

ORDINANCE NO. 2026-5

AN ORDINANCE ADOPTING THE RISE COMMUNITY REINVESTMENT PROJECT AREA PLAN, AS APPROVED BY THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY, AS THE OFFICIAL COMMUNITY REINVESTMENT 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 Rise Community Reinvestment Project Area (the “Project Area”), the boundary description attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated (“UCA”) § 17C-5-105, and having held the required public hearing on the Plan on January 27, 2026, pursuant to UCA § 17C-5-104, adopted the Plan as the Official Community Reinvestment Plan for the Project Area attached hereto as **EXHIBIT B**; and

WHEREAS the Utah Community Reinvestment Agency Act (the “Act”) mandates that, before the community reinvestment project area plan approved by an agency under UCA § 17C-5-104 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-5-109; and

WHEREAS the Act also requires that notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-5-110.

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

1. Pleasant View City hereby adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community reinvestment 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-5-110, whereupon the Official Plan shall become effective pursuant to UCA § 17C-5-110(2).
3. Pursuant to UCA § 17C-5-106(5), the Agency may proceed to carry out the Official Plan upon its adoption.
4. This ordinance shall take effect upon publication.

PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASAN VIEW CITY,
ON THIS 27TH DAY OF JANUARY 2026.



PLEASANT VIEW CITY

Steve C. Gibson
Steve Gibson, Mayor

Attest:

Laurie Hellstrom
Laurie Hellstrom, City Recorder

Posted this 28th day of January, 2026

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

CM Arrington	<u>NO</u>
CM Ferry	<u>Abstain</u>
CM Marriott	<u>NO</u>
CM Urry	<u>Yes</u>
CM Wilkinson	<u>Yes</u>
Mayor Gibson	<u>Yes</u>

Exhibit A

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 RETRACT 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 RETRACT 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.

Exhibit B
OFFICIAL COMMUNITY REINVESTMENT PROJECT AREA PLAN



Rise Community Reinvestment Area

Pleasant View City Redevelopment Agency
Project Area Plan
December 2025

Prepared By:



URBAN & MAIN
CONSULTING

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DEFINITIONS

As used in this Community Reinvestment Project Area Plan, the term:

“Act” shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

“Agency” shall mean the Pleasant View City Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

“Base Taxable Value” shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

“Base Year” shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

“City” or **“Community”** shall mean Pleasant View City

“Legislative Body” shall mean the City Council of Pleasant View City, which is the legislative body of the City.

“Plan Hearing” shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (44) and 17C-5-104(3)(e).

“Project Area” shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (**Exhibit A & Exhibit B**).

“Project Area Budget” shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- The base taxable value of property in the Project Area.
- The projected tax increment expected to be generated within the Project Area.
- The amount of tax increment expected to be shared with other taxing entities.
- The amount of tax increment expected to be used to implement the Project Area Plan.

“Project Area Plan” or **“Plan”** shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the RISE PROJECT AREA PLAN will be subject to an interlocal agreement process with the taxing entities within the Project Area.

“Taxes” includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible.

“Taxing Entity” shall mean any public entity that levies a tax on any property within the Project Area.

“Tax Increment” shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

“Tax Increment Period” shall mean the period in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

“Tax Year” shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2025 - October 31, 2026 tax year.

INTRODUCTION

The Pleasant View City Redevelopment Agency (the “Agency”), following thorough consideration of the needs and desires of Pleasant View City (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this draft Project Area Plan (the “Plan”) for the Rise Community Reinvestment 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 Rulan White Boulevard and north of 2700 North, within the southwest portion of the City. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens 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 development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities -- Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area. The realization of the Plan is subject to interlocal agreements between the taxing entities individually and the Agency.

RESOLUTION AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT AREA

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on November 18, 2025.

RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY REINVESTMENT PROJECT AREA PLAN

In order to adopt a community reinvestment project area plan, the Agency shall:

- Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies east of Rulan White Boulevard and north of 2700 North, within the southwest portion of the City. The land is currently comprised of the existing Rise Baking Company's 130,000 square foot manufacturing plant and associated land. The Project Area is comprised of approximately 21.64 acres of property.

As delineated in the office of the Weber County Recorder, the Project Area encompasses parcel # 190160168.

GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING DENSITIES AND HOW THEY WILL BE AFFECTED BY THE PROJECT AREA

GENERAL LAND USES

The property within the Project Area is currently classified as industrial. Any zoning change, amendment or conditional use permit necessary for the successful development contemplated in this Plan shall be undertaken in accordance with the requirements of the City and all other applicable laws, including the goals and objectives outlined in the City's General Plan.

LAYOUT OF PRINCIPAL STREETS

There are currently no paved streets within the Project Area. The parcel is accessible by 2700 North.

POPULATION DENSITIES

The Project Area was laid out in order to create the least amount of disruption to existing residential structures. Currently, there are no residences in the Project Area. Therefore, the estimated population density is 0.0 residents per acre.

BUILDING DENSITIES

The only building within the Project Area is the existing Rise Baking Company facility. Any new development within the Project Area will be required to meet all current or amended zoning requirements and design/development standards.

IMPACT OF COMMUNITY REINVESTMENT ON LAND USE, LAYOUT OF PRINCIPAL STREETS, AND POPULATION DENSITIES

Community reinvestment activities within the Project Area will primarily consist of development and economic enhancements to an existing manufacturing facility. The land use will remain industrial. New development will not impact the layout of principal streets or population densities.

STANDARDS GUIDING THE PROJECT AREA DEVELOPMENT

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General



Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY PROJECT AREA DEVELOPMENT

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area.

CONFORMANCE OF THE PROPOSED PROJECT DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

DESCRIBE ANY SPECIFIC PROJECT AREA DEVELOPMENT THAT IS THE OBJECTIVE OF THE PROPOSED COMMUNITY REINVESTMENT

The Project Area is being created to assist with the expansion of the current Rise Baking Company's existing manufacturing facility.

METHOD OF SELECTION OF PARTICIPANTS OR DEVELOPERS INVOLVED IN PROJECT AREA DEVELOPMENT

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency 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 City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDCUtah, Governor's Office of Economic Opportunity and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency 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 Developer's financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc. Any participation between the Agency, developers and property owners shall be by an approved agreement.

REASON FOR SELECTION OF THE COMMUNITY REINVESTMENT PROJECT AREA

The Project Area will assist with the expansion of an existing manufacturing facility within the City. The Project Area boundaries only incorporate the parcels owned by the expanding manufacturing company. This expansion will create a significant economic benefit to all taxing entities and generate numerous full-time jobs.

DESCRIPTION OF PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

PHYSICAL CONDITIONS

The Project Area consists of approximately 21.64 acres of relatively flat, privately owned land as shown on the Project Area map.

SOCIAL CONDITIONS

The Project Area experiences a lack of connectivity and social vitality. There are no residential units and no parks, libraries, or other social gathering places in the Project Area. This is in line with the existing manufacturing use within the Project Area. The manufacturing facility does generate some daytime population for the City.

ECONOMIC CONDITIONS

The Project Area is currently an existing manufacturing facility. The Agency desires to encourage the expansion of said facility within the Project Area that will directly benefit the existing economic base of the City, Weber County and other taxing entities.

DESCRIPTION OF ANY FINANCIAL ASSISTANCE OFFERED TO A PARTICIPANT IN THE PROJECT AREA

Tax increment arising from the development within the Project Area shall be used for Project Area improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems appropriate under the circumstances. A cost benefit analysis may assist the Agency in making decisions about offering assistance.

In general, tax incentives may be offered to achieve the community reinvestment goals and objectives of this plan, specifically to:

- Foster and accelerate economic development;
- Stimulate job development;
- Provide attractive development for high-quality tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE PROJECT AREA DEVELOPMENT

THE BENEFICIAL INFLUENCES ON THE TAX BASE OF THE COMMUNITY

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the Project Area, as well as significant investments of personal property within the manufacturing facility. Property values include land, buildings and personal property (manufacturing and food production equipment).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

THE ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED

Other business and economic activity likely to be stimulated includes increased spending by new and existing employees in the City and surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within proximity of the workplace (assuming the services are available).

EFFORTS TO MAXIMIZE PRIVATE INVESTMENT

The Agency has formed a partnership with the company to realize the vision of this Project Area. It is anticipated that development will require over \$42 million of private capital. Creating a CRA will act as a catalyst for the development.

“BUT FOR” ANALYSIS

The proposed expansion of Rise Baking Company represents a significant capital investment that includes extraordinary costs related to upgraded production systems, energy-efficiency improvements, and substantial water-conservation measures. As outlined in the company's letter to Pleasant View City dated December 10, 2025, these costs exceed those of a traditional manufacturing expansion and materially affect project feasibility. Rise further explains that the creation of the Project Area and tax increment financing is a necessary component of the project's financial structure, helping the City's location remain competitive against other locations within the company's national footprint and enabling the creation of new high-quality jobs and long-term capital investment.

Based on this information, the Agency finds that the proposed expansion is not reasonably expected to occur in the City, “but for” the use of tax increment financing. The extraordinary capital requirements, combined with competitive pressures from other potential locations, create a feasibility gap that tax increment participation is necessary to address.

PUBLIC BENEFIT ANALYSIS

Based on the land use assumptions and tax increment participation levels, the following tables outline the public benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create an economic benefit to the City and the other taxing entities that participate in the Project Area.

TABLE 1: PROJECTED CRA BUDGET

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

TABLE 2: PROJECTED PROPERTY TAX FUNDS FOR TAXING ENTITIES (15 YEARS)

Entity	Share of TIF	Base Year	Total
Weber County	\$333,863	\$287,437	\$621,300
Weber County School District	\$924,532	\$795,967	\$1,720,499
Pleasant View City	\$132,534	\$114,104	\$246,637
Weber Basin Water Conservancy District	\$33,049	\$28,453	\$61,502
Central Weber Sewer Improvement District	\$92,740	\$79,844	\$172,583
Ben Lomond Cemetery Maintenance District	\$6,239	\$5,371	\$11,610
Bona Vista Water Improvement District	\$24,787	\$21,340	\$46,127
Weber County Mosquito Abatement District	\$11,129	\$9,581	\$20,710
North View Fire District	\$214,145	\$184,366	\$398,511
Weber Area Dispatch 911 and Emergency Services District	\$56,318	\$24,243	\$80,562
Total	\$1,829,336	\$1,550,706	\$3,380,041

TABLE 3: PROJECTED ANNUAL PROPERTY TAX FUNDS AT END OF TIF COLLECTION PERIOD

Entity	Current Annual Tax	Future Annual Tax	% Increase
Weber County	\$19,162	\$49,449	
Weber County School District	\$53,064	\$136,933	
Pleasant View City	\$7,607	\$19,630	
Weber Basin Water Conservancy District	\$1,897	\$4,895	
Central Weber Sewer Improvement District	\$5,323	\$13,736	
Ben Lomond Cemetery Maintenance District	\$358	\$924	
Bona Vista Water Improvement District	\$1,423	\$3,671	
Weber County Mosquito Abatement District	\$639	\$1,648	
North View Fire District	\$12,291	\$31,717	
Weber Area Dispatch 911 and Emergency Services District	\$1,616	\$4,171	
Total	\$103,380	\$266,774	158%

EXHIBIT A: PROJECT AREA MAP

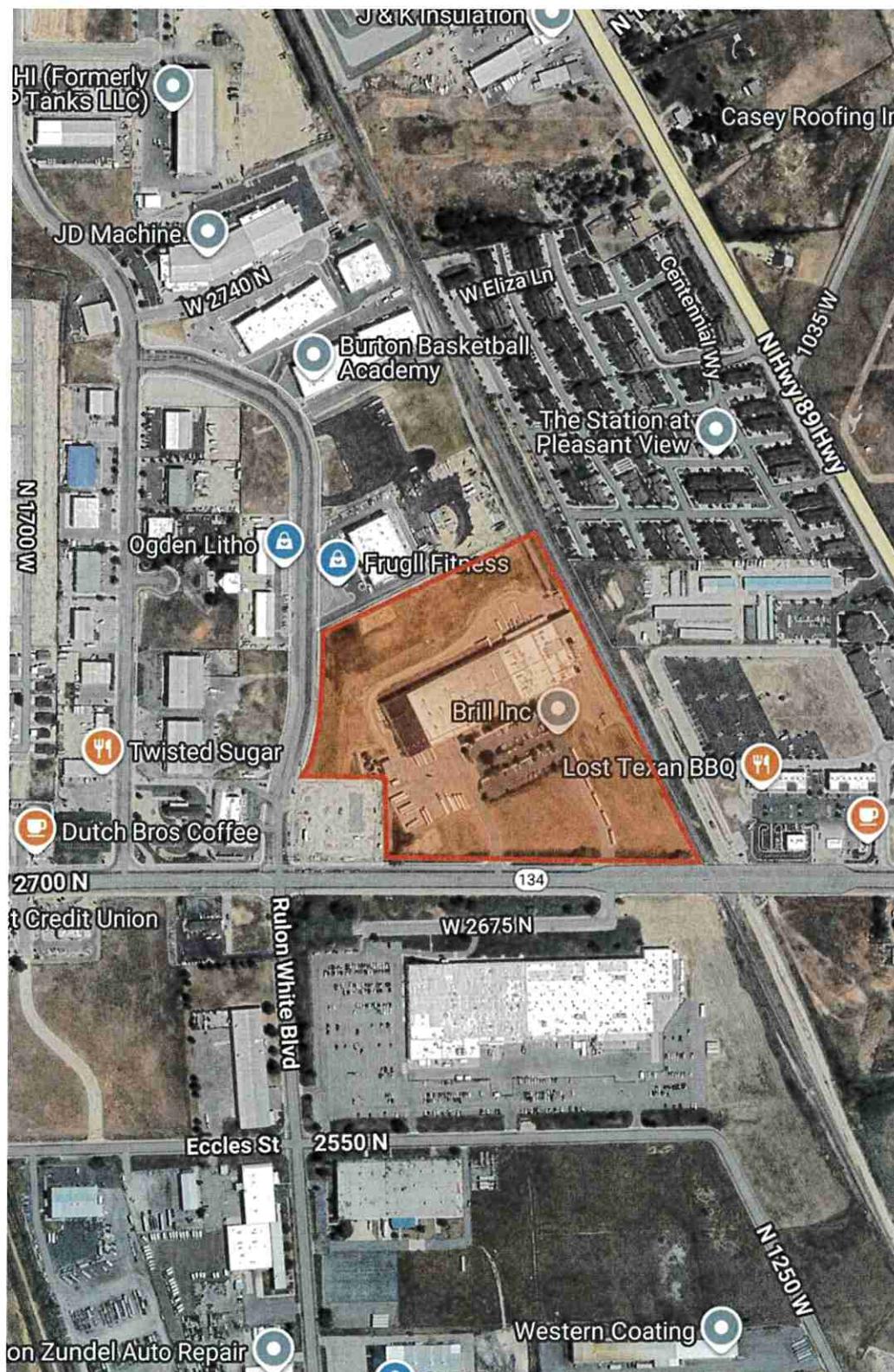


EXHIBIT B: LEGAL DESCRIPTION

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 RETRACT 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, 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.