

**NOTICE OF PROPOSED AUTO MALL COMMUNITY DEVELOPMENT
PROJECT AREA PLAN HEARING**

Public notice is hereby given that on the 20th day of January, 2015 at 6:00 P.M., at the Municipal Council Chambers, Logan City Hall, 290 North 100 West, Logan, Utah, the Logan Redevelopment Agency (RDA) of the City of Logan, Cache County, Utah will hold a public hearing for the purpose of receiving comments on the PROPOSED AUTO MALL COMMUNITY DEVELOPMENT PROJECT AREA (Project Area), proposed to be located in the area west of Main Street and east of 200 West, between Auto Mall Drive (1950 North) and 1800 North, in Logan, Utah, in addition to one parcel lying north of Auto Mall Drive and adjacent to 200 West. The Project Area consists of approximately 25 acres of privately owned land. A map of the Project Area is attached as Attachment A. Recipients of this notice are invited to submit to the Agency written comments concerning the subject matter of the hearing before the date of the hearing. Any person objecting to the draft project area plan or contesting the regularity of any of the proceedings to adopt it may appear before the agency board at the hearing to show cause why the draft project area plan should not be adopted. The proposed project area plan is available for inspection at the Agency offices located at 290 North 100 West, Logan, Utah at the offices of the Community Development Department. To obtain an electronic printable copy of the specific description of the boundaries or to obtain other information regarding the proposed Project Area you can contact Kirk Jensen, Executive Director for the Logan Redevelopment Agency at (435) 716-9015, 290 North 100 West, Logan, Utah 84321, kirk.jensen@loganutah.org, www.loganutah.org/Administration/Economic%20Development.

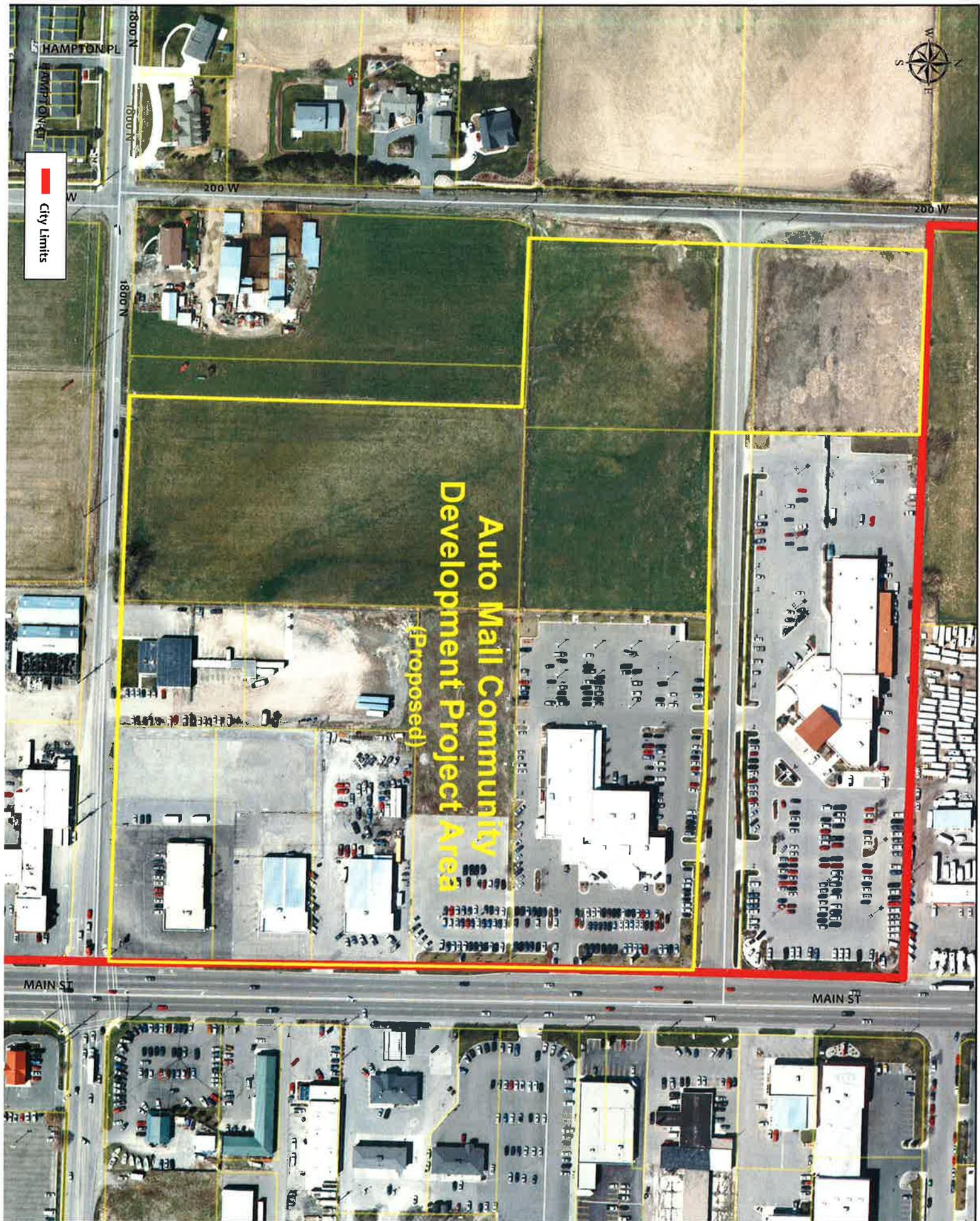


Exhibit A

AUTO MALL COMMUNITY DEVELOPMENT DRAFT PROJECT AREA PLAN

DATED NOVEMBER 26, 2014

Redevelopment Agency of the City of Logan, Utah

Auto Mall Community Development Project Area

INTRODUCTION

1. Pursuant to the provisions of the Community Development and Renewal Agencies Act (Act), the governing body of the Redevelopment Agency of the City of Logan (Agency) authorized the preparation of a draft community development project area plan by a resolution containing a description or map of the boundaries of the proposed project area; and

2. Pursuant to that resolution the following Project Area Plan has been drafted to meet the requirements of U.C.A. §17C-4-103.

AUTO MALL COMMUNITY DEVELOPMENT PROJECT AREA PLAN

Definitions

As used in this Project Area Plan:

- A. The term "**Act**" shall mean and include the Community Development and Renewal Agencies Act as found in Title 17C, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor law or act.
- B. The term "**Agency**" shall mean the Redevelopment Agency of the City of Logan as designated by the City to act as a redevelopment agency.
- C. The term "**City**" shall mean the City of Logan, Utah.
- D. The term "**community**" shall mean the community of the City of Logan, Utah.

Other terms not defined shall have the definitions as are set forth in the Act or when appropriate the definitions set forth in the Logan Land Development Code.

SECTION 1 DESCRIPTION OF BOUNDARIES AND MAP OF THE PROJECT AREA

A map of the Project Area is attached hereto and incorporated herein as Exhibit "A".

SECTION 2 GENERAL STATEMENT OF THE LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE COMMUNITY DEVELOPMENT

A. General Statement of Land Uses in the Project Area

The permitted land uses within the Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time, subject to limitations imposed by "overlay" restrictions and the controls and guidelines of this Project Area Plan. A Land Use Map for the Project Area Plan is included as Exhibit "B" and is made a part of this Project Area Plan.

The existing uses of the Project Area are: commercial and agricultural.

It is expected that the currently permitted land uses in the Project Area may not be directly changed for purposes of effecting the redevelopment of the Project Area. However, the City may propose zoning ordinance amendments in order to aid in or promote redevelopment.

It is expected that the current uses for the Project Area will be affected by redevelopment of the Project Area as follows: The upgrading of existing commercial facilities, an increase in commercial traffic with the construction of additional commercial and retail facilities, and a reduction in agricultural uses.

B. Layout of Principal Streets in the Project Area

The layout of the principal streets in the Project Area is shown on the Project Area map attached as Exhibit "A" and incorporated herein. It is not expected that redevelopment of the Project Area will affect the existing principal streets.

C. Population Densities in the Project Area

There are no unusual population densities found within the boundaries of the Project Area. It is not expected that population density will be affected by redevelopment of the Project Area except as follows: It is expected that as the area transitions to more commercial uses, the area's daytime business population will increase.

D. Building Intensities in the Project Area

No unusual evidence of building intensities is found in the Project Area. It is expected that the building intensities within the Project Area will be affected by redevelopment as follows: Building intensities will increase as some of the vacant or under developed parcels are developed.

SECTION 3 STATEMENT OF STANDARDS THAT WILL GUIDE THE COMMUNITY DEVELOPMENT

A. Statement of Development Objectives

1. Remove structurally substandard buildings or improvements to facilitate new construction and the return of the Project Area to a higher and more productive economic use.
2. Remove impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and infrastructure improvements.
3. Rehabilitate buildings if sound long-term economic activity can be assured thereby.
4. Eliminate environmental deficiencies, including: irregular lot configurations, improper drainage, weeds and excessive vegetation, overcrowding of the land, potential environmental hazards, and underutilized land.
5. Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and developers.
6. Promote and market the Project Area for development or redevelopment that would be complimentary to existing businesses and industries or would enhance the economic base of the community through diversification.
7. Provide utilities, curbs, sidewalks, street trees and site landscaping to give the area a new look and to attract business activity.
8. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
9. Provide access management to the area to facilitate better traffic circulation and reduce traffic hazards. The Agency shall work with the City to recommend ways to improve traffic circulation within and abutting the Project Area.
10. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of social and economic activity for the City.
11. Promote more walking and less driving through new development areas, which allows greater opportunity to walk within the Project Area. Provide improved pedestrian circulation systems to allow greater pedestrian access from surrounding areas.

12. Coordinate and improve the public transportation system, including streets and public transit services.
13. Eliminate the blighting factors and blighting influences in the Project Area.
14. Promote cross-accesses between developments.

B. General Design Objectives

Subject to the development objectives and other provisions of this Plan, owners and developers will be allowed flexibility in the redevelopment of land located within the Project Area and are expected to obtain the highest quality design and development. Each redevelopment proposal will be considered subject to: (1) appropriate elements of the City's general plan; (2) the design and development standards of the City's land development code; (3) other applicable building codes and ordinances of the City; and (4) a review and recommendation by the appropriate decision-making body to ensure that the redevelopment is consistent with this Project Area Plan.

Each redevelopment proposal by an owner or a developer will be accompanied by site plans, development data and other appropriate material that clearly describes the extent of redevelopment proposed, including land coverage, setbacks, landscaping, building heights, bulk and designs, off-street parking and loading areas, use of public transportation, and any other data determined to be necessary or requested by the City or the Agency.

The general design of specific projects may be developed or approved by the Agency in cooperation with the appropriate decision-making body. The particular elements of the design should be such that the overall redevelopment of the Project Area will:

1. Provide an attractive urban environment;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space and landscape in relation to new buildings;
4. Provide parking areas, appropriately screened and/or landscaped to blend harmoniously with the area;
5. Provide pedestrian areas that safely link buildings with parking areas and neighboring public streets;
6. Provide adequate off-street parking to service the proposed development;
7. Promote improved transportation and circulation options including the use of mass transit; and
8. Comply with the provisions of this Plan.

C. Specific Design Objectives and Controls

1. Building Design Objectives:

- a. All new buildings shall be designed utilizing a wide range of materials and design elements that are in harmony with the adjoining areas, other new development and consistent with the City's land development code. New buildings and site designs shall be exemplary of the highest design standards.
- b. The design of buildings shall take optimum advantage of available views and topography.
- c. Buildings within the Project Area shall be designed and placed to act as significant landmarks in the Project Area and the City.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives:

- a. All open spaces, pedestrian walks and interior drives shall be tree lined and designed as an integral part of an overall site design, properly related to existing and proposed buildings, area topography, views, access and circulation needs, etc.
- b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.
- c. Landscaped, paved, and accessible pedestrian walks shall connect building entrances to streets, parking areas, and adjacent buildings on the same site.
- d. The location and design of pedestrian walks shall afford maximum safety and separation from vehicular traffic.
- e. Materials and design of paving, retaining walls, fences, curbs, benches, and other accoutrements, shall be of good appearance, easily maintained, and indicative of their purpose.
- f. All landscapes and open spaces shall be designed and installed to conserve the use of water and where practical, should maximize the use of on-site water for irrigation of open space areas.

3. Parking Design Objectives:

- a. Parking areas shall be designed as an integral part of the of the overall site design with careful regard to orderly arrangement, topography, and ease of access.
- b. Parking areas shall be adequately landscaped to provide shade and to reduce large expanses of paved areas.

- c. Large parking and service areas adjacent to public streets shall be landscaped as per the City's land development code.
4. Landscape Design Objectives:
- a. A coordinated landscaped design incorporating a continuous and integrated treatment for open space, roads, paths, and parking areas shall be a primary objective.
 - b. Primary landscape treatment shall consist of a variety of plant materials and shade trees as appropriate to the character of the Project Area and as determined by the City and the Agency.
5. Project Improvement Design Objectives:
- a. Public rights-of-way. All streets, sidewalks and parkstrips within public rights-of-way shall be approved by the City and shall be consistent with minimum City right of way cross section requirements
 - b. Lighting and signs. All site lighting shall be "dark sky friendly" and all exterior lighting shall be configured to conceal the source of light from public streets. All signage shall be consistent with the City's land development code.
 - c. Grading. The applicable portions of the Project Area will be graded in conformance with the final project design determined by the Agency and the City for each specific project.
 - d. Stormwater. All developed areas will provide stormwater improvements consistent with city stormwater and engineering standards.
 - e. Natural and existing site amenities such as streams, rivers, significant stands of trees, topographic features, or wetlands shall be integrated into the overall site design.

SECTION 4 HOW THE PURPOSES OF STATE LAW WILL BE ATTAINED BY THE IMPLEMENTATION OF THIS COMMUNITY DEVELOPMENT PROJECT AREA PLAN

It is the intent of the Agency, with the assistance and participation of private owners, to remove, if possible, all blight and blighting influences from the Project Area by the methods described in this Project Area Plan. Such methods may include the removal, clearance, renovation or rehabilitation of blighted buildings, structures, or improvements. With the clearance of land or the rehabilitation of buildings and structures, private development should be encouraged to undertake new development or redevelopment which will strengthen the tax base of the community in furtherance of the objectives set forth in the Act.

SECTION 5 HOW THE COMMUNITY DEVELOPMENT PROJECT AREA PLAN IS CONSISTENT WITH THE LOGAN GENERAL PLAN

This Project Area Plan is consistent with and the proposed redevelopment conforms to Logan's General Plan in the following respects:

A. Zoning Ordinances

The property within the Project Area is currently zoned Commercial (COM). The proposed development is permitted under the current zoning classifications of the City. If any zoning changes are required, such changes would be submitted to the City for consideration and approval.

B. Building Codes

The construction of all new buildings and improvements, and the rehabilitation of any existing buildings or improvements, will be done in accordance with the standards set forth in the general plan of the City and in accordance with the International Building Codes adopted by the City. All building permits for construction or rehabilitation will be issued by the City to ensure compliance with minimum City development standards.

SECTION 6 DESCRIPTIONS OF THE SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECTIVE OF THE PROPOSED COMMUNITY DEVELOPMENT

The Agency believes on the basis of current proposals from owners of real property within the Project Area that a number of redevelopment projects may be undertaken by private owners to accomplish the purposes of this Project Area Plan. Among the redevelopment proposals which the Agency believes are possible is the development of additional auto dealerships and related businesses.

SECTION 7 WAYS IN WHICH PRIVATE DEVELOPERS, IF ANY, WILL BE SELECTED TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND PRIVATE DEVELOPERS CURRENTLY INVOLVED

A. Selection of Private Developers

The Agency has previously adopted Owner Participation Guidelines for all redevelopment projects within the City, which Guidelines permit owners of real property, or tenants having the rights of ownership of real property, a preference in undertaking redevelopment within the Project Area. The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property. In the event that owners do not wish to participate in the redevelopment in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or

more of the above methods, and by doing so to encourage or accomplish the desired redevelopment of the Project Area.

B. Identification of Developers who are Currently Involved in the Proposed Community Development

The Agency has been contacted by or has been in contact with some of the current property owners within the Project Area. Some property owners have expressed an interest to participate or become a developer of part of the Project Area, but no project submittals or proposals have been made by said property owners.

1. Qualified Owners

The Agency shall first permit qualified owners within the Project Area to participate as developers in the redevelopment of the Project Area.

2. Other Parties

Regarding all or any portion of the Project Area, if owners in the Project Area, as described in Subparagraph A above, do not propose redevelopment projects acceptable to the Agency, or do not possess the necessary skill, experience and financial resources, or are not willing or able to appropriately redevelop all or part of the Project Area, the Agency may identify other qualified persons who may be interested in developing all or part of the Project Area. Potential developers may be identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other method of identification approved by the Agency.

3. Owner Participation Agreements

The Agency has not entered into nor does it intend to enter into any owner participation agreements or agreements with developers to develop all or part of the Project Area until after the Agency and the City decide whether or not to adopt this Project Area Plan for the Project Area.

SECTION 8 THE REASONS FOR THE SELECTION OF THE PROJECT AREA

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the economic base of the community through one or more new projects which would develop the area in an appropriate manner and broaden the tax base of the community. The Project Area contains a portion of the City that is desirable for redevelopment because of: (1) a general recognition by the owners and the public that the Project Area is under developed and needs assistance if the area is to reach its development potential; (2) a recognition and growing support by property owners that this portion of the City needs the reinvestment of private capital to rehabilitate existing buildings or construct new

buildings or infrastructure improvements; and (3) the opportunity to commence a public-private partnership to improve this area of the City.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, City staff, including legal staff, redevelopment consultants, and input from property owners. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-range economic growth in the Project Area and to encourage the further development of real property located within the Project Area.

SECTION 9 THE DESCRIPTION OF THE PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

A. Physical Conditions

The Project Area consists of approximately 25 acres of privately owned land as shown on the Project Area portion of the Project Area map. The physical characteristics of the Project Area may generally be classified as that area of the City which is located west of Main Street and east of 200 West, between Auto Mall Drive (1950 North) and 1800 North, in addition to one parcel lying north of Auto Mall Drive (1950 North) and adjacent to 200 West, consisting of an area of mixed commercial uses and vacant land, suffering from under development or no development.

B. Social Conditions

There are currently approximately five (5) businesses in the Project Area. No unusual social conditions are found to exist. Because of the land uses in the Project Area and consistent with the General Plan of the City, it is unlikely that any residential land uses will be permitted within the Project Area.

C. Economic Conditions

The Project Area is currently zoned Commercial (COM).

SECTION 10 A DESCRIPTION OF ANY TAX INCENTIVES OFFERED TO PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA

The following generally describes tax or other incentives which the Agency intends to offer within the Project Area to developers in consideration for constructing and operating the proposed development. The Agency may offer other incentives and use tax increment in other ways, as authorized and provided for in the Act.

The Agency intends to use tax increment from the Project Area, subject to Agency discretion and only to the extent tax increment funds are available, to help pay for the costs associated with the development of the Project Area (the "Reimbursed Costs"). Reimbursed Costs may include costs for such items as public infrastructure improvements, Agency requested

off-site improvements and upgrades and on-site upgrades, land write downs, desirable Project Area improvements and other items as approved by the Agency. Payment to the City or developer for Reimbursed Costs shall be made through an agreement between the Agency and the City or the Agency and the developer. Except where the Agency issues bonds or otherwise borrows or receive funds, the Agency expects to pay the City or developer for the agreed upon Reimbursed Costs in tax increment payments to be paid after receipt by the Agency of the tax increment after ad valorem taxes have been paid to the County and then distributed to the Agency. The tax increment for making payments will be received as a result of the incremental ad valorem tax increases on the Project Area due to the development in the Project Area. Subject to the provisions of the Act, the Agency may agree to pay Reimbursed Costs and other items from tax increment for any period of time that the Agency may deem to be appropriate under the circumstances.

SECTION 11 DESCRIPTION OF ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE REDEVELOPMENT

It is anticipated that the public benefit to be derived from the proposed development in the Project Area will include the following:

1. Beneficial Influences upon the Tax Base of the Community

The following benefits are projected to accrue to the tax base of the community and/or the state as a result of the subject redevelopment: (1) real property tax revenue; (2) personal property tax revenue; (3) local option sales tax revenue; (4) personal income and corporate franchise tax revenue. As a result of the redevelopment in the Project Area, by the year 2030, the annual property tax alone is expected to increase by somewhere in the range of \$45,000 over and above the 2013 \$88,582 property tax amount.

2. Jobs or Employment Anticipated As A Result of the Redevelopment

It is anticipated that the proposed redevelopment will result in a number of new jobs or full time positions. With the location of the City in relation to neighboring cities, the Agency believes that some of the work force relating to the proposed redevelopment will likely come from other areas of the County. Some employees obtaining employment in the Project Area may wish to relocate to the City due to the quality of life near their job location. Other potential employees may wish to lower expenses by living close to work in an affordable locale. The proposed development should help provide jobs for any anticipated growth in population.

3. Associated Business and Economic Activity Likely to Be Stimulated By the Redevelopment

Please refer to the information set forth above. Also, other direct and indirect benefits will accrue to various businesses whose products or services are currently underutilized, that will be needed by those constructing improvements or operating commercial businesses in the area. Benefits are expected to accrue to businesses such as existing food services, business services,

specialty retail and retail services. The associated construction and operations within the new development will benefit the construction and maintenance businesses and suppliers in the area.

SECTION 12 OTHER REDEVELOPMENT PLAN OBJECTIVES AND PROVISIONS

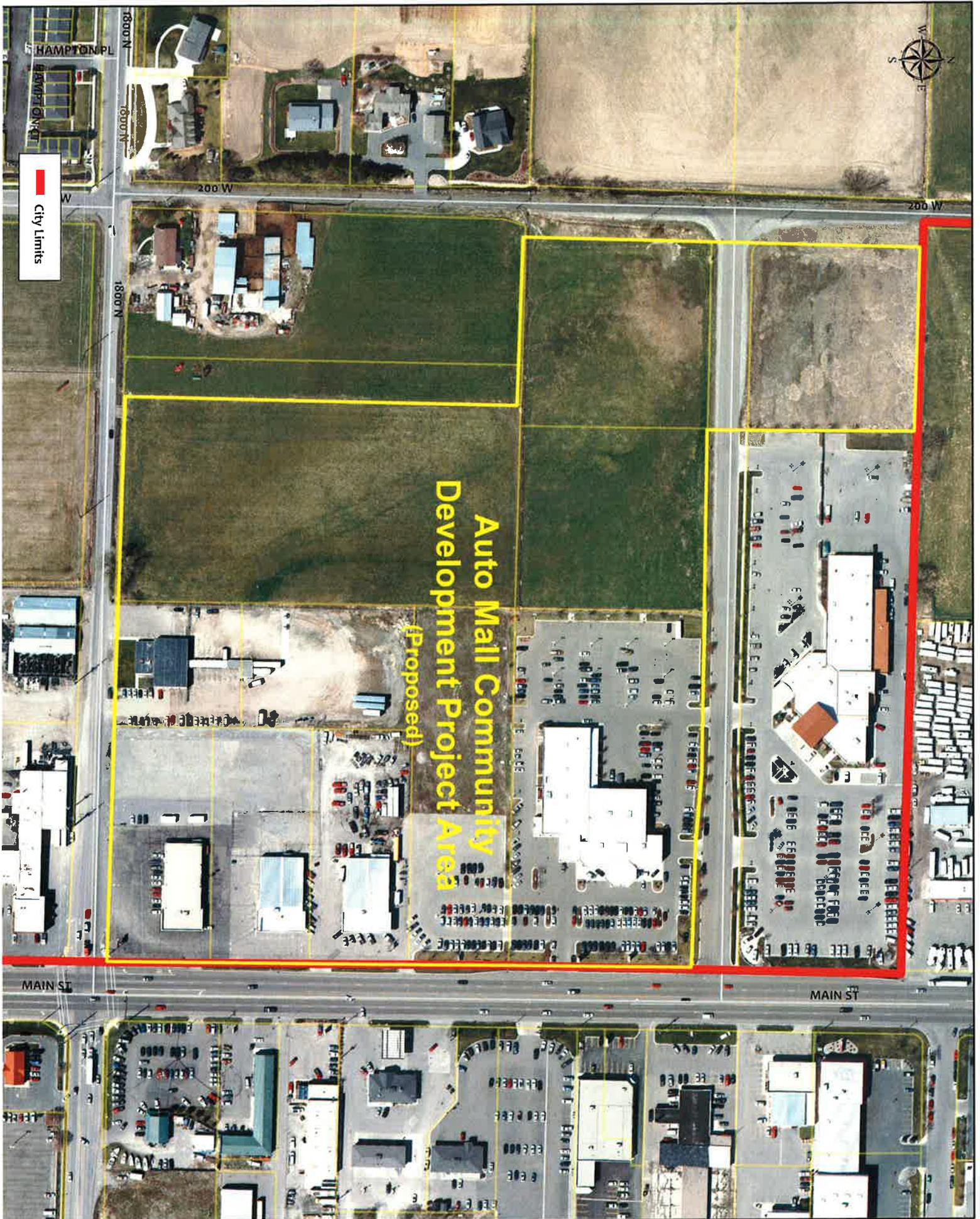


Exhibit A

Auto Mall Community Development Project Area

AN AREA OF LAND SITUATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF THE AUTO MALL SUBDIVISION, SAID POINT BEING NORTH 02°19'05" EAST 289.64 FEET FROM THE LOGAN CITY GIS/GPS MONUMENT NUMBER 338 (BASIS OF BEARING BEING NORTH 51°33'13" EAST BETWEEN LOGAN CITY GIS/GPS MONUMENTS 290 AND 338). RUNNING THENCE, SOUTH 01°58'08" WEST 662.37 FEET ALONG THE EAST RIGHT OF WAY LINE OF 200 WEST STREET, TO THE SOUTHWEST CORNER OF LOT 3 OF THE AUTO MALL SUBDIVISION; THENCE, SOUTH 88°24'09" EAST 280.05 FEET ALONG THE SOUTH LINE OF SAID LOT 3, TO THE NORTHWEST CORNER OF THE L. BRENT DAHLE TR. PROPERTY KNOWN AS CACHE COUNTY PARCEL NUMBER 04-080-0020; THENCE, SOUTH 01°22'14" WEST 663.34 FEET ALONG THE WEST PROPERTY LINE OF SAID PARCEL 04-080-0020, TO THE NORTH RIGHT OF WAY LINE OF 1800 NORTH STREET; THENCE, SOUTH 88°11'24" EAST 921.65 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF 1800 NORTH, TO THE SOUTHWEST CORNER OF LOT 3 OF THE U.D.O.T. PROPERTY KNOWN AS CACHE COUNTY PARCEL NUMBER 04-080-0037; THENCE, NORTH 45°50'11" EAST 34.78 FEET ALONG THE SOUTHEAST PROPERTY LINE OF SAID PARCEL 04-080-0037, TO THE WEST RIGHT OF WAY LINE OF STATE ROUTE 91, ALSO KNOWN AS MAIN STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES, NORTH 01°07'14" EAST 641.85 FEET; THENCE, NORTH 88°24'09" WEST 5.14 FEET; THENCE, NORTH 01°04'33" EAST 286.58 FEET, TO THE SOUTH RIGHT OF WAY LINE OF AUTO MALL DRIVE (1950 NORTH); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES, NORTH 43°39'48" WEST 28.41 FEET; THENCE, NORTH 88°24'09" WEST 207.51 FEET; THENCE, NORTH 84°35'27" WEST 105.36 FEET; THENCE, NORTH 88°24'09" WEST 571.34 FEET, TO THE INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE AND THE EXTENSION OF THE EAST LINE OF LOT 4 OF THE AUTO MALL SUBDIVISION; THENCE, NORTH 01°52'18" EAST 347.27 FEET, ALONG SAID EAST LINE OF LOT 4 AND ITS EXTENSION, TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE, NORTH 88°07'16" WEST 308.71 FEET, ALONG THE NORTH LOT LINE OF SAID LOT 4, TO THE POINT OF BEGINNING.

CONTAINING 1,114,533.05 SQUARE FEET OR 25.586 ACRES MORE OR LESS



Exhibit B