

Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcity.org

REDEVELOPMENT AGENCY MEETING AUGUST 6, 2014

Mayor
Maile L. Wilson

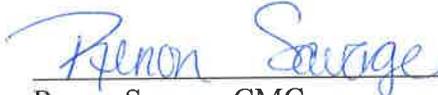
Council Members
Ronald R. Adams
John Black
Paul Cozzens
Don Marchant
Fred C Rowley

City Manager
Rick Holman

The Cedar City Redevelopment will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah at 5:30 p.m. The agenda will consist of the following items:

- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
 - Mayor and Council Business
 - Staff Comment
- IV. Public Agenda
 - Public Comments
- V. Business Agenda
 1. Consider a resolution authorizing preparation of amendments to the Aviation Way Project Area Plan – Brennan Wood/Paul Bittmenn

Dated this 4th day of August, 2014.



Renon Savage, CMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 4th day of August, 2014.



Renon Savage, CMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

Administration
586-2953

Building and Zoning
865-5117

Economic Development
586-2770

City Engineer
586-2963

Leisure Services
865-9223

Public Works
586-2912

CEDAR CITY REDEVELOPMENT AGENCY RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PREPARATION OF AN AMENDMENT TO THE AVIATION WAY COMMUNITY DEVELOPMENT PROJECT AREA PLAN.

WHEREAS, the Cedar City Redevelopment Agency (hereinafter referred to as RDA) is an established redevelopment agency pursuant to the provisions of state law and operates under the provisions of Title 17C, the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act; and

WHEREAS, in 2013 the RDA created the Aviation Way Project Area Plan. After the appropriate public notices, hearings, and protest periods the Aviation Way Project Area Plan and supporting contracts between the taxing entities were duly adopted in a manner required by law; and

WHEREAS, one of the purposes of the Aviation Way Project Area Plan is to provide tax increment financing for a relocation/expansion incentive to be paid under conditions as may be agreed to by the Metalcraft/Syberjet and the RDA; and

WHEREAS, Metalcraft/Syberjet has purchased an additional undeveloped lot adjacent to property that was included in the original Aviation Way Project Area Plan with the intention of including the undeveloped lot in the development of the Syberjet finishing facility. Metalcraft/Syberjet has requested that the undeveloped property be included in the Aviation Way Project Area Plan; and

WHEREAS, pursuant to UCA § 17C-4-101 in order to amend a community development project area the RDA must adopt a resolution authorizing the preparation of an amendment to the previously adopted project area plan.

NOW THEREFORE be it resolved by the Cedar City Redevelopment Agency that the preparation of an amendment to the Aviation Way Project Area plan is authorized and the Iron County/Cedar City Economic Development Director is charged to do the following:

1. Conduct any examination, investigation, and negotiation regarding the amendment to the Aviation Way Project Area Plan that is appropriate; and
2. Make the draft amended Aviation Way Project Area Plan available to the public at the Iron County/Cedar City Economic Development offices during normal business hours, and publish notice that said plan is available for public inspection. The notice shall be published in the Daily News and posted on the State of Utah public notice website. The amended Aviation Way Project Area Plan shall be available for public inspection for a minimum of thirty (30) days prior to a public hearing and public meeting related to adoption of the amended plan; and

3. Establish a date for the RDA to hold a public hearing and consider final adoption of the amended Aviation Way Project Area Plan. In conjunction with the public hearing the Economic Development Director shall, at least fourteen (14) days in advance of the public hearing, cause notice of the public hearing to be published in the Daily news and posted on the State of Utah public notice website.

NOW THEREFORE, be it further resolved by the Cedar City Redevelopment Agency that the Iron County/Cedar City Economic Development Director shall, at a minimum, address the following issues in the draft project area plan:

1. Provide an updated description of the proposed project area boundaries, taking care that if tax parcels are split between being in and being out of the proposed project area that a meets and bounds description be provided specifically showing which portion of the split parcel is included within the boundaries of the project area and which portion of the split parcel is excluded from the boundaries of the project area; and
2. Provide a general statement of the land uses, layout of principal streets, population densities, and building intensities of the project area and how they will be affected by the community development project area; and
3. Provide the standards that will guide the community development project area; and
4. Show how the community development project will attain the purposes established in the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act; and
5. Show how the project will conform with the Cedar City general land use plan; and
6. Describe specific projects that are the object of the proposed project area plan; and
7. Identify how private developers, if any, will be selected to undertake the community development and identify each private developer currently involved with the process; and
8. State the reasons for the selection of the project area; and
9. Describe the physical, social, and economic conditions existing in the project area; and
10. Describe any tax incentives offered private entities for facilities located in the

project area; and

11. Include an analysis or description of the anticipated public benefit to be derived from the community development including: (a) the beneficial influences upon the tax base of the community; and (b) the associated businesses and economic activity likely to be stimulated; and
12. Any other information the Economic Development Director and/or the RDA determines to be necessary or advisable.

Dated this day of August, 2014.

RON ADAMS
CHAIRPERSON

ATTEST:

PAUL COZZENS
SECRETARY