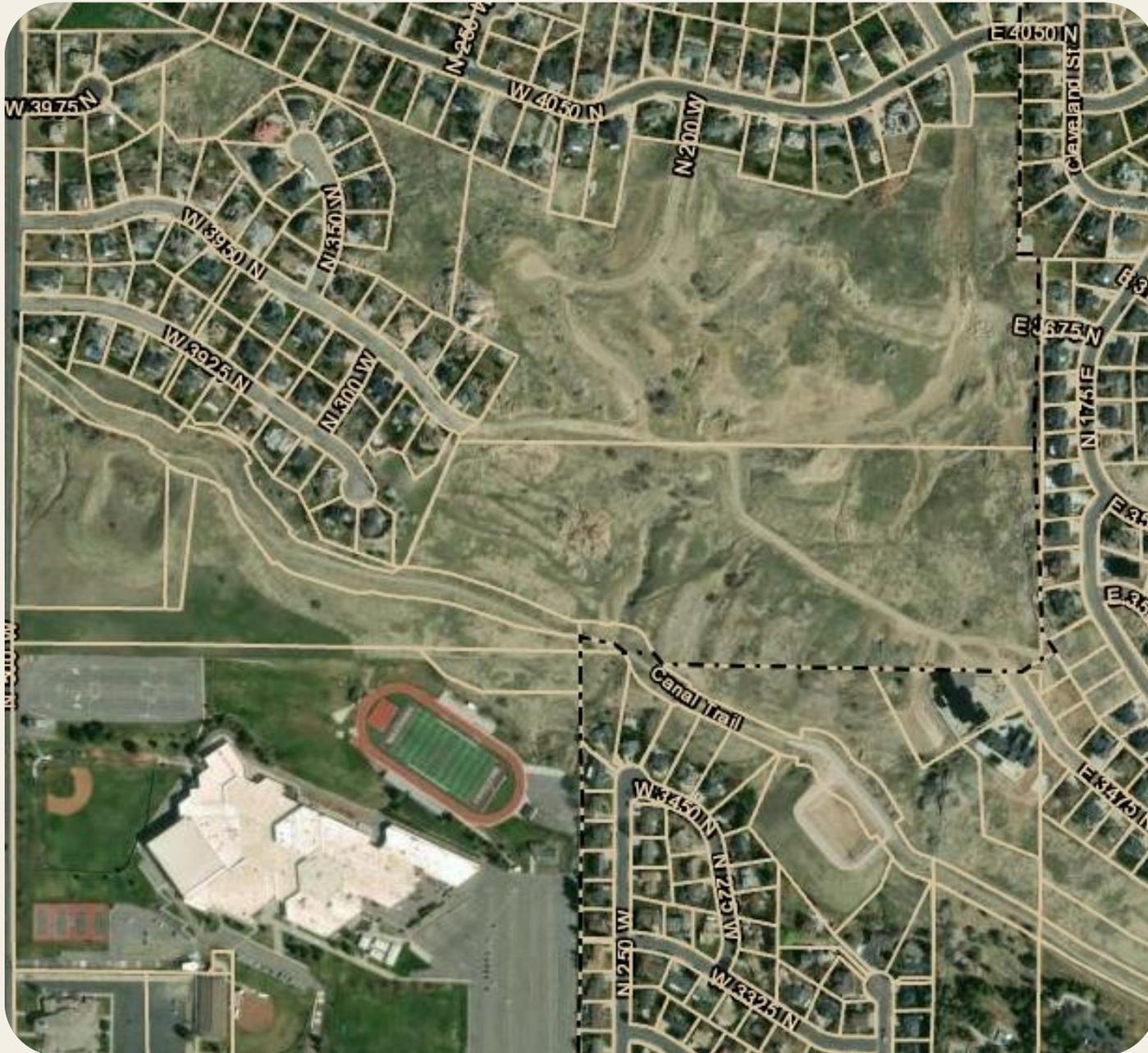




Pleasant View City Council Meeting

February 24, 2026



Grand Legacy Development Agreement

Location:

3950 North 2000 West

Weber Co Parcels:

16-037-0091; 16-037-0117

Applicant:

Amy Roskelley – Marriott
Companies



Section 2: Infrastructure

To be inspected and evaluated:

Sanitary Sewer

Storm Drain

Secondary Water

Curb & Gutter

To be replaced:

Culinary Water



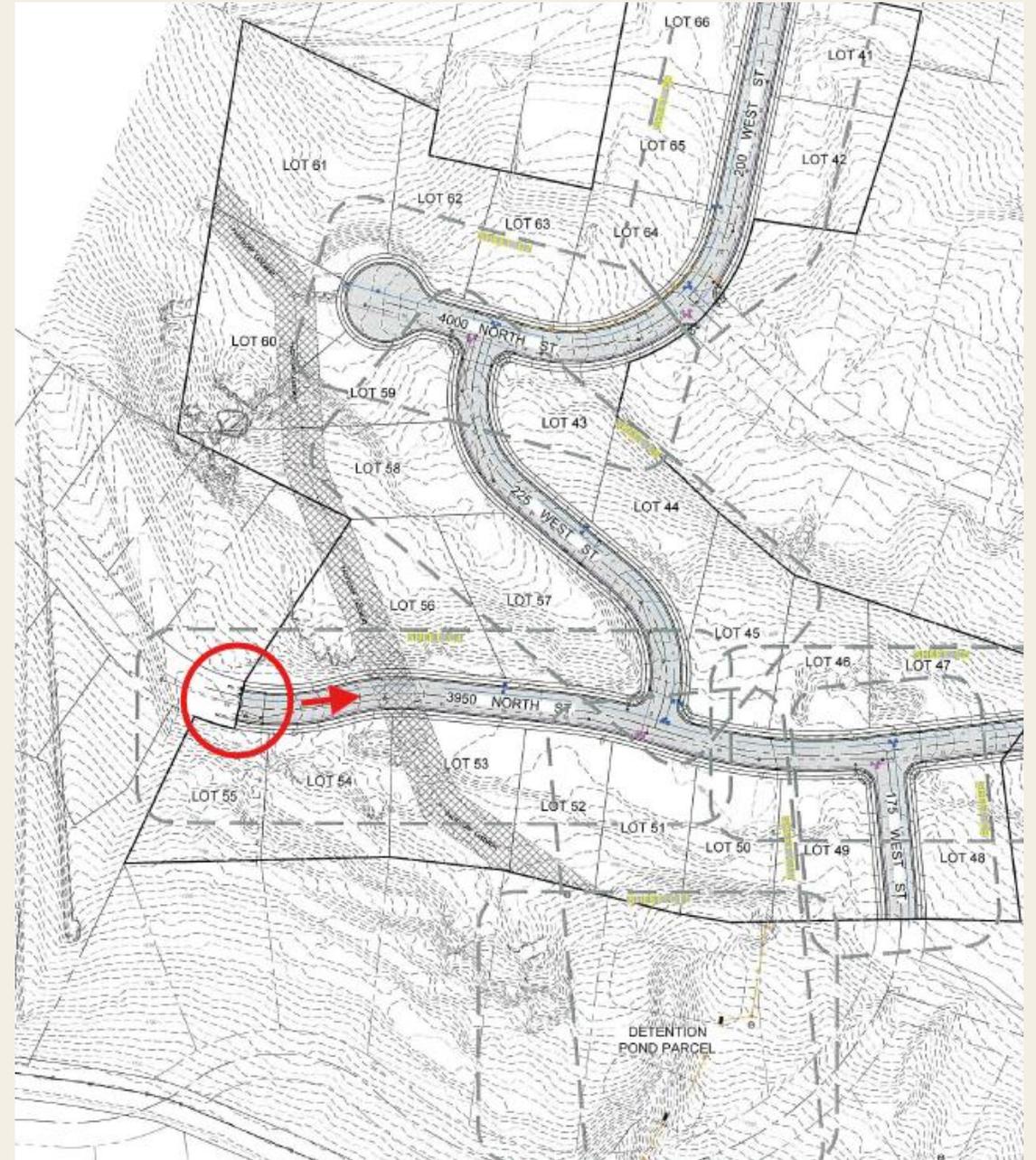
Sanitary Sewer & Storm Drain

- All lines proposed to remain in place shall be camera Inspected by Developer.
- City will identify any segments that require repair or replacement
- Repair or replacement will be done by Developer

Culinary & Secondary Water

All Culinary Water lines shall be removed and replaced by the Developer with the exception of the water line stubbed at the end of 3950 N. The valve on 3950 N will be replaced and all lines on the “project side” of the valve.

All secondary water infrastructure is to be inspected by Pineview Water Systems to determine any lines to be repaired or replaced.





Curb & Gutter

Developer will:

- Inspect and evaluate all existing curb and gutter.
- Identify any sections proposed to remain in place

City will:

- Inspect sections proposed to remain in place
- Identify any that need to be replaced based on applicable city standards

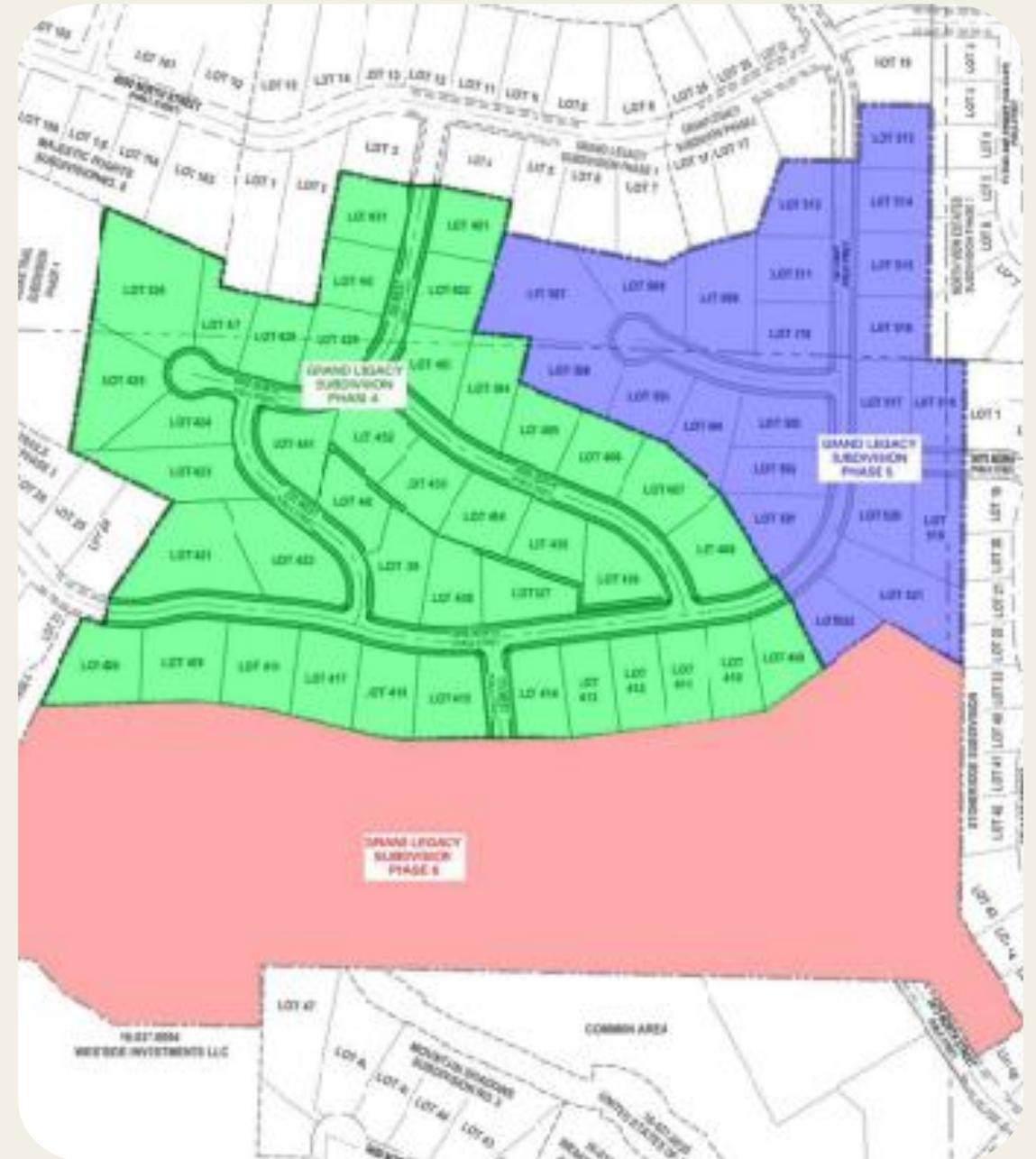
Section 3: Development Standards

Density: Minimum lot size=20,000 sq. feet

Phased Development: Subject to standard approval process

Fire Safety & Spark Arresters: must comply with building and fire codes

Vegetation: Shall be preserved as much as possible. Any disturbed areas must be re-vegetated within 60 day. Rock outcroppings shall be avoided





Section 3 Continued: Trails

Trail access and connections to existing and planned trails shall be incorporated into the subdivision design

As part of Phase 6 improvements, Developer shall construct five (5) off-street parking stalls near the intersection of the roadway and canal trail.

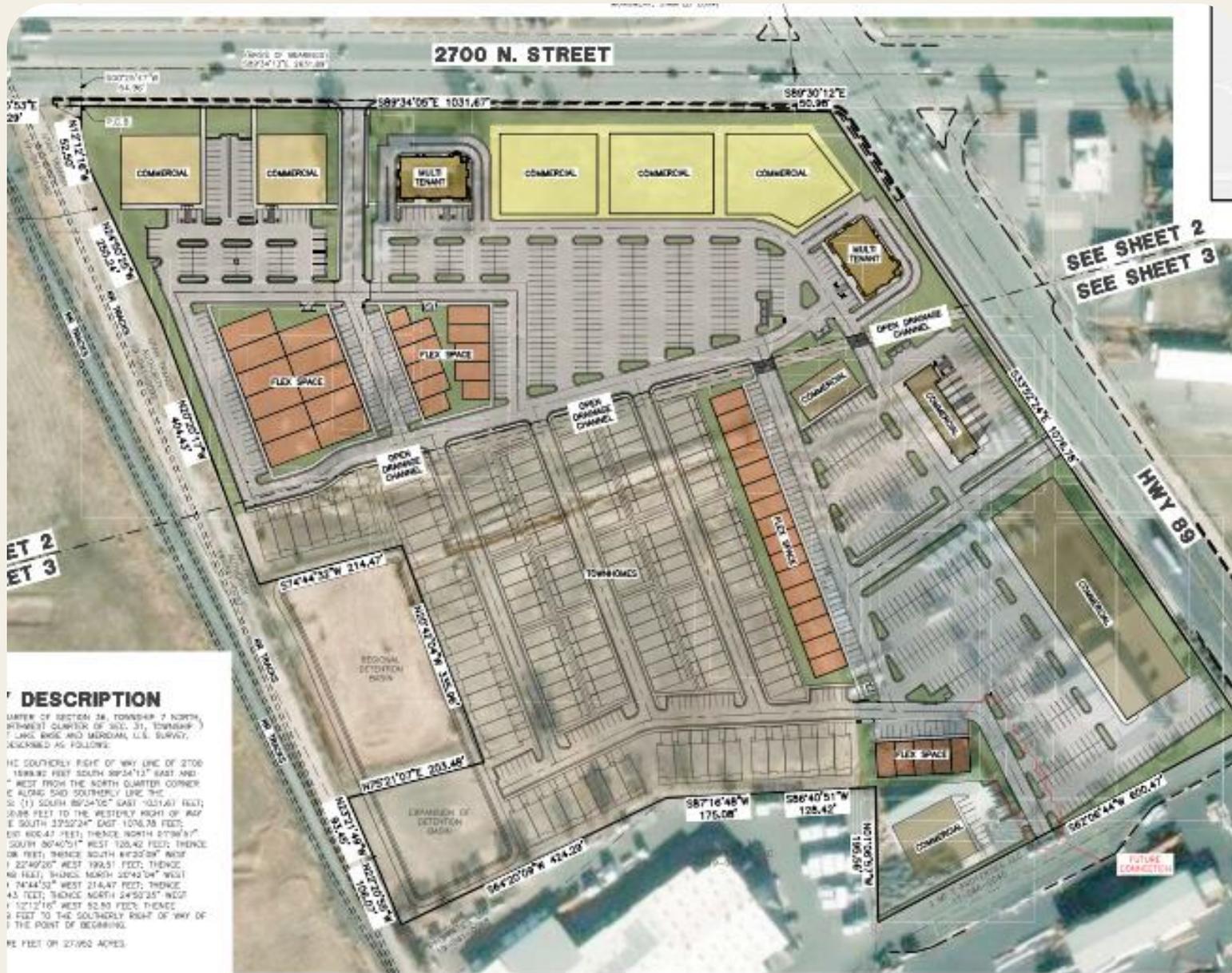
Parking stalls, upon completion and acceptance, will be dedicated to the city for public use and maintenance

Section 3 Cont'd: Slope, Mass Grading & Retaining Walls



Exception to standard slope ordinance due to Developer completing mass grading and installing retaining walls.

- Mass grading plan must be submitted & approved by staff
- Areas with fill depth greater than 4' to be identified
- Identification of developer install retaining walls (Exhibit 4)
- Building pad $\geq 7,500$ sq ft & 50 ft width
- Max slope: within pad $\leq 25\%$; outside pad $\leq 35\%$



DESCRIPTION
 PART OF SECTION 28, TOWNSHIP 2 NORTH,
 WEST-QUARTER OF SEC. 31, TOWNSHIP
 2 NORTH, RANGE AND MERIDIAN, U.S. SURVEY,
 DESCRIBED AS FOLLOWS:
 THE SOUTHERLY RIGHT OF WAY LINE OF 2700
 1588.82 FEET SOUTH 89°24'12" EAST AND
 WEST FROM THE NORTH QUARTER CORNER
 C ALONG SAID SOUTHERLY LINE THE
 S: (1) SOUTH 89°24'12" EAST 1031.67 FEET;
 2888 FEET TO THE WESTERLY RIGHT OF WAY
 E SOUTH 33°52'24" EAST 1076.78 FEET;
 832.46247 FEET; THENCE NORTH 27°58'19"
 SOUTH 86°40'51" WEST 126.42 FEET; THENCE
 ON FEET; THENCE SOUTH 81°22'08" WEST
 1 227.69220" WEST 199.51 FEET; THENCE
 48 FEET; THENCE NORTH 25°42'34" WEST
 1 747.44750" WEST 214.47 FEET; THENCE
 43 FEET; THENCE NORTH 24°52'25" WEST
 1 527'12"16" WEST 92.80 FEET; THENCE
 2 FEET TO THE SOUTHERLY RIGHT OF WAY OF
 THE POINT OF BEGINNING.
 28.8 FEET OR 27.950 ACRES.

Lync Crossing Subdivision Development Agreement

- **Location:**
- 2700 N Highway 89
- **Weber Co. Parcels:**
- 19-041-0012, 19-041-0025, 19-041-0008, 17-066-0036, 17-066-0050, 17-066-0051
- **Zone:**
- Mixed Use West
- **Applicant:**
- CenterLync LLC

Development Agreement Required & Phased Development



Development Agreement Required

Due to the development including a residential component, a development agreement is required by PVC code

Phased Development

§20.40.210 – 25% of total project area may be residential.
Density 20 units/acre with min. 900 sq ft. living space.

Required site improvements shall be installed prior to issuance of commercial building permits.

1st Commercial permit = up to 33% of residential permits

33% Commercial completed = up to 67% of residential permits

67% Commercial completed = up to 100% of residential permits

Site Plan

Subject to regular approval process



PC Note 1: Perimeter Screening

Perimeter Screening required along property boundary adjacent to residential uses as approved by the Planning Commission: 17.20.010

12. Fencing:

a. A solid board, chain link, or other non-climbable fence not less than six feet (6') in height shall be installed on both sides of existing irrigation canals, bordering open reservoirs, sloughs, railroad rights of way or non-access streets, and which are located within or adjacent to the subdivision, except where the Approval Authority determines that park areas, including streams or bodies of water, shall remain unfenced. The Approval Authority shall determine the appropriate fence in each case. Such fences shall be installed prior to the issuance of any building permit in the subdivision.

b. The Approval Authority may also require a fence of the type to be determined in each instance to be erected when any subdivision adjoins a use to which uncontrolled access might result in damage or nuisance to the subdivision or adjoining property, or where the Approval Authority determines that the absence of a fence may create a nuisance or hazard to the welfare of the residents of the subdivision or adjoining property. Specific consideration shall be given for requiring fencing where the subdivision is adjacent to existing animal uses and producing agriculture uses. Such fences shall be installed prior to the issuance of any building permit in the subdivision.



PC Note 2: Open Space & Amenities

Planning Commission and staff recommend requiring open space for the 137 townhome residents

Item 6 was added in hopes of addressing this



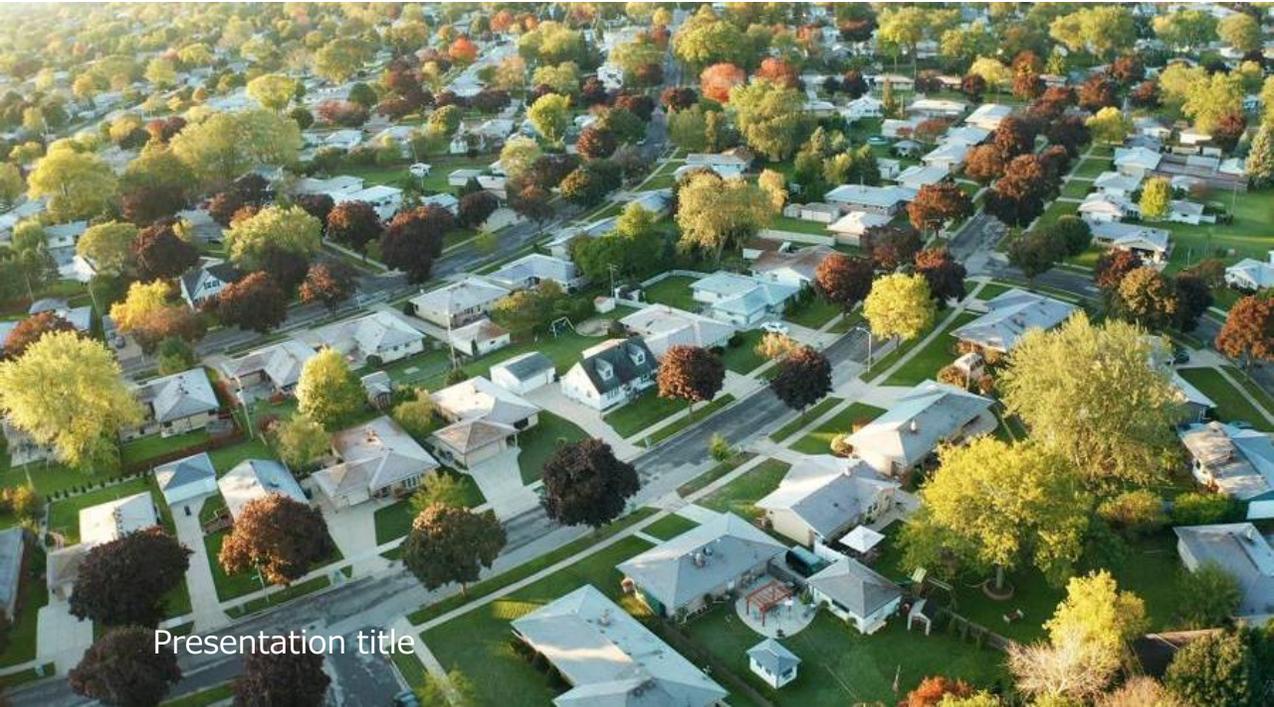
Public Infrastructure District (PID) Consideration Woodsonia/Farr West Landing

CITY COUNCIL 02/24/2026

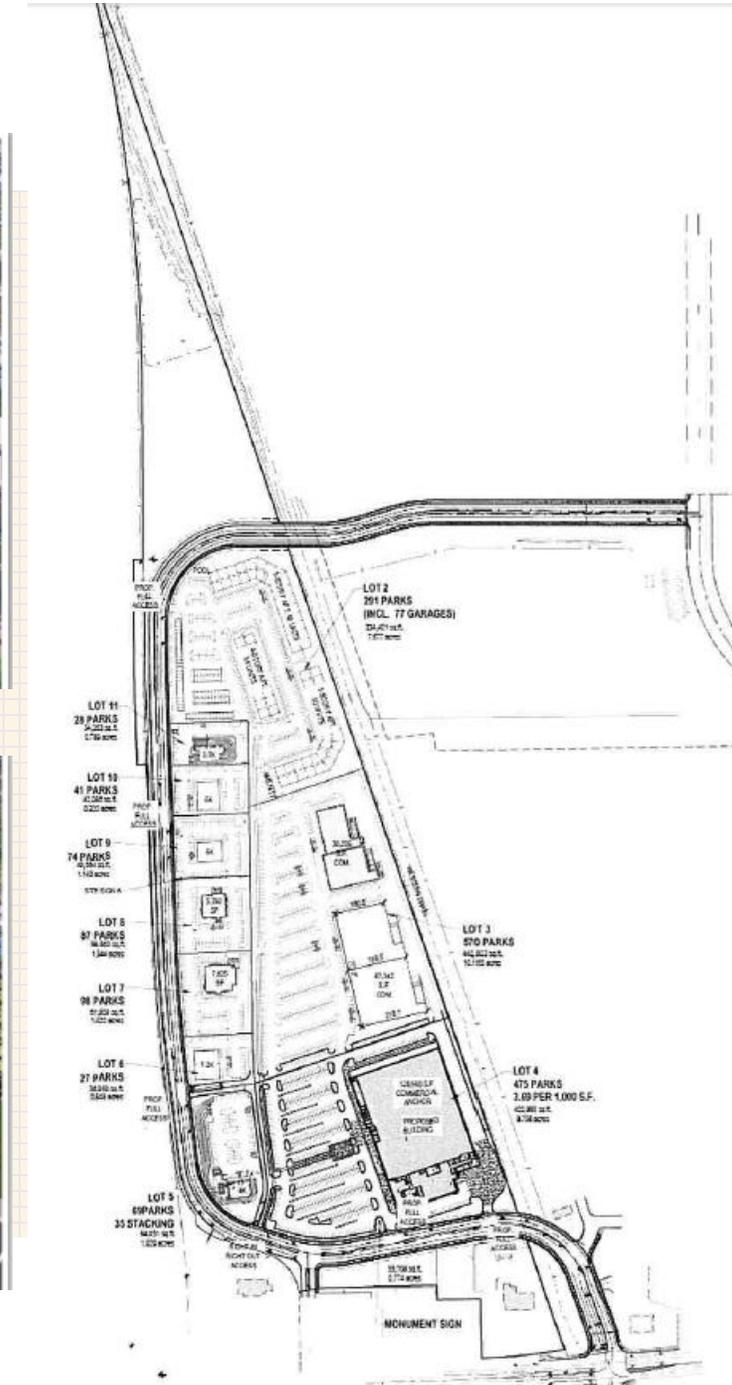


What is a PID?

A Public Infrastructure District (PID) is a Utah-authorized financing tool that allows a developer to pay for required public infrastructure and recover those costs over time from properties within the development area, without using city tax dollars. §17D-4



A city-authorized PID allows the developer to bond for infrastructure costs and repay them over time through property assessments, instead of paying all infrastructure costs up front.



Development =

- Target Store (Lot 4)**
- Junior Box Store (Lot 3)**
- Retail and Restaurants (Lots 5-11)**
- Apartment Housing (Lot 2 – Property not included in PID)**
- Possible Hotel/Retail (Lot 1)**

Proposal

- Mill Levy not to exceed 0.006 per dollar or “6 mills” this means an addition \$6 tax levy per \$1,000 taxable value
- Housing Element not included in FLEP
- PID funding in addition to other public funding (WACOG, FWCCRA, UDOT Reimbursement)

Sources	Funds
Developer Funding	\$7,668,825.97
WACOG	\$3,770,205.00
FWCCRA	\$12,780,000.00
PID Funding	\$3,055,000.00
TOTAL	\$27,274,030.97
Uses	Funds
Private Infrastructure	\$14,911,032.18
Public Infrastructure	\$12,362,998.79
TOTAL	\$27,274,030.97

Possibly Changing →

Tax Area 145	2024 Approved Tax Rate
1010 Weber County	0.001980
1015 Multicounty Assessing & Collecting Levy	0.000015
1020 County Assessing & Collecting Levy	0.000167
2020 Weber County School District	0.005483
3010 Farr West City Pleasant View City 0.000786	0.000333
4005 Weber Basin Water Conservancy District	0.000196
4010 Central weber Sewer Improvement Distrit	0.000550
1070 Bona Vista Water Improvement District	0.000147
4080 Weber County Moquito Abatement District	0.000066
4210 Weber Fire District	0.001105
4320 Weber Area	0.000167
6080 Weber Fire District Bond	0.000031
Total Tax Rate	0.010693
Proposed PID Mill Levy	0.006000
Proposed Total New Tax Rate	0.016693

Other Taxing Areas Near FW Landing PID	
Tax Area 542 Weber	0.010393
Tax Area 307 Roy City	0.010429
Tax Area 481 South Ogden City	0.011162
Tax Area 503 North Ogden City	0.011238
Tax Area 552 Harrisville City	0.011640

Public Infrastructure District (PID) Concerns -

With input from Weber County Economic Development

Under Utah law, a PID must be created by one “creating entity.”

That entity can be:

- a city,
- a county,
- or another authorized public entity.

The law does not allow two cities to jointly create a PID as equal co-creators.

The LOI treats **Farr West City and Pleasant View City as co-equal creators** of the PID, meaning:

- both cities are shown as approving the PID,
- both are involved in petition review and governance,
- neither is clearly identified as *the* creating entity.

That structure **is not contemplated by state statute**, even though the project area is in both cities.

If the PID were created under the current LOI structure:

- The district could be legally challenged later
- Bond counsel may not be able to validate financing
- The cities could face uncertainty about who has authority to act

In short: **it creates avoidable legal risk** for both cities.

To comply with state law, the LOI needs to be adjusted so that:

1. **One city is clearly identified as the “creating entity”**
 - That city formally creates the PID under statute
2. **The second city participates through an interlocal agreement**
 - Preserves its zoning and permitting authority
 - Sets rules for infrastructure coordination and acceptance
 - Allows input on governance without violating statute

This approach:

- Keeps the project intact
- Keeps both cities protected
- Matches how Utah law is written and applied

Public Infrastructure District (PID) Options

NO – Enter into an interlocal TRANSFER agreement that allows PVC to accept infrastructure within city boundaries and service areas (stormwater & sanitary sewer)



YES, BUT... – Create a PID separate from FWC and have ability to determine terms in the governing documents



YES – Enter into an interlocal agreement with Farr West being the “creating entity” – PVC would either have to jointly agree on terms of the governing document or abide by Farr West’s terms

Disposal of Real Property in Exchange for a Road Expansion (1740 West)

Disposing of property at 2739 N Parkland Blvd

Weber Co Parcel 19-122-0003

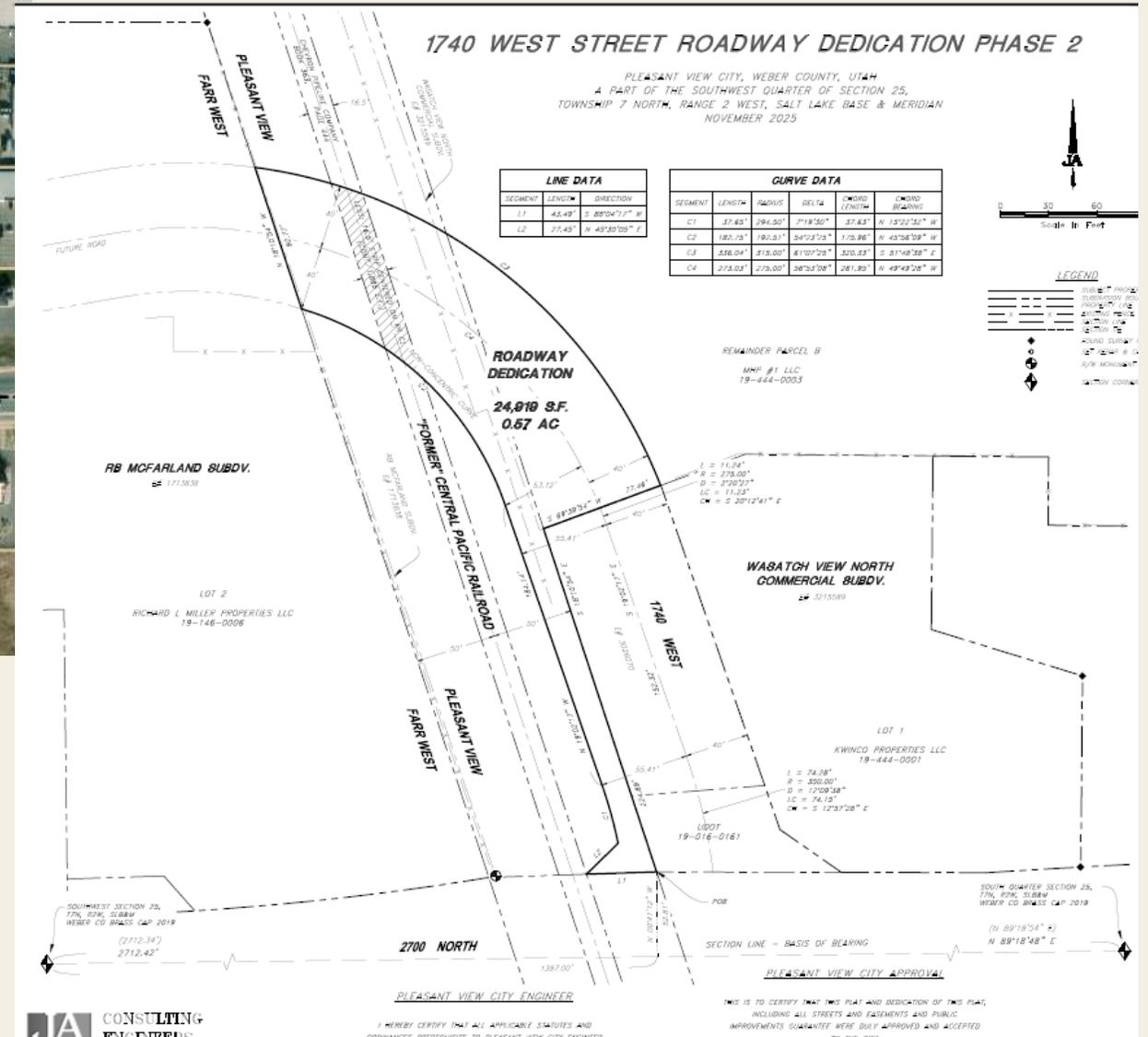
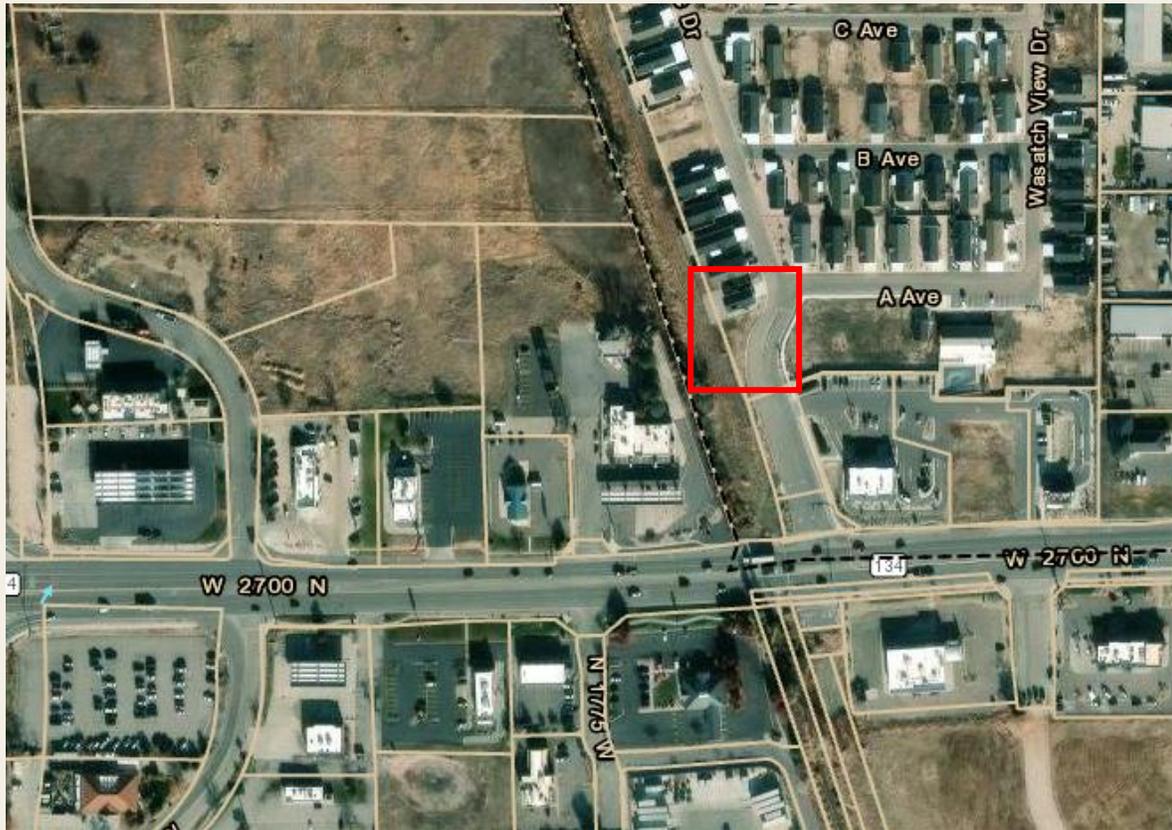
Purchased with WACOG funding for the Rulon White Blvd extension

Appraised value \$353,200

Proposing to sell to MHP #1 for installation of their required second access to the Mobile Home Park

Sale will incorporate a trade/credit for a parcel of land to facilitate the 1740 W expansion





Proposed acquisition

Portion of Parcel 19-444-0003

Appraised Value \$211,800 – including relocation costs

Amount paid for PVC parcel will need to be returned to WACOG

