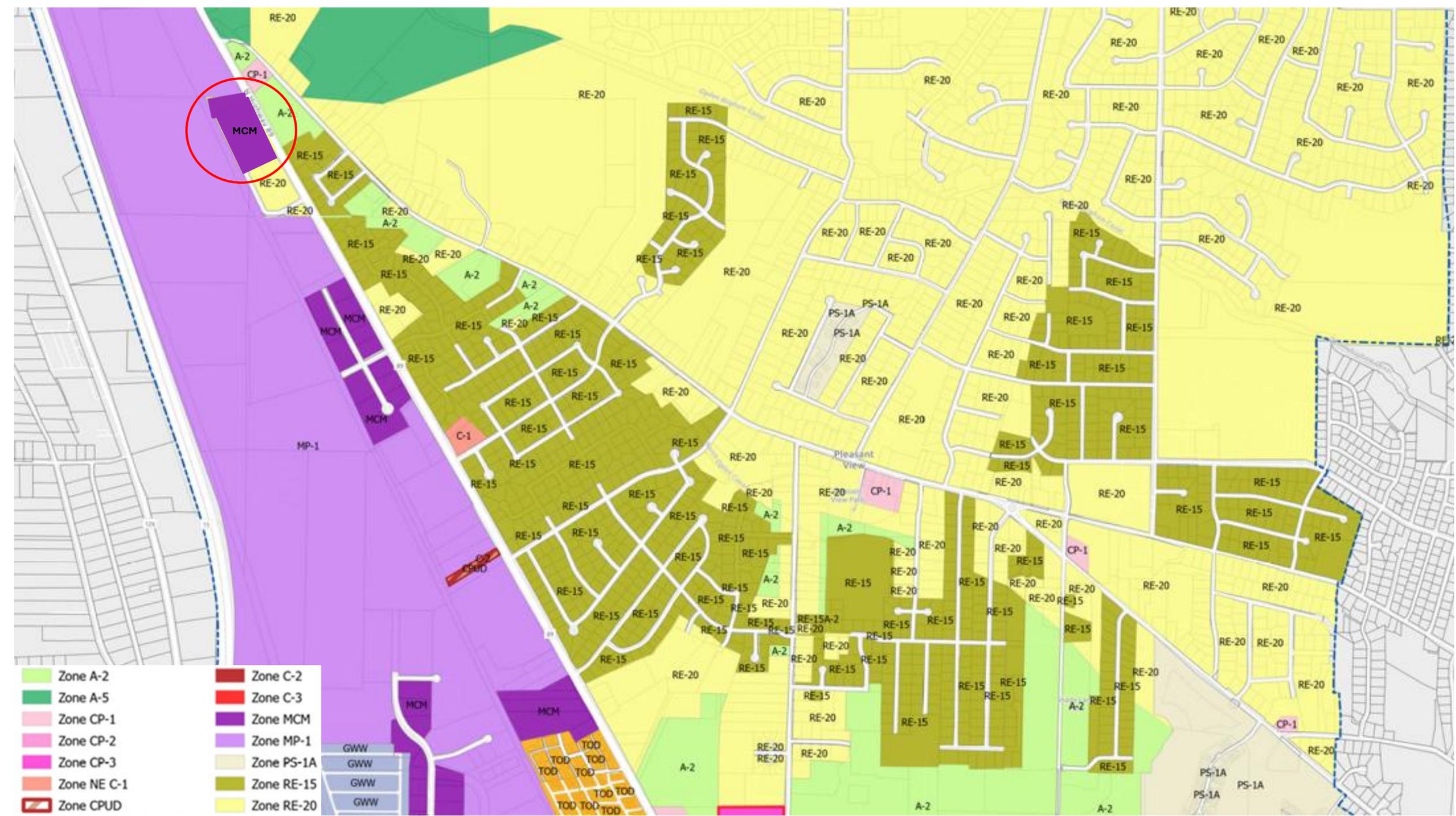


3917 North Capstone Way
Pleasant View, Utah, 84404

Parcel # 190150078

Parcel # 194030006

8.12 Acres Zoned MCM



Historical Timeline of this Property

- Purchased 10/2024. City explains the possibility of a future rail crossing and master roadway on our property. City commits in good faith to identify the exact rail crossing and master roadway location so that we will know if or how it impacts our property.
- Former City Administrator proposes an affordable housing project on our property. We design it but residential is not well received by PC and CC. The residential concept is abandoned and a commercial project similar to the surrounding area is proposed. MCM zoning is unanimously approved by PC and CC 10/2025.
- New project is designed that meets MCM zoning code but remains on hold because the City Administration still hasn't identified the future rail crossing or master roadway location. This uncertainty has continued for 18 months since our initial discussions and 3 years since the City's Master Transportation Plan was completed.
- We are proposing a solution that offers a land exchange giving the City ownership and full control of the northwest quadrant of our property, the area preliminary designated for the future rail crossing and master roadway. In exchange, we would receive a comparable City-owned property that enhances the project's design and functionality. This practical, cooperative solution benefits both parties and allows development and infrastructure planning to proceed without further delay.

Proposed Conceptual Site Plan – MCM Zone

Developer-owned property (1.53 acres). The developer proposes a land exchange for this property that would give the City ownership and full control of the design, timing, and implementation of the future rail crossing and master roadway.

City-owned property (1.02 acres). The developer proposes a land exchange for this property that would relocate the stormwater basin and vacate the dead-end roadway along the adjacent property boundary, improving project design and functionality.



Mutually Beneficial Solution to Move Forward

The public need has been solved.

- With the land exchange, the City now gets full control of the NW quadrant.
- The future corridor is preserved.
- No future acquisition risk or cost.
- No future development conflicts.

Our project no longer conflicts with the city's Master Transportation Plan.

- The future rail crossing and master roadway are removed from our project.
- The project can be designed around the future alignment.
- Nothing built today would interfere later.

Union Pacific approval is not a land-use prerequisite.

- The rail crossing approval is an infrastructure issue.
- It may take years to resolve with Union Pacific and is not required to approve a site plan.
- Cities routinely approve development adjacent to future infrastructure that is not yet engineered or budgeted.

Next Steps

- We are respectfully asking the City Administration, Planning Commission, and City Council to allow the project approval process to move forward now, concurrent with the City's ongoing coordination with Union Pacific and engineering.
- We believe the proposed land exchange demonstrates our commitment to working in partnership with Pleasant View City and finding practical solutions.
- We've secured the location of the future rail crossing and master roadway for the City and designed the project to avoid future conflicts.
- At this point, we respectfully ask that the project be allowed to move forward under the City's existing zoning and development standards.

