

Pleasant View Business Park: Let's Decide

Triad Land Development | approx. 3891 N Hwy 89

HOW WE GOT HERE

- 1 Triad bought the land to develop it.
- 2 The City changed the zoning. Triad complied.
- 3 The City said it wanted to buy. Triad paused its project.
- 4 The City's appraisal came in. We disagree on value.
- 5 Triad got its own appraisal and delivered it to the City.

Cost of delay: about \$12,000 per month in interest alone.

OUR REQUEST: CHOOSE ONE PATH

Option A: Buy	Option B: Release
• Tonight: authorize Matt Wilson and Brody Flint to negotiate purchase terms with Triad. • October 13: vote to approve or reject the negotiated terms.	• Abandon the purchase. • Triad proceeds with Site Plan SP-26-0002 through normal review.

Either answer works. No answer is the only thing that doesn't.

WHY IT'S A WIN-WIN

The City needs

A willing seller. Its corridor-preservation funding requires a voluntary purchase (City's acquisition agent, June 3, 2026).

Triad needs

A decision. Triad is ready and willing to sell at a fair price, or to build.

Let's help each other.

AUTHORITY TO ACT

Utah Code § 52-4-202(6)(b): the Council may discuss a topic raised by the public tonight, even if it isn't on the agenda.

Utah Code § 52-4-202(6)(c): final action requires a noticed agenda item. So: give direction tonight, then set the vote for October 13.

Utah Code § 52-4-205(1)(e): price strategy for a real-property purchase may be discussed in closed session.