or any other public body without charge. The Agencies shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that the development is carried out pursuant to this Community Development Plan. All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Community Development Plan, to begin and complete development of property within a period of time, which the Agencies fix as reasonable, and to comply with other conditions which the Agencies deem necessary to carry out the purposes of this Plan.

14.6 Development

The objectives of the Plan are to be accomplished through the Agencies encouragement of, and assistance to, private enterprise in carrying out community development activities. To provide adequate safeguards to ensure that the provisions of this Plan will be carried out, any real property sold, leased or conveyed by the Agencies, as well as any property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the Cities' Ordinances, conditional use permits, or other means. Where appropriate, as determined by the Agencies, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

To the extent now or hereafter permitted by law, the Agencies are authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the Project Area for themselves or any public body or public entity to the extent that such improvement would be a benefit to the Project Area. During the period of development in the Project Area, the Agencies shall ensure that the provisions of this Plan, and of other documents formulated by the Agencies pursuant to this Plan, are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules. Plans for development by owners or developers, both public and private, may be submitted to the Cities for approval and architectural review. All economic development must conform to this Plan and all applicable federal, state, and local laws.

SECTION 15: PROPOSED METHOD OF FINANCING

15.1 Authorization

The Agencies are authorized to finance this project with financial assistance from the Taxing Entities, property tax increments which accrue within the Project Area, interest income, Agencies bonds, or any other available source of revenue.

15.2 Tax Increment

Briefly stated, the tax increment that will be available under this Plan are determined in the following manner. After this Plan is adopted, the total taxable value of property within the Project Area is determined using the taxable values shown on the last equalized assessment roll prior to the adoption of the Plan. For purposes of this Plan, the base year value last equalized shall be January 1, 2015. This provides a base figure. To the extent the taxable values of property within the Project Area increase above this base figure, application of prevailing tax rates to the increased property value above the base figure yields "tax increments." These tax increments arise only with respect to property located in the Project Area. Other Taxing Entities continue to be entitled to receive the tax revenue that result from application of prevailing tax rates up to the base figure of taxable property value. In accordance with law, the Agencies will prepare a Project Budget outlining the expense and revenue for this Project. Once adopted by the Agencies, the Agencies will be required to obtain the consent by an interlocal agreement with each Taxing Entity allowing the Agencies to take any portion of the available tax increment.

15.3 Collection Period

The applicable length of time, or number of years for which the Agencies are to be paid tax increment shall be subject to the approved inter-local agreement.

Pursuant to the Community Development and Renewal Act, taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of Utah, and the Taxing Entities after the effective date of the ordinance approving this Plan, shall be paid to the Agency in accordance with the terms and conditions of the approved inter-local agreement.

15.4 Cities Funding or Loans

Operating capital for administration and developer participation in the Project has been, and may be, provided by the Cities until adequate tax increments or other funds are available, or sufficiently assured to repay the loans and/or to permit borrowing adequate working capital from sources other than the Cities. Advances and loans from the Cities or the Agencies may bear a reasonable rate of interest.

**SECTION 16: PROVISIONS FOR AMENDING THE COMMUNITY
DEVELOPMENT PLAN**

This Plan may be amended, or modified, any time by the , by means of the procedures established in the act, its successor statutes, or any other procedure established by law.

SECTION 17: NECESSARY AND APPROPRIATE ANALYSIS

Authority to take action or enter into agreements under this Plan shall be vested exclusively in the Agencies' Governing Board. The Agencies' Governing Board shall be authorized to delegate this authority pursuant to resolutions approved by the Board. The administration and enforcement of this Plan, and any documents implementing this Plan, shall be performed by the Agencies and/or Cities.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by litigation by either the Agencies or the Cities. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, agreements or any recorded provisions which are expressly for the benefit of owners of property in the project Area may be enforced by such owners.

The particulars of any contemplated development will be set out in a participation agreement between the Agency and the participant requesting assistance.

Before any future development agreement or participation agreement under the Plan may be entered into and/or executed by the Agencies, the Agencies may hold a public hearing on the proposed agreement. The Agencies may prepare, or require the developer/participant to prepare a feasibility analysis, and a necessary and appropriate analysis with respect to all new projects being proposed, and with respect to the ongoing feasibility of the overall Project being implemented pursuant to this Plan. The purpose of this provision is to assure that the feasibility, necessity, appropriateness, the nature, extent of, and need for any public subsidy

or other assistance, and the likely public benefit of new projects is reviewed on their own merits and in the context of implementing this Plan as a whole before any particular projects are approved, thereby assuring that substantial and effective measures are being taken, or have been taken, that are reasonably designed to mitigate any harm, damage, or disadvantage as may be suffered as a result of development within the Project Area by owners of property, or tenants within the Project Area.

APPENDIX A: PROPERTY OWNERS

Taxable Property	
Parcel ID	Owner
190160058	HARBOUR VILLAGE LC 50% ETAL
190160091	HARBOUR VILLAGE LC 1/2 ETAL
190160059	HARBOUR VILLAGE LC 1/2 ETAL
190160061	BACT LIMITED PARTNERSHIP (THE)
190160026	MHP #1 LLC
190160101	PARCHER, GILBERT J & WF KRIS ANN SHERMAN
190160100	PARCHER, GILBERT J & WF KRIS ANN SHERMAN
190160106	BACT LIMITED PARTNERSHIP (THE)
190160074	MHP #1 LLC
190160103	HARBOUR VILLAGE L C 1/2 ETAL
191250001	MHP #1 LLC
190160087	MHP #1 LLC
190160094	BACT LIMITED PARTNERSHIP (THE)
190160090	PARCHER, GILBERT J & WF KRIS ANN SHERMAN
191090003	WALLCO L C
190160062	BACT LIMITED PARTNERSHIP (THE)
191090002	MURRAY FAMILY HOLDINGS LLC
191070002	GOLDEN ARCH LIMITED PARTNERSHIP
191070003	FAIRMONT BOWL INC
191460002	RICHARD L MILLER PROERPTIES LLC
191460001	MCFARLAND, ROBERT B & RENAE W MCFARLAND TRUSTEES

APPENDIX B: MAP AND LEGAL DESCRIPTION

PLEASANT VIEW CITY LEGAL

A part of the Southwest Quarter of Section 25, T7N, R2W, Salt Lake Base & Meridian, Pleasant View City, Weber County, Utah. More particularly described as follows:

Beginning at a point on the west right-of-way line of the Union Pacific Railroad, said point being East along the North property line of Harbour Village LC =50% ETAL property 419.85 Feet from the Northwest corner of the Southwest Quarter of said Section 25 and running thence East 105.37 feet more or less to a point on the East Right of Way line of the Union Pacific Railroad, said point also being on the west line of Wasatch View Estates Subdivision; thence S 18°08'29" E along the west line of said Subdivision 537.06 feet to the northwest corner of Lot 1 in said Subdivision; thence along the north and east lines of said Lot 1 the following two (2) courses: (1) S 89°47'54" E 1,031.64 feet and (2)

S 0°42'24" W 100.00 feet to the southeast corner of said Lot 1; thence S 89°47'54" E along the south line of said Subdivision 215.61 feet to the southeast corner of lot 3 in said Subdivision; thence Southerly along the easterly line of the MHP #1 LLC properties the following two (2) courses: (1)

S 13°21'39" W 100 feet, and (2) S 0°32' W 1,806.19 feet more or less to the north line of 2700 North Street, said point being approximately 46 feet North of the south line of said Section 25; thence

S 89°18'48" W parallel to said section line 621.76 feet more or less to the west right-of-way line of said railroad, said point being on the east line of the RB McFarland Subdivision; thence N 18°36'00" W along the east line said Subdivision which is also the west line of said railroad 532.11 feet to the northeast corner of said subdivision; thence along the west right-of-way line of said railroad the following two (2) courses: (1) N 19°01' W 1,413.1 feet, and (2) N 18°18'44" W 721.83 feet, more or less to the point of beginning.

Contains: 45.78 acres±

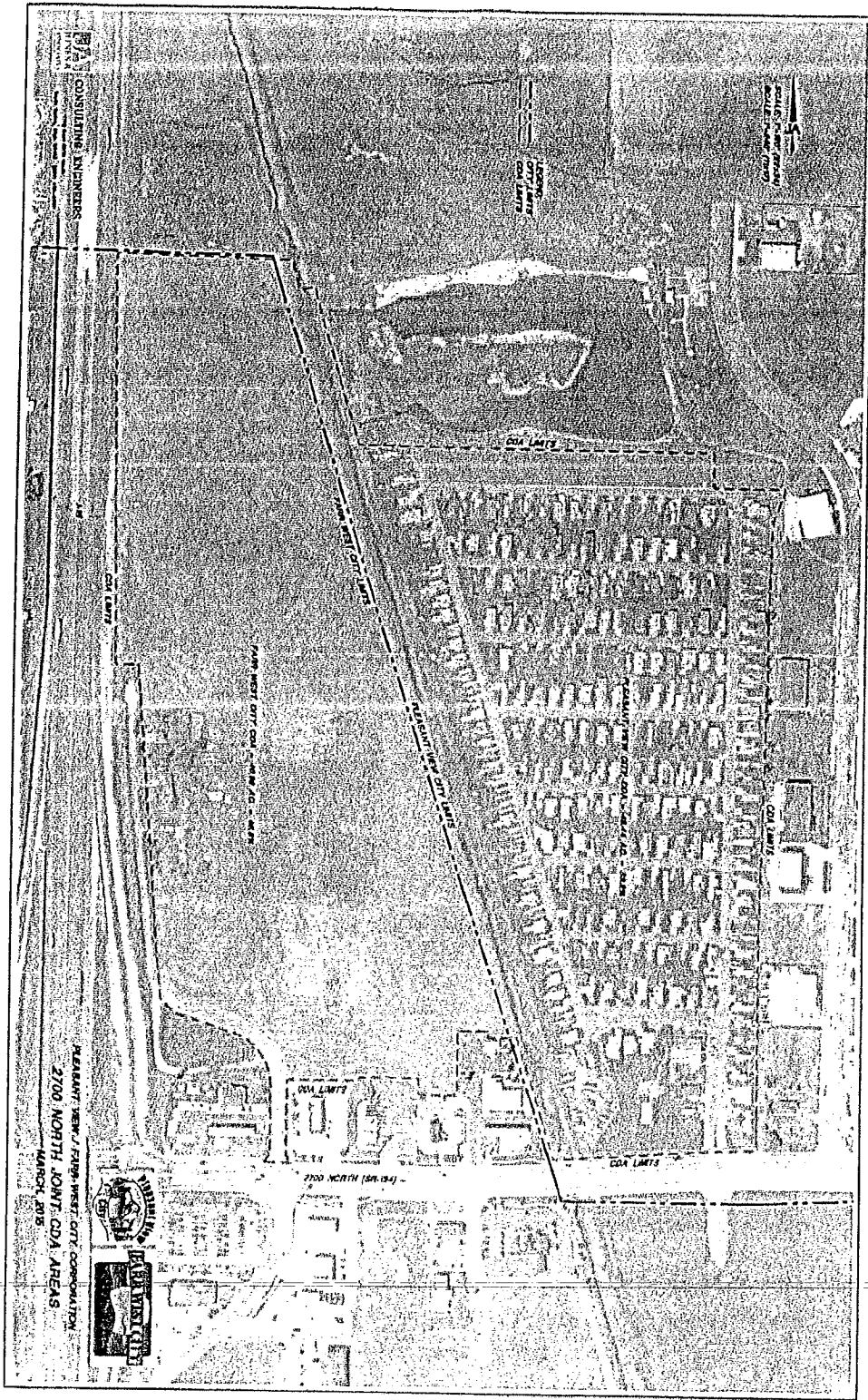
FARR WEST CITY LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 25 and the Southeast Quarter of Section 26, T7N, R2W, Salt Lake Base & Meridian, Farr West City, Weber County, Utah. More particularly described as follows:

Beginning at the NW corner of the Southwest quarter of said Section 25 and running thence East along the north property line of Harbour Village LC =50% ETAL property 419.85 Feet to a point on the west right-of-way line of the Union Pacific Railroad, said point also being the northeast corner of said Harbour Village property; Thence along the said west right-of-way line of the Union Pacific Railroad the following two (2) courses: (1) S 18°18'44" E 721.85 feet and (2) S 19°01' W 1,413.10 feet to the northeast corner of the RB McFarland Subdivision; thence S 18°36'00" E along the east line of Said RB McFarland Subdivision 209.85 feet more or less to the northeast corner of property being used as the Farr West Exxon, Wendy's Restaurant, and car Wash located within Lot 2 of said Subdivision; thence along the

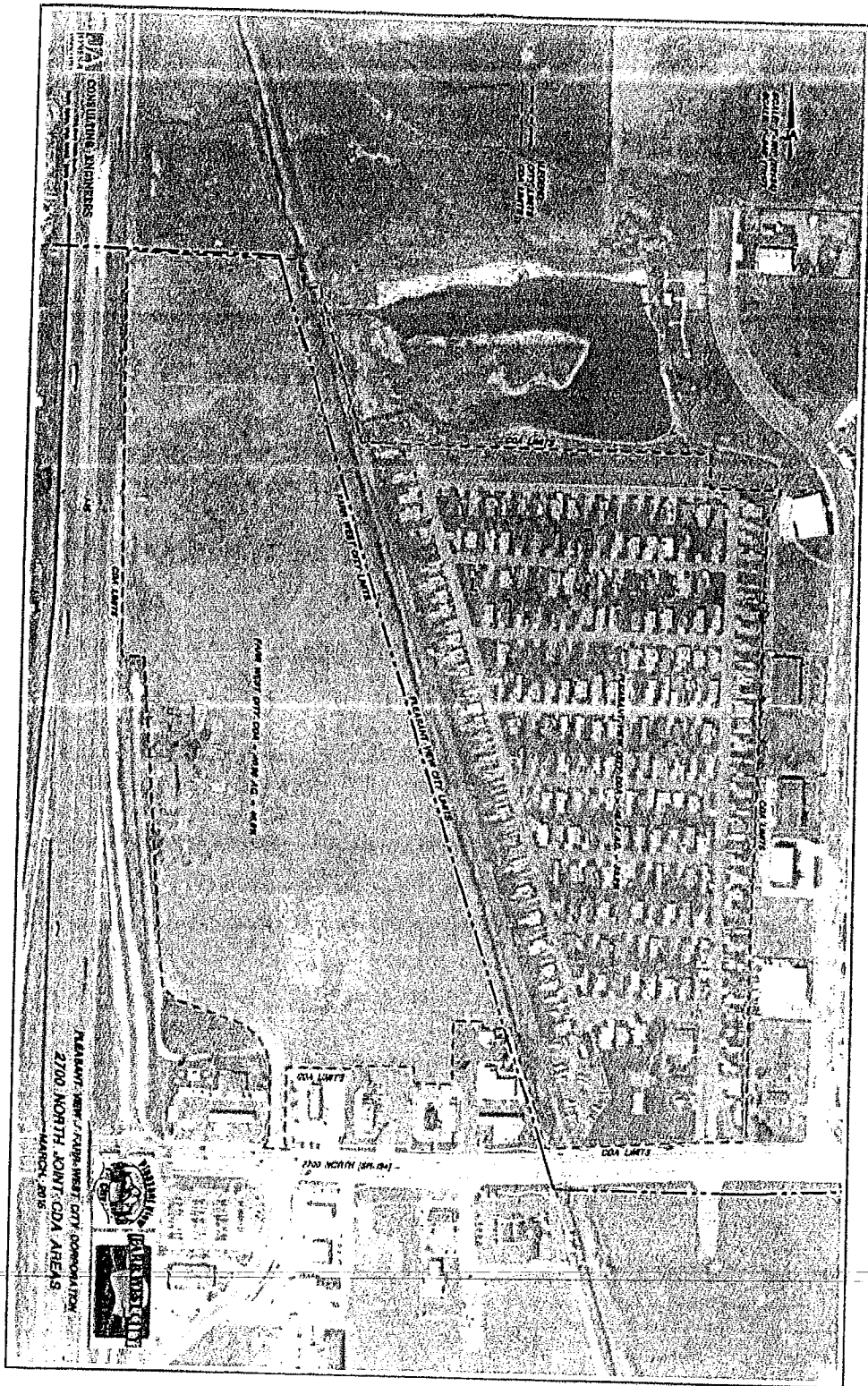
northerly line and west line of said property the following four (4) courses: (1) West 81.88 feet, (2) North 21.46 feet, (3) West 74.18 feet, and (4) South 188.14 feet more or less to the Northeast corner of Lot 1 of said McFarland Subdivision; thence S 89°18'48" W 133.00 feet to the east line of the Maverik Family Travel Plaza Commercial Subdivision - Phase 1; thence N 0°41'12" W along said east line 46.00 feet more or less to the Northeast corner of said Subdivision; thence S 89°18'48" W along the north line of said Subdivision 382.93 feet to the Northwest corner of lot 2 in said Subdivision, said corner being a point on the east right-of-way line of 1850 West Street; thence along the west line of said Lot 2 the following three (3) courses: (1) Southeasterly along the arc of a non-tangent 210 foot radius curve to the right 27.63 feet (chord bears S 4°27'23" E 27.61 feet), (2) S 00°41'12" E 194.45 feet and (3) Southeasterly along the arc of a 18 foot radius curve to the left 28.27 feet (chord bears S 45° 41'12" E 25.46 feet) to a point on the north right-of way line of 2700 North Street; thence S 89°18'48" W along the said north right-of-way line 85.00 feet to a point of tangency on the south line of Lot 1 in said subdivision said point also being on the west line of 1850 West Street; thence along the east line of Lot 1 in said subdivision the following three (3) courses: (1) Northeasterly along the arc of a 7 foot radius curve to the left 11.00 feet (chord bears N 44°18'48" E 9.90 feet), (2) N 0°41'12" W 205.45 feet, and (3) Northwesterly along the arc of a 150 foot radius curve to the left 17.13 feet (chord bears N 3°57'29" W 17.12 feet) to the northeast corner of said Lot 1, said corner also being the southeast corner of Lot 4 in the Maverik Family Travel Plaza Commercial Subdivision - Phase 2; thence continuing along the west line of said 1850 West Street the following three (3) courses: (1) Northwesterly along the arc of a 150 foot radius curve to the left 170.22 feet (chord bears N 39°44'21" W 161.23 feet), (2) N 72°14'55" W 154.36 feet and (3) Northwesterly along the arc of a 184.40 foot radius curve to the right 86.25 feet (chord bears N 58°50'58" W 85.46 feet) to a point on the west line of said Subdivision, said point also being on the east line of the Interstate Highway I-15 right-of-way; thence along said right-of-way the following eight (8) courses: (1) N 06°25'20" W 122.43 feet to the Northwest corner of said Subdivision, (2) N 06°30' W 332.00 feet, more or less, (3) Northwesterly along the arc of a 5704.58 foot radius curve to the right 519.50 feet, more or less, (cord bears N 3°53'28" W 519.32 feet), (4) West 50.00 feet, (5) N 01°14' W 513.45 feet, (6) West 31.84 feet, (7) N 01°15'14" W 282.00 feet, (8) N 00°12' E 378.00 feet more or less to the north line of the Southeast Quarter of said Section 26; thence East 65.00 feet to the point of beginning.

Contains: 42.08 acres±



11









City Council Staff Report

Disposal of Seized Property

April 23, 2024

BASIC INFORMATION

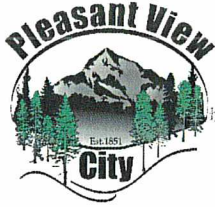
The Police Department is working to dispose of four firearms that were seized prior and are no longer needed as evidence. There are specific provisions in Utah Code Ann. that require City Council approval to allow for this to occur. Each firearm will be sold for \$1.00, totaling \$4.00 in revenue received by the City.

Utah Code Ann. § 77-11a-403(3):

- (b) Before an agency applies the proceeds of a sale of a confiscated or unclaimed firearm to a public interest use, the agency shall obtain from the legislative body of the agency's jurisdiction:
 - (i) permission to apply the proceeds of the sale to a public interest use; and
 - (ii) the designation and approval of the public interest use to which the agency applies the proceeds.

STAFF CONTACT

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



Policy 2024-2

Policies and Procedures Manual

Chapter 4, Section 5

Employee Hiring: Volunteers & Volunteer Organizations

Volunteers & Volunteer Organizations

- A. Volunteers shall ~~abide by all applicable items within the Pleasant View Policies and Procedures Manual; adhere to all Federal and Utah State laws and are required to sign and adhere to a statement of acknowledgement and agreement.~~
- B. Court ordered community service volunteer labor is not authorized and shall not be accepted at the City.
- C. The City Administrator / Mayor may establish volunteer work or service programs without approval of the City Council.
- D. Some volunteer services may require that the group provide written documentation, with approval by the City, defining the nature and terms of the volunteer services. This includes churches and non-profit groups including the Boy Scouts and Girl Scouts.
- ~~E.—A volunteer shall be provided with Worker’s Compensation benefits for compensable injuries sustained by the volunteer while acting in the scope of volunteer service specifically authorized by the City.~~
- ~~F.—Volunteer service experience will be recognized for determining minimum qualifications for an employment position with City.~~
- G.E. An expressed desire to volunteer does not guarantee the ability to participate as a city volunteer. Each volunteer must consent to and have a background check completed prior to involvement in any City capacity.
- H.F. Volunteer positions will be determined based on the needs of the organization and the skills/interests of the volunteers.
- I.G. Any behavior deemed inappropriate, unethical, or harmful to the organization or its stakeholders may result in the termination of volunteer privileges.

Chapter 2, Section 16 *(new section)*

Code of Conduct: Child and Vulnerable Adult Protection

Child and Vulnerable Adult Protection

Pleasant View City adheres to all Federal and Utah State laws regarding the protection of children and vulnerable adults. City Officials, Staff and/or Volunteers shall not be in one-on-one and/or no-visibility situations with children or vulnerable adults. City staff who meet the definition of a child or vulnerable adult are subject to the City's Policies and Procedures Manual.

A. Definitions

- (1) **Child or Children:** Individual(s) less than 18 years of age.
- (2) **Vulnerable Adult:** Individual aged 18 or over whose ability to protect themselves from violence, abuse or neglect is significantly impaired through physical or mental disability, illness, advanced age or otherwise.
- (3) **City Officials/Staff:** Elected officials or employees of the City who have contact with children and/or vulnerable adults in connection with their work responsibilities.
- (4) **Volunteers:** Individuals who have regular contact with children and/or vulnerable adults in connection with their volunteer activities sponsored by the City.

B. Zero Tolerance for Abuse. Pleasant View City has zero tolerance for abuse in City programs and activities.

C. Reporting Suspicious or Inappropriate Behaviors. To maintain a safe environment for everyone, Pleasant View City employees and volunteers must be aware of their individual responsibility to report any questionable circumstance, observation, act, omission, or situation that is a violation of these policies. Employees and volunteers are required to report any such behavior to a Supervisor, Division Manager, Department Director, Human Resources, Police Department, City Administrator or Mayor.

D. Protection of Personal Details. A legal caregiver must provide explicit, written permission before any personal details can be published or distributed – including names, addresses, phone numbers, photographs, video recordings and e-mail addresses. Written consent must be obtained before using photographs or video recordings of children and/or vulnerable adults on a website, social media or otherwise.

E. Training. All City Officials, Staff and Volunteers will receive annual training or information regarding this policy.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2024

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

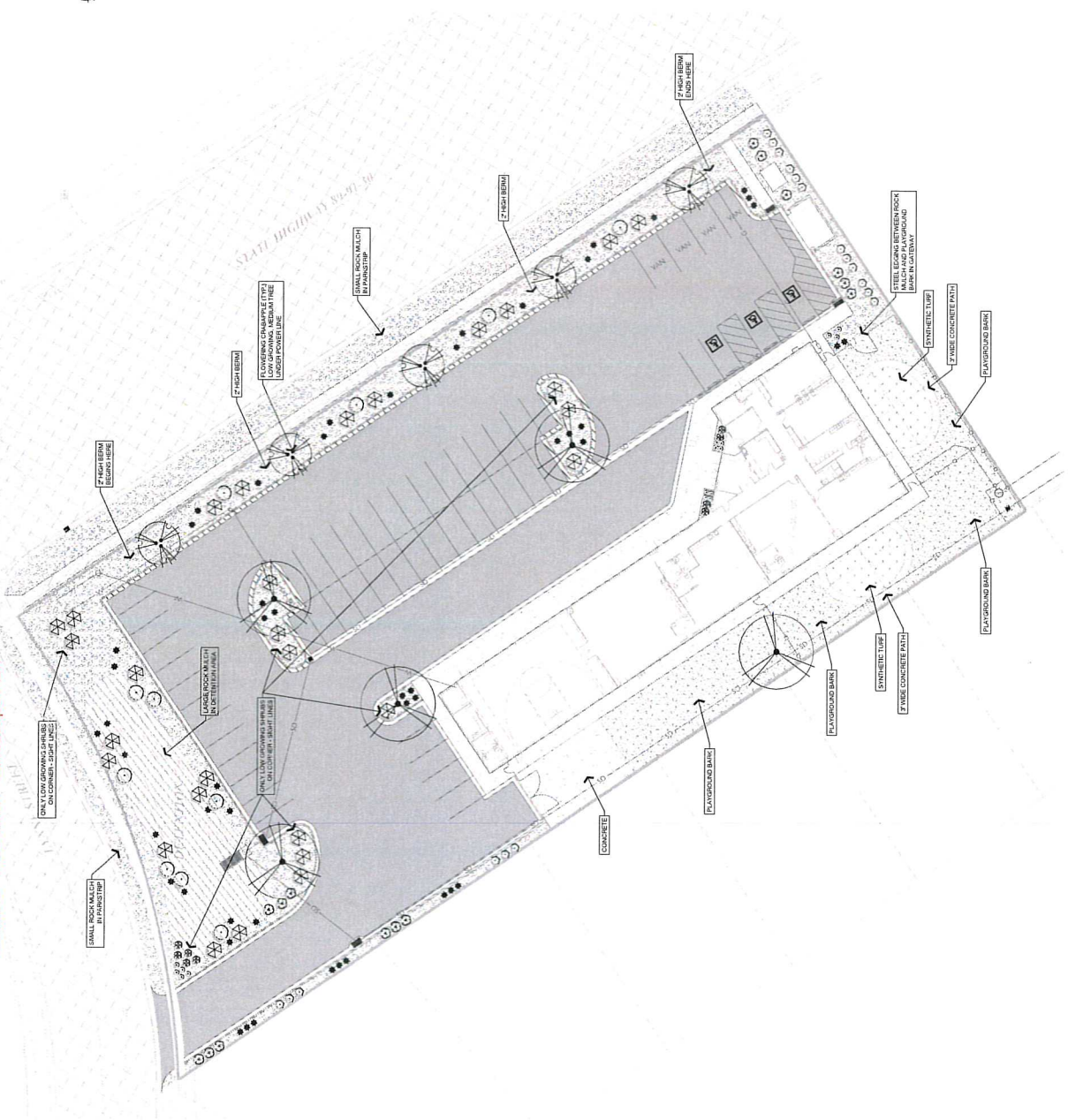
CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

Exhibit C - Kidz Town - Landscape Plan

PLANT SCHEDULE

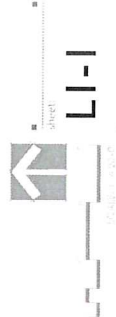
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Q1	5	Quercus laevis	Skyline Elm	2" Cal
	MP	5	Mulberry	Skyline Honey Locust	2" Cal
	EGE	9	Elm	Platanus	5" Cal
	BO	9	Bornia	Chagapland Green	5" Cal
	CK	51	Calluna	Kali Flower	1" Cal
	HP	16	Hemlock	Panicle	1" Cal
	PC2	11	Pink	Purple Leaf Sand Cherry	5" Cal
	RC	18	Rosa	Tall Hedge	5" Cal
	RG	29	Rhus	Green Leaf Fragrant Sumac	5" Cal
	SE	15	Syringa	Baby King	5" Cal
	AS	1,200	Synthetic Turf		

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	RM4	3,475	Large Rock	Mulch	
	PB	4,833	Playground Bark		
	RM2	14,139	Small Rock	Mulch	



Project: Kidz Town
 Daycare - Pleasant View

2801 North Highway 89
 Pleasant View, UT



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