



NOTICE OF HEARING
TO OWNERS OF PROPERTY WITHIN THE
PROPOSED REDWOOD ROAD COMMUNITY DEVELOPMENT PROJECT AREA

GENERAL PROVISIONS REGARDING ECONOMIC DEVELOPMENT IN UTAH

Under Title 17C of the Utah Code, the "Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act," Utah's local governments have the authority to conduct urban renewal, redevelopment, economic development, and/or community development activities within their communities through their Community Development and Renewal Agencies (also commonly known as Redevelopment Agencies). Under the act, agencies are allowed to create three types of project areas: 1) Community Development Areas (CDAs), 2) Economic Development Areas (EDAs), and 3) Urban Renewal Areas (URAs).

Generally, all project areas function under a few basic principles. All provide an ongoing funding mechanism from property and sometimes sales taxes within a geographic area designated as a project area. A base year value is established and taxing entities continue to receive their respective property tax collections from that base year value. Any additional taxable value and the associated property taxes generated from new development within the project area are then made available to agencies to conduct urban renewal, redevelopment, economic development, and/or community development within the project area. The higher property taxes resulting from the new development is referred to as tax increment.

Some uses of tax increment include providing funds to upgrade private and public facilities, funding infrastructure improvements, purchasing and/or clearing land, providing development incentives, pledging funds to repay or secure bonds, and more. It is important to know that the creation of a project area, whether CDA, EDA, or URA does NOT directly result in an increase in your property taxes. Your property taxes will not change because of the creation of a CDA, EDA, or URA.

NORTH SALT LAKE REDWOOD ROAD COMMUNITY DEVELOPMENT PROJECT AREA

On March 5, 2013 the City of North Salt Lake Redevelopment Agency (the "Agency"), by resolution, designated the proposed Redwood Road Community Development Area (CDA) and authorized the preparation of a Draft Project Area Plan (the "Draft Plan") for the Proposed Project Area. The Draft Plan provides, among other things, an evaluation of appropriate land uses and economic and community development forecasts for the land encompassed by the Project Area. The Draft Plan also sets forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Draft Plan for the Proposed Project Area has been prepared and the Agency gives notice that a public hearing on the Draft Plan will be held on July 16, 2013, at 6:30 p.m., or as soon thereafter as feasible, at the City of North Salt Lake Offices. At the public hearing, the Agency will hear public comment on and objections, if any, to the Draft Plan, including whether the Draft Plan should be revised, approved, or rejected. The Agency will also receive all written objections, if any, to the Draft Plan. The Agency also invites public comments in support of the Draft Plan. All interested persons are invited to submit to the Agency comments on the Draft Plan before the date of the hearing. Any person objecting to the Draft Plan or contesting the regularity of any of the proceedings to adopt the Draft Plan may appear before the Agency Board at the hearing to show cause why the Draft Plan should not be adopted.

Copies of the Draft Plan are available for inspection at the City of North Salt Lake and the Agency's offices at 10 E. Center Street, North Salt Lake, during regular office hours. Any interested person wishing to meet and discuss the Draft Plan, before the hearing, may contact Alison Avery at the City offices at (801) 335-8700 to set up an appointment. If you would like to set up an appointment before the hearing, please call by or before July 5, 2013.

All citizens are welcome to attend the hearing on the Draft Plan scheduled for July 16, 2013, at the City Offices at 6:30p.m. and/or submit comments to the Agency before July 16, 2013, the date of the hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify Linda Horrocks, (801) 335-8709, at least 24 hours before the meeting.

Regards,

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC
On behalf of North Salt Lake Redevelopment Agency

JASON BURNINGHAM



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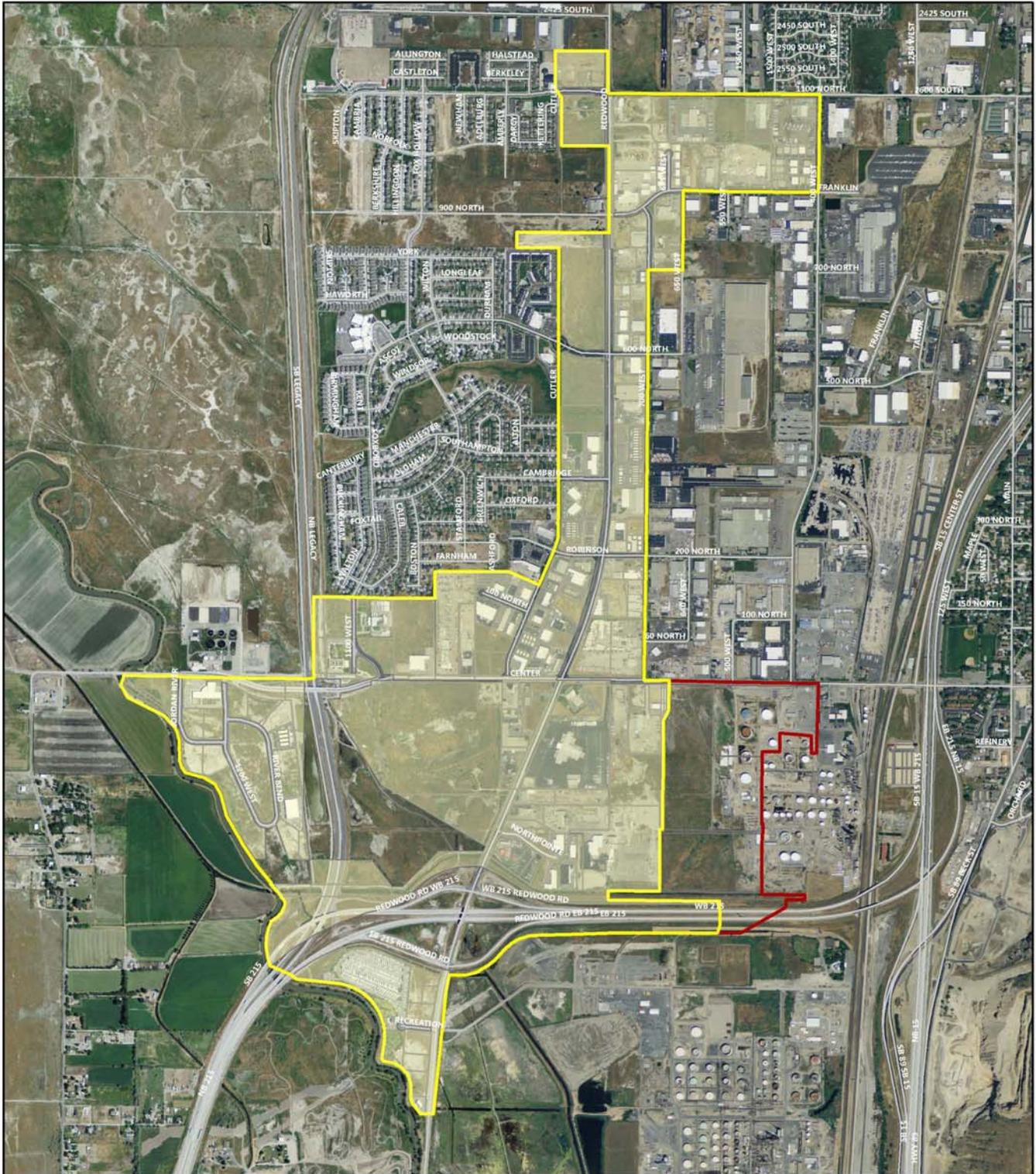
EXHIBIT A:

Proposed Redwood Road Community Development Project Area Boundary Description

Beginning at a point on the North right-of-way line of 1100 North Street, and the West right-of-way line of Redwood Road, said point being S01°33'01"E 772.65 feet and S88 26'59"W 44.52 feet from the East Quarter Corner of Section 34, T. 2 N., R. 1 W., SLB & M; and running thence S69°47'52"E 112.97 feet to a point on the North right-of-way line of 1100 North Street and the East right-of-way line of Redwood Road; thence East 2,481.99 feet along said North right-of-way line of 1100 North Street; thence South 66.0 feet to a point on the Northeast Corner of Lot 19, North Salt Lake Industrial Park, Plat B; thence South 1,129.14 feet to a point on the Southeast Corner of Lot 1, Beneficial Business Park – 1; said point also being on the North right-of-way line of 900 North Street; thence West 1,730.0 feet along said North right-of-way line of 900 North Street to the Southwest corner of Lot 10, North Salt Lake Industrial Park, Plat B; thence South 977.20 feet to the Southeast corner of Lot 14, Hughes Industrial Park; thence West 406.00 feet to the Southeast corner of Lot 4 of said Hughes Industrial Park; thence South 5,089.85 feet along the West right-of-way line of 700 West Street to a point on the South right-of-way line of Center Street; thence S89°50'07"E 329 feet, more or less, along said South right-of-way line of Center Street; thence S0°06'27"E 306.70 feet; thence S25°35'04"W 138.40 feet; thence South 1,331.33 feet; thence West 30 feet; thence S0°06'27"E 716.00 feet; thence S89°56'W 625.82 feet; thence S0°06'27"E 113 feet, more or less, to a point on the East Quarter Corner of Section 10, T. 1 N., R. 1 W., SLB & M; thence N89°58'07"E 1,359.17 feet, more or less; thence South 389 feet, more or less, to a point on the South right-of-way line of Interstate 215; thence Westerly 3,460 feet, more or less, along said South right-of-way line to a point on the East right-of-way line of Redwood Road; thence Northwesterly to the Northeast corner of Outdoor Recreation Outlet Lot 1 Amended, said point also being on the West right-of-way line of Redwood Road; thence Southerly 855.40 feet along the arc of a 5,779.58 foot radius curve to the left, said curve also being on the West right-of-way line of Redwood Road (chord bears S8°07'26"W 854.62 feet) to a point of tangency; thence S3°53'00"W 930.15 feet along said West right-of-way line to the Southwest corner of Lot 4A of Outdoor Recreation Outlet – Lot 4 Amended; thence S89°54'03"W 190 feet, more or less, to the center line of the Jordan River; thence along the center line of the Jordan River in the following 27 courses to a point on the North Section Line of the Northeast Quarter of Section 9, T. 1 N., R. 1 W., SLB & M: 1) N39°06'14"W 120 feet 2) N5°23'29"W 324 feet 3) N33°32'55"W 113 feet 4) N72°13'43"W 126 feet 5) N77°08'08"W 150 feet 6) N23°17'18"W 97 feet 7) N10°34'56"E 331 feet 8) N21°44'18"W 270 feet 9) N46°16'11"W 226 feet 10) N76°18'46"W 326 feet 11) N83°13'04"W 542 feet 12) N48°19'46"W 295 feet 13) N13°12'23"W 286 feet 14) N7°32'20"E 321 feet 15) N42°24'34"E 235 feet 16) N6°48'13"E 93 feet 17) N39°17'34"W 668 feet 18) N29°02'07"W 586 feet 19) N17°56'46"W 321 feet 20) N55°07'06"W 164 feet 21) N76°07'49"W 270 feet 22) N26°00'12"W 195 feet 23) N3°30'11"W 349 feet 24) N32°22'46"W 297 feet 25) N57°06'58"W 371 feet 26) N50°58'27"W 233 feet 27) N11°13'13"W 96 feet; thence S89°45'51"E 2,533 feet, more or less, along said North Section Line of the Northeast Quarter of Section 9, T. 1 N., R. 1 W. and the North Section line of the Northwest Quarter of Section 10, T. 1 N., R. 1 W., SLB & M, said point also being on the East right-of-way line of the Legacy Parkway; thence N3°14'14"W 937.39 feet along said East right-of-way line to a point on the North line of Lot 4 of the Wasatch Front Industrial Park Plat A; thence S89°45'51"E 866.82 feet to the Northeast Corner of Lot 3 of said Wasatch Front Industrial Park Plat A; thence S0°46'50"E 5.50 feet to the Southwest corner of Lot 415 of Foxboro South Plat 4; thence N89°36'46"E 500.00 feet to the Southeast corner of Lot 421 of said Foxboro South Plat 4; thence N0°46'50"W 327.38 feet to a point on the South line of Lot 429 of said Foxboro South Plat 4; thence N89°30'18"E 905.39 feet to a point on the North line of Lot 5A of North Wood Business Center No. 2, Lot 5A Amended; thence S67°43'00"E 372.17 feet to the Northeast corner of Lot 8 of North Wood Business Center No. 2, said point also being on the West right-of-way line of Cutler Drive; thence N22°17'00"E 543.71 feet along said West right-of-way line to a point of curvature of a 270.00 foot radius curve to the left; thence Northerly 105.01 feet along the arc of said curve (delta angle is 22°17', chord length is 104.35 feet and chord bearing is N11°08'30"E); thence N0°37'35"W 3,499.93 feet along the West right-of-way line of Cutler Drive to the Northeast corner of Lot 107A of Foxboro Plat 1A Amended; thence West 399.02 feet; thence North 194.5 feet; thence East 973.80 feet to a point on the West right-of-way line of Redwood Road; thence N0°26'30"W 1,060.39 feet along said West right-of-way line to the Northeast corner of Lot 1 of Foxboro North Plat 16; thence S89°49'56"W 518.82 feet to the Northwest corner of said Lot 1, said point also being on the East right-of-way line of Cutler Drive; thence N0°37'35"W 602.54 feet along said East right-of-way line; thence N38°41'12"W 126.68 feet to a point on the North right-of-way line of 1100 North Street, said point also being the Southeast corner of Lot 102 of Foxboro North Plat 1; thence N0°37'35"W 460.02 feet to the Northeast corner of said Lot 102; thence East 597.85 feet, more or less, to a point on the West right-of-way line of Redwood Road; thence South 435.64 feet, more or less, along said West right-of-way line to the point of beginning.

Contains approx. 748.10 acres

Proposed Redwood Road Community Development Project Area Map



REDWOOD ROAD CDA BOUNDARIES

REVISED PARCEL INCLUSION
 REVISED REDWOOD RD CDA BOUNDARIES
 PROPOSED REDWOOD RD CDA BOUNDARIES



0 0.4 0.8 Miles



LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.

**On March 5, 2013 the Agency, by resolution, designated the proposed Redwood Road CDA boundaries (shown in red). Upon further review, the Agency decided to revise the boundaries to include only the parcels shown in yellow. Thus, only the parcels in yellow, or the "Revised Redwood Road CDA Boundaries" will be affected by the CDA.*