

Notice of Hearing: Rise Community Reinvestment Area

RISE COMMUNITY REINVESTMENT PROJECT AREA

On November 18, 2025, the Pleasant View City Redevelopment Agency (the “Agency”), by resolution, authorized the preparation of drafts of a Project Area Plan and a Project Area Budget (the “Draft Plan & Budget”) for the Rise Community Reinvestment Area (the “Project Area”). The Draft Plan and Budget provide, among other things, an evaluation of appropriate land uses and economic and community reinvestment forecasts for the land encompassed by the Project Area. The Draft Plan and Budget also set forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of Pleasant View City (the “City”) and other taxing districts.

The Agency has requested \$1,773,017 in property tax incremental revenues that will be generated within the Project Area to fund a portion of the development costs within the Project Area, as outlined in the Project Area Plan. These property tax revenues will be used for the following:

USES OF TAX INCREMENT FUNDS

Use	Total	NPV
Administration	\$53,191	\$38,272
Affordable Housing	\$177,302	\$127,575
Community Reinvestment Activities	\$1,542,525	\$1,109,902
Total	\$1,773,017	\$1,275,749

These property tax revenues are a result from an increase in valuation of property within the Project Area and will be paid to the Agency rather than to the taxing entity to which the tax revenue would otherwise have been paid if one or more of the taxing entities below agree to share the property tax increase under an interlocal agreement. The property taxes will be levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency from each taxing entity will be as following:

SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total
Weber County	50%	15 Years	\$333,863
Weber County School District	50%	15 Years	\$924,532
Pleasant View City	50%	15 Years	\$132,534
Weber Basin Water Conservancy District	50%	15 Years	\$33,049
Central Weber Sewer Improvement District	50%	15 Years	\$92,740
Ben Lomond Cemetery Maintenance District	50%	15 Years	\$6,239
Bona Vista Water Improvement District	50%	15 Years	\$24,787
Weber County Mosquito Abatement District	50%	15 Years	\$11,129
North View Fire District	50%	15 Years	\$214,145
Weber Area Dispatch 911 and Emergency Services District	-	-	-
Total			\$1,773,017

All of the property tax increment to be paid to the Agency for the development in the Project Area are taxes that will be generated only if the Project Area is developed.

The Draft Plan and Budget for the Proposed Project Area have been prepared and the Agency gives notice that a public hearing on the Draft Plan and Budget will be held on January 27, 2026 at 7:00 p.m., or as soon thereafter as feasible, at the City's offices located at 520 W. Elberta Drive, Pleasant View, Utah (the "City Offices") or Via Virtual Meeting. At the public hearing, the Agency will hear public comment on and objections, if any, to the Draft Plan and Budget, including whether the Draft Plan and Budget should be revised, approved, or rejected. The Agency will also receive all written objections, if any, to the Draft Plan and Budget. The Agency also invites public comments in support of the Draft Plan and Budget. All interested persons are invited to submit to the Agency comments on the Draft Plan and Budget before the date of the hearing. Any person objecting to the Draft Plan and Budget or contesting the regularity of any of the proceedings to adopt the Draft Plan and Budget may appear before the Agency's governing board at the hearing to show cause why the Draft Plan and Budget should not be adopted.

Copies of the Draft Plan and Budget are available for inspection at the City Offices during regular office hours. Any interested person wishing to meet and discuss the Draft Plan and Budget before the hearing may contact the Agency at the City Offices at (801) 782-8529 to set up an appointment. To schedule an appointment before the hearing, please call on or before January 13, 2026.

All concerned citizens are invited to attend the hearing on the Draft Plan and Budget scheduled for 7:00 p.m. on January 27, 2026 at the City Offices and/or to submit comments to the Agency before January 27, 2026, the date of the hearing.

In compliance with the Americans with Disabilities Act, the City and the Agency will make efforts to provide reasonable accommodations to disabled members of the public in accessing the public hearing. Please contact the City at (801) 782-8529, at least three working days in advance of the meeting to request such accommodations.

Regards,

Rob Sant, Urban & Main Consulting

On behalf of the Pleasant View City Redevelopment Agency



RISE COMMUNITY REINVESTMENT PROJECT AREA BOUNDARY DESCRIPTION

SEE NEW MOUNTAIN SUBDIVISION 19-501-0001 FOR ASSESSMENT. PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT (NORTH 89D52' WEST 1268.0 FEET). NORTH 89D34'13" WEST 1250.97 FEET ALONG THE SECTION LINE AND (NORTH 26D12' WEST) NORTH 25D54'13" WEST 48.10 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25 AND WHICH POINT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY BOUNDARY OF THE OREGON SHORT LINE RAILROAD AND THE NORTHERLY LINE OF 2700 NORTH STREET - UTAH STATE ROUTE 134 (80 FOOT WIDE RIGHT OF WAY); RUNNING THENCE NORTH 89D53'58" WEST 1059.83 FEET ALONG SAID NORTHERLY LINE OF 2700 NORTH STREET TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0D39'40" EAST 300.01 FEET ALONG A LINE PARALLEL TO AND BEING 300.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTION LINE TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE NORTHERLY LINE OF 2700 NORTH STREET; THENCE NORTH 89D53'58" WEST 500.02 FEET ALONG A LINE PARALLEL TO AND BEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID NORTHERLY LINE OF STREET TO A POINT BEING 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0D39'40" EAST 1399.39 FEET ALONG A LINE PARALLEL TO AND BEING 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 64D05'47" EAST 641.95 FEET ALONG A LINE PERPENDICULAR TO THE WESTERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD TO A POINT ON SAID WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE (SOUTH 26D12' EAST) SOUTH 25D54'13" EAST 2203.90 FEET ALONG SAID WESTERLY LINE OF THE RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT 43.14 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 49+08.38 WHICH POINT IS 1250.97 FEET NORTH 89D34'13" WEST AND 48.10 FEET NORTH 25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 89D53'56" WEST 1060.01 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 37.01 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 0D39'40" EAST 17.99 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 321.63 FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 49D20'28" EAST 52.89 FEET TO A POINT 89.76 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D42'31" EAST 40.49 FEET TO A POINT 89.86 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 48D45'15" EAST 53.34 FEET TO A POINT 55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 258.75 FEET, ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 53D53'50" EAST 50.39 FEET TO A POINT 85.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 40.95 FEET TO A POINT 85.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 52D41'47" EAST 50.00 FEET TO A



POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 231.51 FEET, TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 25D54'13" EAST 13.24 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E#2078401) ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 49+02.51, WHICH POINT IS 1250.97 FEET NORTH 89D34'13" WEST AND 61.34 FEET NORTH 25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 89D34'05" WEST 11.16 FEET, ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 25D54'13" WEST 42.21 FEET TO A POINT 92.83 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 64D06'18" EAST 10.00 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 97.26 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 25D54'13" EAST 47.16 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E# 2078402) LESS AND EXCEPTING: A PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF RULON WHITE BOULEVARD AND THE NORTH LINE OF PVC STORE SUBDIVISION, RECORDED AS ENTRY NO. 2948359 IN THE WEBER COUNTY RECORDERS OFFICE LOCATED 335.94 FEET NORTH 03D34'39" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89D34'13" EAST); RUNNING THENCE NORTH 89D53'58" WEST 217.23 FEET ALONG THE NORTH LINE OF SAID PVC STORE SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 24, PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 1549557; THENCE NORTH 00D39'40" EAST 1399.39 FEET ALONG THE EAST LINE OF SAID PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1 TO THE SOUTHWEST CORNER OF LOT 6, PARKLAND COMMERCIAL SUBDIVISION PHASE 1 AND 2, 3RD AMENDMENT, RECORDED AS ENTRY NO. 2944652; THENCE NORTH 64D05'47" EAST 641.95 FEET ALONG THE SOUTHERLY LINE OF SAID PARKLAND COMMERCIAL SUBDIVISION PHASE 1 AND 2, 3RD AMENDMENT TO THE SOUTHEAST CORNER OF LOT 5, PARKLAND COMMERCIAL SUBDIVISION PHASE 2 1ST AMENDMENT, RECORDED AS ENTRY NO. 2788187 ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE SOUTH 25D54'13" EAST 920.04 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 63D53'15" WEST 793.35 FEET; THENCE SOUTH 00D39'48" WEST 190.29 FEET; THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 803.50 FOOT RADIUS CURVE, A DISTANCE OF 270.60 FEET, CHORD BEARS SOUTH 10D18'41" WEST 269.32 FEET, HAVING A CENTRAL ANGLE OF 19D17'45"; THENCE SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 696.50 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORD BEARS SOUTH 17D52'51" WEST 50.52 FEET, HAVING A CENTRAL ANGLE OF 04D09'25" TO THE POINT OF BEGINNING.



RISE COMMUNITY REINVESTMENT PROJECT AREA MAP

