

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY WILL HOLD A PUBLIC MEETING AT 8:20 P.M. ON TUESDAY, MAY 21, 2013 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Centerville Redevelopment Agency Board may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

Tentative
Time:

- 8:20 **A. ROLL CALL**
- B. MINUTES REVIEW AND ACCEPTANCE – May 7, 2013 RDA meeting**
- C. NEW BUSINESS**
1. Discussion of the Draft Project Area Plan for the Barnard Creek Community Development Area
- D. ADJOURNMENT**

Steve H. Thacker
Executive Director

Minutes of the Centerville City **Redevelopment Agency** meeting held Tuesday, May 7, 2013 at approximately 8:00 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah 84014.

MEMBERS PRESENT

Directors	Ronald G. Russell, Chair
	Justin Y. Allen
	Ken S. Averett
	John T. Higginson (arrived 8:13 p.m.)
	Lawrence Wright

MEMBERS ABSENT Sherri Lyn Lindstrom

<u>STAFF PRESENT</u>	Steve Thacker, Executive Director
	Blaine Lutz, Finance Director
	Lisa Romney, City Attorney
	Kathy Streadbeck, Recording Secretary

MINUTES REVIEW AND APPROVAL

The minutes of the April 2, 2013 Centerville Redevelopment Agency meeting were reviewed. Director Wright made a **motion** to approve the minutes as written. The motion was seconded by Chair Russell and passed by unanimous vote (3-0). Director Allen abstained from voting as he was not present at this meeting.

CHICK-FIL-A FINAL DEVELOPMENT PLAN – Review and approve final development plan for Lot 202 of the Centerville Corporate Park Subdivision, amended, regarding proposed Chick-Fil-A site plan and development for compliance with design guidelines and Development Agreement.

Director Russell made a **motion** for the Redevelopment Agency to approve the final site plan and proposed development for the Chick-Fil-A restaurant for Lot 202 of the Centerville Corporate Park Subdivision, Amended. The motion was seconded by Director Wright and passed by unanimous vote (4-0).

ASSIGNMENT AND ASSUMPTION AGREEMENT

Lisa Romney, City Attorney, reported the Planning Commission recently approved a small subdivision waiver/lot split for the division of the Island Parcel into two lots to be known as Lot 1 and Lot 2. Condition No. 8(g) of the Commission's approval requires the developer to enter into an agreement with the future proposed owner (Wasatch Running Center) of Lot 2, agreeing to be bound by the Parrish Lane Gateway Neighborhood Development Plan and the Agreement of Disposition of Land governing the Centerville Gateway Subdivision. This Assignment Agreement also increases the approved building size to a maximum of 6,200 square feet. This change is necessary to accommodate a few changes to the building design for the

1 Wasatch Running Center. However, it will not likely change the footprint of the building but
2 rather allow for more stacking as the building is proposed to be two stories.

3
4 Director Wright made a **motion** for the RDA to approve the Assignment and Assumption
5 Agreement between the Redevelopment Agency of Centerville City, Mackey Investments, LC,
6 and Wasatch Running Center, LLC, for the Centerville Gateway Subdivision and authorize the
7 Chair to sign such Agreement on behalf of the RDA. The motion was seconded by Director
8 Allen and passed by unanimous roll-call vote (5-0).

9
10 **RDA PROPOSED BUDGET FY 2014**

11
12 Blaine Lutz, Finance Director, reviewed the proposed FY 2014 Tentative RDA Budget
13 and responded to questions from the Directors. Staff explained the Tentative Budget must be
14 adopted by the RDA in order to start the process of discussions, work sessions and a public
15 hearing per State law. The Tentative Budget is in no way a final budget and can be adjusted as
16 needed before final approval. Staff also recommended a public hearing be held on this matter on
17 June 4, 2013.

18
19 Director Wright made a **motion** for the RDA to adopt the proposed FY 2014 Tentative
20 RDA Budget and set the public hearing regarding the budget for June 4, 2013. The motion was
21 seconded by Director Higginson and passed by unanimous vote (5-0).

22
23 **ADJOURNMENT**

24
25 The Redevelopment Agency meeting was adjourned at 8:21 p.m.

26
27
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29 _____
Steve H. Thacker, Executive Director

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33 _____
Kathleen Streadbeck, Recording Secretary

REDEVELOPMENT AGENCY OF CENTERVILLE CITY

Staff Backup Report

Item No. RDA No. 1

Date of RDA Meeting: May 21, 2013

Short Title: Project Area Plan for the Barnard Creek Community Development Area

Initiated By: Blaine Lutz, Asst. CM/Finance Director

Scheduled Time: 8:20

RECOMMENDATION

Review Draft Project Area Plan for the proposed Barnard Creek Community Development Area. Give direction to staff on creation of the Project Area.

BACKGROUND

On February 19, 2013 the RDA Board approved the resolution authorizing the drafting of a project area plan for the Barnard Creek Community Development Area. Staff has worked with Lewis Young to develop the enclosed draft plan. Staff and Lewis Young have met with several property owners directly, and sent letters to all business addresses in the proposed project area asking for input. After further study, we recommend that the project area only include properties from 725 North to 1275 North as depicted on the enclosed map (115.74 acres). We also recommend that the Project continue to include the area around the I-15 interchange and Parrish Lane, not depicted on the map. The primary reason is the timing and type of potential development in this area is in harmony with the focus of the creation of a CDA. Properties south of 725 North to Parrish were considered, but there are no change in uses, or major improvements within the foreseeable future. A CDA may not be the best Community Development tool to use in this area, and staff feel that it is not beneficial for the property owners or the RDA to include them in this project area. The proposed 115.74 acres is a reasonable and manageable area for a CDA (Legacy Crossing is 102.5 acres).

There are three (3) significant potential projects in the north portion of the proposed area, as identified on the enclosed map. Two of the projects are in the early stages of design/development. After in-depth discussion with these developers, we have been able to gather some very good information on the potential increment and timing of development in the area. The proposed CDA fits perfectly into their plans and desired timing of development. It became clear that the creation of the CDA is a vital component to initiate desired development in this area. We have identified a number of impediments to development in this area, described in the plan and budget. We have identified several specific public improvements and reasonable site improvements identified by the potential developers. Also enclosed is a preliminary budget, which we will review at the meeting.

DRAFT PROJECT AREA PLAN
BARNARD CREEK COMMUNITY
DEVELOPMENT AREA (CDA)

CENTERVILLE CITY
REDEVELOPMENT AGENCY, UTAH

MAY 2013

PREPARED BY:
LEWIS YOUNG ROBERTSON &
BURNINGHAM, INC.



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INTRODUCTION

The Redevelopment Agency of Centerville City (the "Agency"), following a thorough consideration of the needs and desires of Centerville 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 Barnard Creek Community Development 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 west of I-15 and north of 725 North and follows 900 West up to the Legacy Parkway Trail. The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined that 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 this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

RESOLUTION AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act ("Act"), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **February 19, 2013**.

RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY DEVELOPMENT PROJECT AREA PLAN

In order to adopt a community development project area plan, the agency shall;

- Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted 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-4-102 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. The Agency held a public hearing on the draft plan on _____.

UTAH CODE
§17C-4-101

Utah Code
§17C-4-102

DEFINITIONS

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, 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.

The term "**Agency**" shall mean the Redevelopment Agency of Centerville City, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base taxable value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms "**City**" or "**Community**" shall mean the Centerville City.

The term "**Legislative body**" shall mean the City Council Centerville City which is the legislative body of the Community.

The term "**Plan Hearing**" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

The term "**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 & B).

The term "**Project Area Budget**" shall mean 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;
- ☐ the tax increment expected to be used to cover the cost of administering the Project Area plan;
- ☐ if the area from which tax increment is to be collected is less than the entire Project Area:
 - the tax identification number of the parcels from which tax increment will be collected; or
 - a legal description of the portion of the Project Area from which tax increment will be collected; and
- ☐ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

The term "**Project Area Plan**" shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term "**Taxes**" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term "**Taxing Entity**" shall mean any public entity that levies a tax on any property within the Project Area.

The term "**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 designated in the Project Area Budget as the area from which tax increment is to be collected, 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.

UTAH CODE
§17C-4-103(1)

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 as, respectively, **Exhibit “A”** and **“B”** and incorporated herein. The Project Area lies west of I-15 and north of 725 North and follows 900 West up to the Legacy Parkway Trail. There are no agricultural, forest or mining uses in the Project Area. The Project Area is comprised of approximately 62 parcels, equaling 115.74 acres of property.

As delineated in the office of the Davis County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit "C."**

UTAH CODE
§17C-4-103(2)

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

GENERAL LAND USES

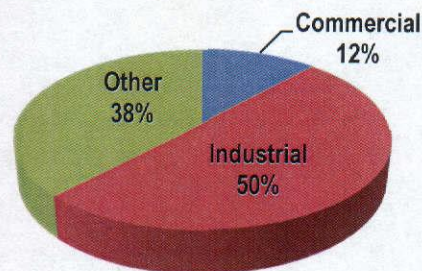
A significant amount of property within the Project Area consists of vacant and underutilized property not generating full beneficial tax base to the City or other taxing entities. Table 1 and Figure 1 summarize the approximate acreage of existing land uses by land use type.

TABLE 1: LAND USES

TYPE	ACRES	% OF AREA
Commercial/Office	13.66	12%
Industrial	58.17	50%
Other	43.91	38%
Total	115.74	

*"Other" acreage consists of government owned property, roads, agricultural land, etc.

FIGURE 1: LAND USES



Current zoning allows the contemplated uses which include industrial, like manufacturing, and office. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. In fact, the Shorelands Commerce Park overlay zone currently exists in a portion of the Project Area. This overlay zone is meant to focus on establishing land uses such as manufacturing, high-technology industry, and similar employment sectors. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

LAYOUT OF PRINCIPAL STREETS

The principal streets are 750 North (going east to west) along the south border of the Project Area, and 1250 North (going North to South) through the Project Area. Legacy Highway also bisects the Project Area. As part of the Project Area Plan, additional streets have been proposed to create greater connectivity and provide greater access specifically to the parcels located in the northern portion of the Project Area. The Project Area map, provided in **Exhibit A**, shows the principal streets in the area while **Exhibit D** shows the proposed improvements to the Project Area.

POPULATION DENSITIES

Currently, there is no residential development within the Project Area.

BUILDING INTENSITIES

Buildings in the area are generally commercial and industrial structures. According to the most recent parcel data¹ obtained from the County, the current taxable value per acre is approximately \$134,142.

IMPACT OF COMMUNITY DEVELOPMENT ON LAND USE, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES AND BUILDING INTENSITIES

Community development activities within the Project Area will mostly consist of development of vacant and underutilized areas. The types of land uses will include: commercial/office, light industrial, and manufacturing. In order to redevelop the Project Area the Agency along with property owners, developers, and/or businesses will need to construct infrastructure improvements that enhance transportation and create better utilization of land.

LAND USE – The City recently created the Shorelands Commerce Park District. The purpose of this District is to create a unique business park and a quality employment center for the South Davis Area. In conjunction with the creation of this District, the City established a business park overlay zone to focus on establishing land uses such as manufacturing, high-technology industry, and other similar employment sectors. This area west of Legacy Parkway is considered one of the significant areas in the city with substantial potential for economic development.

LAYOUT OF PRINCIPAL STREETS – It is anticipated that the community development of the Project Area will alter the layout of some streets in the area, creating greater access and connectivity for potential development.

POPULATION DENSITIES – The Project Area will not include residential development.

BUILDING DENSITIES – Building densities will increase as some of the planned development will be multi-story structures. Also, the intent of this plan is to promote higher occupancy levels within current buildings and greater economic utilization of the land area. The development anticipated in the next 20 years will likely result in a taxable value per acre of approximately \$331,140 or an increase of approximately 147%.

UTAH CODE
§17C-4-103(3)

STANDARDS GUIDING THE COMMUNITY DEVELOPMENT

In order to provide maximum flexibility in the development and redevelopment 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, deed restrictions if the property is acquired and resold by the RDA, 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.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

PROVIDE ATTRACTIVE BUSINESS, OFFICE, COMMERCIAL AND LIGHT INDUSTRIAL USES WITHIN THE CITY

The City is aware that such developments not only add to the tax base of the community, they also provide significant sources of employment for area residents. Thus, the General Plan states that areas suitable for such uses should be carefully planned to provide attractive employment opportunities for residents.

RESERVE WEST CENTERVILLE FOR BUSINESS PARK, OFFICE PARK, HIGHWAY COMMERCIAL AND LIGHT INDUSTRIAL USES

¹ November 2012 parcel data

Essential to Centerville's economy will be the effective use of lands west of Interstate 15. Environmental and geographic factors suggest that the best use of the land west of I-15 in Centerville is for well-planned highway commercial, manufacturing, light industrial uses and permanent open space. This area should, therefore, be reserved for well-planned business park, office park, highway commercial and light industrial uses.

CREATION OF A QUALITY EMPLOYMENT CENTER FOR THE SOUTH DAVIS AREA

The Shorelands Commerce District was created to provide for the continued economic growth in the City and to preserve the area for the creation of a quality employment center for the South Davis Area.

UTAH CODE
§17C-4-103(4)

HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY COMMUNITY DEVELOPMENT

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Community Development Project by accomplishing the following items:

PROVISION FOR COMMERCIAL, INDUSTRIAL, AND PUBLIC USES

The Project Area Plan allows for commercial, office, industrial, and light manufacturing. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

PROVISION OF PRIVATE OR PUBLIC INFRASTRUCTURE

The proposed community development project will provide infrastructure in an area that has insufficient street access and connectivity. It is anticipated that the proposed infrastructure will spur development within the northern portion of the Project Area. Private and public infrastructure associated with the development project are essential to promoting community development activities.

UTAH CODE
§17C-4-103(5)

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

The City's existing General Plan was amended in 2012. It is the intent of this document to conform with the adopted General Plan for the City.

The proposed community development is consistent with the City's proposed General Plan which encourages development of commercial and light industrial uses along the west side of the City. The community development will conform to the community's General Plan by supporting the following guiding principles contained in the City's proposed General Plan:

1. **Create and Develop the Shorelands Commerce Park District.** This area west of I-15 allows for light industrial and manufacturing uses.
2. **Preserve and Develop the Area for Future Business and Job Growth.** Future development growth for the City needs to focus more on employment growth. The goal is to establish the long-term financial health of the City by preserving places for continued business growth. The Project Area allows for additional employment growth within the City.
3. **Furnish the needed utility and service infrastructure to support proper development of the Neighborhood.** The area west of I-15 lacks the necessary infrastructure to properly service development. The goal is to provide and/or upgrade supportive infrastructure from a master system perspective. This Project Area Plan outlines specific infrastructure needs.

UTAH CODE
§17C-4-103(6)

DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT

The primary objective of the community development is to provide infrastructure improvements in the Project Area to allow specific property owners to develop vacant and underutilized land within the Project Area. Two specific property owners have produced development plans for their property and expressed a need for assistance by way of public infrastructure improvements in order to continue with their current development plans. Current development plans show the construction of approximately 9-14 industrial/flex space buildings. Other similar types of development is likely to occur on the approximate vacant properties within the area. There may also be some renovation or demolition to existing development to accommodate a higher and better use of land.

In order for the contemplated development to occur within the Project Area, certain development of public infrastructure will be required. These improvements will include, but are not limited to, 1) Culinary waterline which includes boring under I-15; 2) Potential extension of 950 West and improvements to 850 North; 3) Improvements including widening of the ditch at approximately 1000 North from I-15 to 1250 West; 4) Improvements to the Barnard Creek Culvert from the Legacy Parkway to the West 5) Ditch improvements at approximately 900 North; 6) Telecommunication infrastructure and 7) other necessary and/or ancillary improvements.

In addition, the Agency desires to provide additional improvements to sections of Parrish Lane and the I-15 interchange to enhance the access and professional character of the project area.

UTAH CODE
§17C-4-103(7)

METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS

QUALIFIED OWNERS

This Project Area plan provides reasonable opportunities for owners of property in the Project Area to participate in the development and/or redevelopment of property in the Project Area if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

- ☐ Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- ☐ Owners may acquire adjacent or other properties in the Project Area;
- ☐ Owners may sell all or portions of their improvements to the Agency, but may retain the land, and develop their properties;
- ☐ Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- ☐ Owners may sell all or portions of their properties to the Agency and obtain preferences to re-enter the Project Area;
- ☐ Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities of owners of property in the Project Area; and
- ☐ Other methods as may be approved by the Agency.

The Agency may extend reasonable preferential opportunities to owners and tenants in the Project Area ahead of persons and entities from outside the Project Area, to be owners and tenants in the Project Area during and after the completion of the community development. To the extent the Agency determines that it is beneficial to have owners or tenants remain within the Project Area, plans for enhancing and promoting the concepts outlined in this Plan will be mutually discussed and agreed upon.

OTHER PARTIES

If no owner or tenant in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All



developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

PERSONS EXPRESSING AN INTEREST TO BECOME A DEVELOPER

The Agency has not nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area plan.

REASON FOR SELECTION OF THE PROJECT AREA

The Project Area has substantial vacant and underutilized land that is currently zoned and planned for light industrial and commercial development. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan. Furthermore, many existing property owners within the Project Area have desires to development their property but cannot reasonably do so without assistance from the Agency. With assistance from the Agency, development will likely begin in 2013.

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

PHYSICAL CONDITIONS

The Project Area consists of approximately 115.74 parcel acres of relatively flat, publicly and privately owned land as shown on the Project Area map. There is very little landscaping surrounding commercial, industrial or office buildings. There are very little streetscapes or pedestrian-oriented lighting in the Project Area.

SOCIAL CONDITIONS

The Project Area suffers from a lack of social connectivity and vitality. There are currently no parks, libraries, or other social gathering places in the Project Area. There is very little human activity in the Project Area after business hours.

ECONOMIC CONDITIONS

The area has suffered from a lack of reinvestment related to: 1) the need for additional and adequate infrastructure in the area; and 2) lack of economic density and land utilization.

DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA

Tax increment arising from the development of the Project shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, 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 for any period of time the Agency may deem to be appropriate under the circumstances.

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

- ☐ Foster and accelerate economic development;
- ☐ Stimulate job development;
- ☐ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, telecommunications – fiber (conduit) and parks and open space;
- ☐ Assist with property acquisition and/or land assembly; and
- ☐ Provide attractive development for high-quality commercial/industrial 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 timeframe for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment based on initial development assumptions.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

ENTITY	PERCENTAGE	LENGTH	AMOUNT
Davis County	75%	20 Years	\$755,968
Davis County School District	75%	20 Years	\$2,826,895
County Library	75%	20 Years	\$125,204
Centerville	75%	20 Years	\$368,341
Weber Basin Water Conservancy District	75%	20 Years	\$67,977
Davis County Mosquito Abatement District	75%	20 Years	\$33,198
South Davis County Sewer Improvement District	75%	20 Years	\$104,337
South Davis Recreation District	75%	20 Years	\$126,153
Total Sources of Tax Increment Funds			\$4,408,072

TABLE 4: USES OF TAX INCREMENT

USES	AMOUNT
Project Development Costs @ 85%	\$3,746,862
RDA Administrative Costs @ 5%	\$220,404
Housing @ 10%	\$440,807
Total Uses of Tax Increment Funds	\$4,408,072

UTAH CODE
§17C-4-103(11)

ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT

UTAH CODE
§17C-4-103(11)(a)

THE BENEFICIAL INFLUENCES UPON 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 and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.). The increase in personal property value is anticipated to be significant since the area will contain industrial and manufacturing uses.

It is estimated that the development of the area will result in over 150 new jobs. These jobs will likely result in an average monthly wage of approximately \$3,215.² 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. Business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity in the area, especially at a time when the construction sector of the economy is struggling. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE
§17C-4-103(11)(b)

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 residents within the City and employees in the Project Area and in 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

² Utah Department of Workforce Services, Average Monthly Nonfarm Wage, Davis County, 2011

EXHIBIT A

LEGAL DESCRIPTION OF PROJECT AREA: BARNARD CREEK CDA

Contains: 115.74 parcel acres



EXHIBIT B

PROJECT AREA MAP





EXHIBIT C

PARCEL LIST

PARCEL NUMBER	OWNER	ACRES
060030002	BOUNTIFUL CITY REDEVELOPMENT AGENCY	1.39
060030004	BOUNTIFUL CITY REDEVELOPMENT AGENCY	0.90
060030016	JOHN S SMITH FAMILY PARTNERSHIP LTD	4.00
060030017	NAISBITT, JED P	0.17
060030021	UTAH DEPARTMENT OF TRANSPORTATION	8.84
060030024	UTAH DEPARTMENT OF TRANSPORTATION	1.20
060030030	USB PROPERTIES LTD	3.05
060030031	SALMON HVAC LLC	3.94
060030033	CENTERVILLE CITY A CORPORATION	0.85
060030035	UTAH DEPARTMENT OF TRANSPORTATION	1.04
060030036	USB PROPERTIES LTD	6.42
060030037	UTAH DEPARTMENT OF TRANSPORTATION	0.09
060030038	USB PROPERTIES LTD	6.69
060030040	UTAH DEPARTMENT OF TRANSPORTATION	0.53
060030041	UTAH DEPARTMENT OF TRANSPORTATION	3.66
060030042	UTAH DEPARTMENT OF TRANSPORTATION	4.23
060030044	UTAH DEPARTMENT OF TRANSPORTATION	6.67
060030045	UTAH DEPARTMENT OF TRANSPORTATION	0.04
060030046	SALMON HVAC LLC	0.93
060030047	UTAH DEPARTMENT OF TRANSPORTATION	1.22
060030048	SOUTH DAVIS SEWER DISTRICT	3.49
060060020	SHERIFF, MERRILL L & KATHLEEN AND RAST, DANIEL	1.50
060060033	OLSEN LLC	1.81
060060034	HADLEY, ELMER LEROY - TRUSTEE AND HADLEY, SHIRLEY D	1.83
060060035	HADLEY, ELMER LEROY - TRUSTEE AND HADLEY, SHIRLEY D	0.91
060060036	HOGAN & ASSOCIATES CONSTRUCTION INC	0.91
060060037	HOGAN & ASSOCIATES CONSTRUCTION INC	1.72
060060038	LMCC INC	1.82
060060039	BANGERTE WOOD PROPERTIES LLC	2.00
060060045	EVANS, LEWIS M JR & JANET A - ETAL	2.49
060060051	SHERIFF, MERRILL L & KATHLEEN AND RAST, DANIEL C	0.04
060060052	EVANS, LEWIS M JR & JANET A & MICHAEL M & SUZANNE H DBA EVANS BROTHERS INVESTMENT	1.95
060060054	UTAH DEPARTMENT OF TRANSPORTATION	0.22
060060085	UTAH DEPARTMENT OF TRANSPORTATION	0.07
060060086	UTAH DEPARTMENT OF TRANSPORTATION	2.19
060060088	UTAH DEPARTMENT OF TRANSPORTATION	0.37
060060089	UTAH DEPARTMENT OF TRANSPORTATION	0.83
060060090	LMCC INC	0.72
060060091	UTAH DEPARTMENT OF TRANSPORTATION	0.71
060060094	UTAH DEPARTMENT OF TRANSPORTATION	0.37
060060096	UTAH DEPARTMENT OF TRANSPORTATION	0.21
060060097	EVANS, LEWIS M & JANET A - ETAL	0.40
060060098	HOGAN & ASSOCIATES CONSTRUCTION INC	2.97
060060105	UTAH DEPARTMENT OF TRANSPORTATION	0.84
060060106	UTAH DEPARTMENT OF TRANSPORTATION	3.04
060060107	UTAH DEPARTMENT OF TRANSPORTATION	0.44
060060110	LMCC INC	1.09
060060111	QUESTAR GAS COMPANY	0.42
060060112	UTAH DEPARTMENT OF TRANSPORTATION	1.54

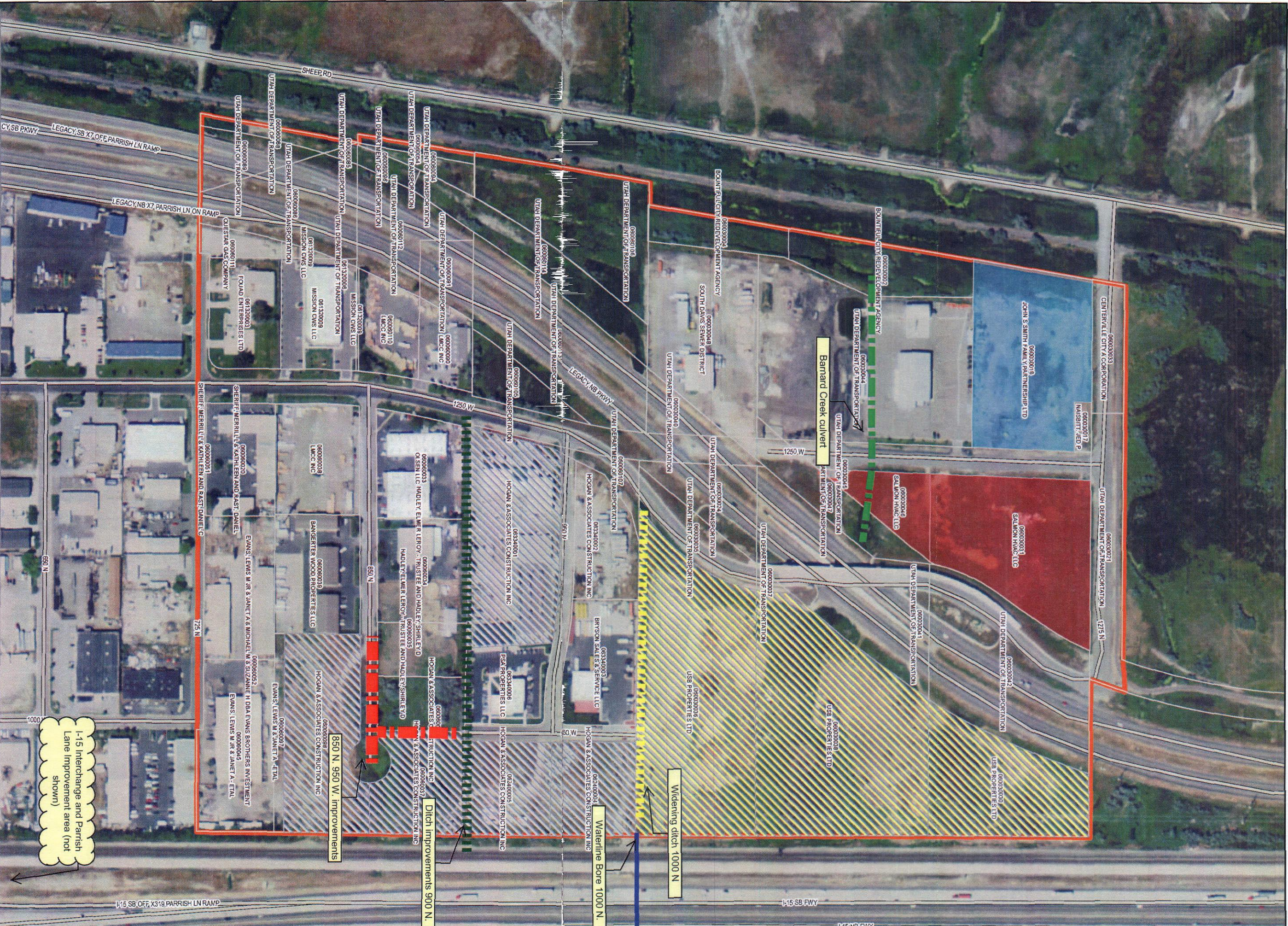


PARCEL NUMBER	OWNER	ACRES
060060113	UTAH DEPARTMENT OF TRANSPORTATION	3.27
060060114	UTAH DEPARTMENT OF TRANSPORTATION	1.72
061320003	FOUAD ENTERPRISES LTD	1.53
061320006	UTAH DEPARTMENT OF TRANSPORTATION	0.02
061320009	MISSION CWS LLC	1.75
061320009	MISSION CWS LLC	1.75
061320009	MISSION CWS LLC	1.75
062400004	HOGAN & ASSOCIATES CONSTRUCTION INC	1.59
062400005	HOGAN & ASSOCIATES CONSTRUCTION INC	1.60
063340001	HOGAN & ASSOCIATES CONSTRUCTION INC	3.62
063340002	HOGAN & ASSOCIATES CONSTRUCTION INC	1.43
063340003	BRYSON SALES & SERVICE LLC	1.75
063340006	PSA PROPERTIES LLC	1.22
Total		115.74

[www.merck.com](#)

MAP OF IMPROVEMENTS

REMAINING TAX REVENUES FOR TAXING ENTITIES	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS	NPV
Davis County	\$2,527	\$5,378	\$7,471	\$9,237	\$11,845	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$13,629	\$251,989	\$151,139
Davis County School District	\$9,450	\$20,112	\$27,939	\$34,540	\$44,293	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$50,963	\$942,296	\$565,176
County Library	\$419	\$891	\$1,237	\$1,530	\$1,962	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$2,257	\$41,735	\$25,032
Centerville	\$1,231	\$2,621	\$3,640	\$4,501	\$5,771	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$6,640	\$122,780	\$73,642
Weber Basin Water Cons. District	\$227	\$484	\$672	\$831	\$1,065	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$1,225	\$22,659	\$13,591
Davis County Mosquito Abatement District	\$111	\$236	\$328	\$406	\$520	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$11,066	\$6,537
South Davis County Sewer Improvement District	\$349	\$742	\$1,031	\$1,275	\$1,635	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$34,779	\$20,860
South Davis Recreation District	\$422	\$898	\$1,247	\$1,541	\$1,977	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$2,274	\$42,051	\$25,221
Total	\$14,736	\$31,362	\$43,566	\$53,860	\$69,068	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$79,469	\$1,469,357	\$881,298



BARNARD CREEK CDA

- JOHN S. SMITH FAMILY PARTNERSHIP LTD
- SALMON HVAC
- USB PROPERTIES
- HOGAN CONSTRUCTION
- CDA PARCELS
- BARNARD CREEK CDA BOUNDARIES

LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.

0 125 250 500 Feet

