

# SOUTH WEBER COMMUNITY REDEVELOPMENT AGENCY (RDA) BOARD MEETING

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**PUBLIC NOTICE** is hereby given that the South Weber Community Redevelopment Agency (RDA) Board will meet in a regular public meeting during a City Council meeting which begins at 6:00 p.m. on Tuesday, September 10, 2024, in the Council Chambers at 1600 E. South Weber Dr.

## ITEMS

1. Approve August 22, 2023, Minutes
2. RDA Resolution 24-01: Initiating the Process of Adopting One or More Community Reinvestment Project Area Plans by Designating a Survey Area
3. Adjourn Board Meeting and Reconvene Council Meeting

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.*

The undersigned City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website [southwebercity.com/](https://southwebercity.com/); and Utah Public Notice website [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

**DATE: 09-04-2024**

**CITY RECORDER:** Lisa Smith

# SOUTH WEBER CITY REDEVELOPMENT AGENCY BOARD MEETING

**DATE OF MEETING:** 22 August 2023

**TIME COMMENCED:** 7:08 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT:**

<b>CHAIRMAN:</b>	Rod Westbroek
<b>BOARD MEMBERS:</b>	Hayley Alberts Joel Dills Blair Halverson Angie Petty Quin Soderquist
<b>CITY MANAGER:</b>	David Larson
<b>COMMUNITY SERVICES DIR:</b>	Trevor Cahoon
<b>CITY ATTORNEY:</b>	Jayme Blakesley
<b>CITY RECORDER:</b>	Lisa Smith

**Minutes:** Michelle Clark

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**ATTENDEES:** Paul Sturm, Michael Grant, Xana DeGooyer, Robert Jensen, Kevin Shonscheck, and Geneva Blanchard.

## 1. Minutes of 11 April 2023

Board Member Soderquist moved to approve the minutes of 11 April 2023. Board Member Petty seconded the motion. Chairman Westbroek called for a roll call vote. Board Members Alberts, Dills, Halverson, Petty, Soderquist, and Chairman Westbroek voted aye. The motion carried.

**2. RDA Resolution 23-03: Designation of a Survey Area and Initiating the Process of Adopting Project Area Plans:** The Board previously took the necessary steps to authorize a study that would establish the creation of a project area. Today's action officially designates the area to be studied as the Old Fort Community Reinvestment Project Area. It also authorizes staff to officially begin approaching other taxing entities regarding their participation in tax incentives once the Project Area Plan and Budget are finalized.

Board Member Petty moved to approve Resolution 23-03: Designation of a Survey Area and Initiating the Process of Adopting Project Area Plans. Board Member Halverson

seconded the motion. Chairman Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, Soderquist, and Chairman Westbroek voted aye. The motion carried.

**ADJOURN:** Board Member Petty moved to adjourn the meeting and reconvene the City Council Meeting at 7:09 p.m. Board Member Alberts seconded the motion. Chairman Westbroek called for a roll call vote. Board Members Alberts, Dills, Halverson, Petty, Soderquist, and Chairman Westbroek voted aye. The motion carried.

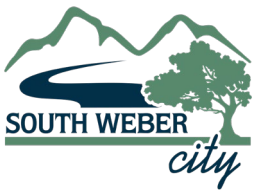
**APPROVED:** \_\_\_\_\_ Date

Chairperson: Rod Westbroek

\_\_\_\_\_  
Transcriber: Michelle Clark

**Attest:** \_\_\_\_\_  
City Recorder: Lisa Smith

DRAFT



# REDEVELOPMENT AGENCY BOARD MEETING STAFF REPORT

MEETING DATE

September 10, 2024

PREPARED BY

David Larson

City Manager

ITEM TYPE

Legislative

ATTACHMENTS

RES RDA 24-01

PRIOR DISCUSSION DATES

[August 22, 2023](#)

AGENDA ITEM

Resolution RDA 24-01: Initiating the Process of Adopting One or More Community Reinvestment Project Area Plans by Designating a Survey Area

PURPOSE

Amend the Old Fort Community Reinvestment Area Project Area

RECOMMENDATION

Staff recommends approval

BACKGROUND

In August of 2023, The Redevelopment Agency established a project study area for where General RV is currently constructing a sales and service area. General RV is under contract to purchase additional land north of the City's new public works facility for a satellite inventory lot, which necessitates an update to the project area if incentives are to be considered for that additional property.

ANALYSIS

To make sure that the study is comprehensive of the additional acreage, the RDA must adopt an updated resolution including that acreage in the study area. The information in the study can then be presented to the other taxing entities for their consideration of potential participation.

**RDA RESOLUTION 24-01****A RESOLUTION OF THE SOUTH WEBER CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (RDA) INITIATING THE PROCESS OF ADOPTING ONE OR MORE COMMUNITY REINVESTMENT PROJECT AREA PLANS BY DESIGNATING A SURVEY AREA.**

**WHEREAS** South Weber City, Utah (the “City”), created the South Weber City Community Development and Renewal Agency (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, the Limited Purpose Local Government Entities-Community Reinvestment Agency Act and its predecessor statutes (the “Act”) for the purposes of conducting urban renewal, economic development, community development, and community reinvestment activities within the City, as contemplated by the Act; and

**WHEREAS** the Agency desires to initiate the process of adopting one or more community reinvestment project area plans by adopting this resolution establishing the boundaries of the Old Fort Survey Area (“Survey Area”) depicted on the map attached hereto as **Exhibit A**, pursuant to UCA § 17C-5-103, from which the Agency anticipates creating one or more community reinvestment project areas (the “**Proposed Project Area(s)**”); and

**WHEREAS** the Agency desires to begin the process of adopting a project area plan the Proposed Project Area(s) by adopting this Resolution authorizing the preparation of one or more Project Area Plans, pursuant to UCA § 17C-5-103.

**THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH WEBER CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AS FOLLOWS:**

1. The Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area. Agency staff, consultants and legal counsel are authorized and instructed to conduct such study.
2. The Agency hereby tentatively designates the initial Proposed Project Area as the Old Fort Community Reinvestment Project Area, the proposed boundaries of which will be within the Survey Area;
3. Agency legal counsel, consultants, and staff, be and are hereby authorized and directed, for each project area deemed appropriate by the Agency:
  - a. to prepare a draft Community Reinvestment Project Area Plan;
  - b. to prepare a draft Community Reinvestment Project Area Budget;

- c. to undertake all such actions as may be required by the Act, or which may otherwise be necessary or desirable to the successful establishment of the proposed community development project area, including, without limitation, any necessary examination, investigation, negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings and the preparation, publication, and/or mailing of statutorily required notices; and

4. This Resolution shall take effect upon adoption.

**APPROVED AND ADOPTED** on the 10th day of September 2024.

Roll call vote is as follows:		
Board Member Halverson	FOR	AGAINST
Board Member Petty	FOR	AGAINST
Chair Westbroek	FOR	AGAINST
Board Member Dills	FOR	AGAINST
Board Member Davis	FOR	AGAINST
Board Member Winsor	FOR	AGAINST

SOUTH WEBER CITY COMMUNITY  
DEVELOPMENT AND RENEWAL AGENCY

\_\_\_\_\_,  
Rod Westbroek, Chair

**Attest:**

\_\_\_\_\_,  
Lisa Smith, Secretary

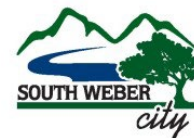
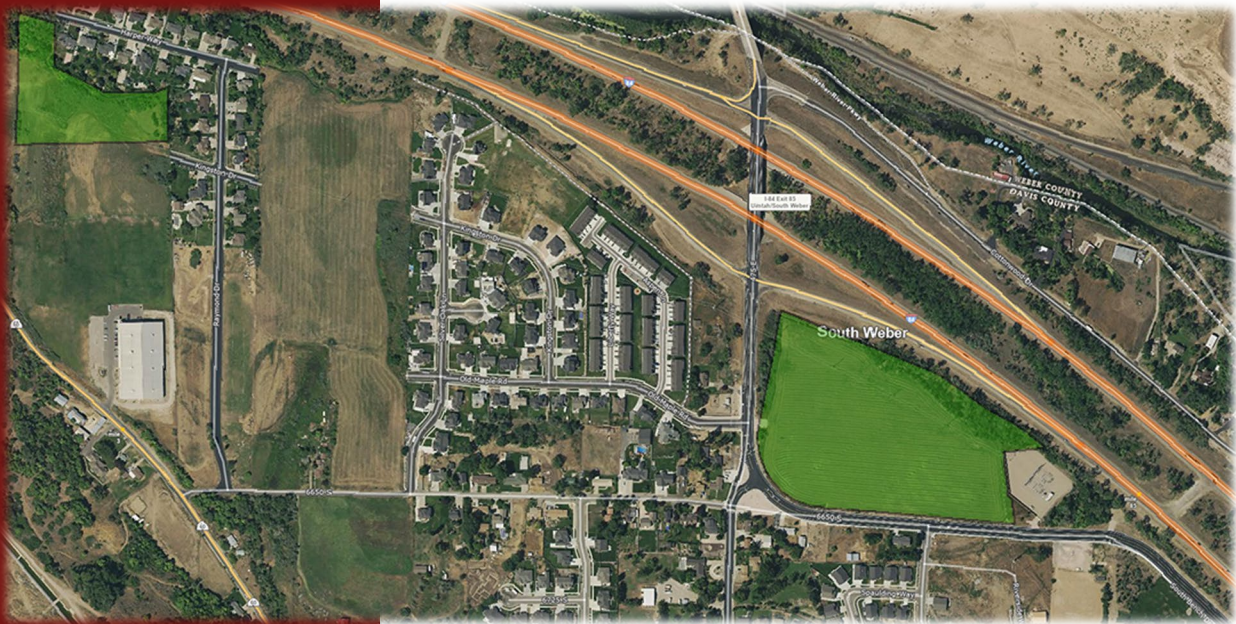
### Exhibit A

### Old Fort Survey Area Boundaries



# Old Fort Community Reinvestment Area

DRAFT Project Area Plan



August 2024



ZIONS PUBLIC FINANCE, INC.



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## Background and Overview

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The South Weber City Community Development and Renewal Agency (the “Agency”), following thorough consideration of the needs and desires of South Weber City (the “City”) and its residents, as well as the need of and capacity for new development, has prepared this Community Reinvestment Project Area Plan (the “Plan”) for the Old Fort Community Reinvestment Project Area (the “Project Area”) described in more detail below.

In accordance with the terms of this Plan, the Agency will encourage, promote, and provide for the development of commercial space within the Project Area. The Project Area covers **23.401 acres** of undeveloped land.

It is anticipated that the project will generate economic activity throughout the entire region through the creation of full-time employment for ongoing jobs, temporary construction jobs, the generation of additional tax revenues, and diversification through new business opportunities.

The Agency has determined that the area meets the criteria for creation of a CRA. This Plan will govern development within the Project Area, including the capture and use of tax increment. The purpose of this Plan clearly sets forth the aims and objectives of this development, its scope, available incentives, and the mechanism for funding such incentives, and the value of the Plan to the residents, businesses and property owners, and taxing entities in this area.

This document is prepared in good faith as a current, reasonable estimate of the economic impact of this Project. Fundamental economic and other circumstances may influence the actual impact. With these assumptions, the information contained within this report represents the reasonable expectations of the Project.

The ordering of sections of this Project Area Plan document is consistent with the presentation of requirements and other criteria for CRA development as set forth in Utah Code § 17C-5-105.

### 1. Recitals of Prerequisites for Adopting a Project Area Plan

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- a) Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the South Weber City Community Development and Renewal Agency adopted a resolution on [REDACTED] designating a survey area in which reinvestment Project Areas can be created; and
- b) Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, South Weber City has a planning commission and general plan as required by law; and
- c) Pursuant to the provisions of §17C-5-104(3) of the Act, the Agency will conduct one or more public hearings for the purpose of informing the public about the Project Area and allowing public input as to whether the draft Project Area Plan should be revised, approved, or rejected.
- d) Pursuant to the provisions of §17C-5-104(3)(b) and (d) of the Act, the Agency 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, allowed public comment on the Project Area Plan, and will hold a public hearing on the draft Plan on \_\_\_\_\_.

## 2. Definitions

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As used in this Community Reinvestment Project Area Plan:

1. 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 5, 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.
2. The term "**Agency**" shall mean the South Weber City Community Development and Renewal Agency, a separate body corporate and politic created by the City pursuant to the Act.
3. The term "**Base Taxable Value**" shall mean the base taxable value of the property within the Project Area from which tax increment will be collected, as shown upon the assessment roll last equalized before the date the Project Area Plan is adopted by the City legislative body; OR as provided within an interlocal agreement created under §17C-5-204 of the Act.
4. The term "**City**" shall mean South Weber City, Utah.
5. The term "**Community**" shall mean South Weber City, Utah.
6. The term "**Community Development**" shall mean development activities within the community, including the encouragement, promotion, or provision of development.
7. The term "**Developer**" shall mean the entities investing in the development in the area.
8. The term "**Effective Date**" shall have the same meaning as established under §17C-5-110 of the Act.
9. The term "**Legislative Body**" shall mean the City Council of South Weber City which is the legislative body of the Community.
10. The term "**Plan Hearing**" means the public hearing on the draft Project Area Plan required under Subsection 17C-5-104(e) of the Act.
11. 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 (Appendices A & B).
12. 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 prepared in accordance with Part 3 of §17C-5 of the Act.

13. The term “**Project Area Plan**” or “**Plan**” shall mean the written plan that, after its Effective Date and adopted pursuant to the provisions of the Act, guides and controls the community development activities within the Project Area.
14. The terms “**Tax**,” “**Taxes**,” “**Property tax**” or “**Property taxes**” includes all levies on an ad valorem basis upon real property, personal property, or other property, tangible or intangible.
15. The term “**Taxing entity**” shall mean any public entity that levies a tax on property within the Project Area.
16. 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 area designated in the Project Area Plan 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 that same area using the base taxable value of the property.

### 3. Project Area Boundaries and Map [17C-5-105(1)]

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The area identified for study (see map in Appendix A and legal description in Appendix B) consists of 23.401 total acres. The area encompasses the parcels identified by number:

Parcel
133780001
130070033
133790003

The project is located adjacent to I-84, 6650 South (Old Fort Road), and 475 East.

### 4. General Statement of Existing Land Uses, Layout of Principal Streets, Population Densities, Building Intensities and How They will be Affected by the Project Area Development [17C-5-105(2)]

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#### A. Existing Land Uses in the Project Area

The entire project area is currently shown as vacant on the Davis County Assessor’s database.

Land uses will be affected as currently vacant or underutilized land is developed in accordance with this Plan. This will change existing vacant land to commercial uses.

#### B. Layout of Principal Streets in the Project Area

I-84 runs adjacent to this Plan, as do local streets (6650 South and 475 East). There are no roads currently in the Project area. As roads already exist to the property, it is not anticipated that new roads will be built to provide access to development. The layout of existing principal streets is not expected to change due to this Plan.

### C. Population Densities in the Project Area

There is currently no development within the Project Area and no residential development is anticipated.

### D. Building Intensities in the Project Area

There are currently no buildings within the Project Area. The Plan anticipates that approximately 57,000 square feet of commercial space will be built on the site for an average floor area density (FAR) of 7 percent.<sup>1</sup>

## 5. Standards That Will Guide the Project Area Development [17C-5-105(3)]

Development within the Project Area will be held to quality design and construction standards, suitable for commercial, industrial, and business park development and will be subject to: (1) appropriate elements of the City's General Plan; (2) applicable City building codes and ordinances; (3) Planning Commission review and recommendation; (4) the City's land use development codes and standards; and 5) development agreements that include design guidelines.

Owners and developers will be allowed flexibility in the development of land located within the Project Area and are expected to obtain quality design and development. Development contemplated in the area shall be of a design and shall use materials that are in harmony with adjoining areas and subject to design review and approval by the City. It is contemplated that these design objectives may be addressed in development agreements with prospective developers. The general standards that will guide development are those found in the South Weber City General Plan.

All development will be based on subdivision/site plans, development data, and other appropriate submittals and materials clearly describing the development, including land coverage, setbacks, heights, and any other data dictated by the City's land use code, and applicable City practice or procedure.

Parking areas will be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of the overall area function.

The general principles guiding development within the Project Area are as follows:

1. Encourage and assist economic development with the creation of a well-planned commercial development that will increase job opportunities in the local area.
2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
3. Implement the tax increment financing provisions of the Act which are incorporated herein by reference and made a part of this Plan.
4. Encourage economic use of and new construction or redevelopment upon the real property located within the Project Area.

<sup>1</sup> Calculated as follows: 56,979 / (17.911 acres x 43,560 sf per acre)

5. Promote and market the Project Area for economic development that would enhance the economic base of the City through diversification.
6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City.
7. Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities, streets, and other infrastructure improvements.
8. Achieve an environment that reflects an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.
9. Provide for construction of public streets, utilities, curbs and sidewalks, other public rights of way, streetlights, landscaped areas, public parking, water utilities, sewer utilities, storm drainage, open space, and other public improvements.

## **6. How the Project Area Development will Further the Purposes of the Act [17C-5-105(4)]**

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It is the intent of the Agency, with the assistance and participation of private owners, to facilitate and promote the development of a commercial area that is a key part of the South Weber City General Plan and that will result in the creation of jobs in the Project Area. Further, the development within the Project Area will strengthen the tax base of the community, which will also serve to accomplish economic development objectives and create a well-planned employment center.

The purposes of the Act will be achieved by the following:

### **A. Establishment of New Business and Increased Tax Base**

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The proposed Project envisions commercial development, which will benefit the State and local taxing entities through increased job creation, increased property tax base, increased income taxes paid (both corporate and individual), increased local sales taxes as purchases are made in the local area, and increased energy usage (and the accompanying municipal energy “franchise” tax). Multiplier (indirect and induced) impacts will result from the job creation and expenditures for construction and supplies.

### **B. Public Infrastructure Improvements**

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The construction of the public infrastructure improvements as provided by this Plan will support the development contemplated herein and will encourage future development in surrounding areas. Infrastructure is an important element of economic development and areas that lack good infrastructure are not able to be competitive in attracting good-quality businesses to locate in their community.

### C. Job creation

The project area includes the potential for new businesses and related jobs. It is anticipated that new jobs will be encouraged at income levels above the area median income indicator.

## **7. The Plan is Consistent with and will Conform to the Community's General Plan [17C-5-105(5)]**

This Plan is consistent with the City's General Plan that was approved in November 2020. The Plan states that "for the convenience to residents and the financial health of the City, it is recommended that appropriate commercial development is encouraged" (p. 17). The Plan specifically calls out the Project Area as a key commercial developmental area.

## **8. If Applicable, How Project Area Development will Eliminate or Reduce a Development Impediment in the Community Reinvestment Project Area [17C-5-105(6)]**

Current commercial development throughout the City is low, with only two areas of planned commercial development. Despite ideal access to I-84, the Project Area has not experienced development of a commercial nature. Proposed Project Area development will provide for the creation of necessary infrastructure to make commercial development feasible and attract a business to the location.

## **9. Description of Any Specific Project or Projects That are the Object of the Proposed Project Area Development [17C-5-105(7)]**

The Plan anticipates the construction of a recreational vehicle sales facility on the site. This facility is anticipated to contain a building of approximately 57,000 square feet.

## **10. How Participants Will Be Selected Within the Project Area [17C-5-105(8)]**

Participants will be selected based on their willingness to develop in the area and establish a long-term business within the City.

## **11. Reasons for the Selection of the Project Area [17C-5-105(9)]**

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the community through development of vacant properties, create jobs, capitalize on growth occurring in Davis County, and maximize the site's strategic proximity to I-84. It also aids the City in its efforts to promote itself as the Gateway to Northern Utah Recreation.

## **12. Description of the Physical, Social and Economic Conditions Existing in the Project Area [17C-5-105(10)]**

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### **A. Physical Conditions**

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The proposed Project Area consists of approximately 23.401 acres, as shown on the Project Area maps in Appendix A. The Project Area is undeveloped and lacks essential infrastructure and utilities.

### **B. Social Conditions**

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There is no existing development within the area. Therefore, no unusual social conditions were found to exist. The Project Area Plan will increase the number of workers traveling to the Project Area. It is anticipated, therefore, that the proposed Project Area will grow the community's economy, quality of life, and reputation.

### **C. Economic Conditions**

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There is currently no development within the Project Area and no economic activity. The Project Area is currently vacant and generates low amounts of property taxes.

## **13. Financial Assistance to Participants within the Project Area [17C-5-105(11)]**

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The Agency intends to negotiate and enter into one or more inter-local agreements with some or all the taxing entities to secure receipt of a portion of the property tax increment generated within the Project Area that would otherwise be paid to those taxing entities. Collectively, those tax revenues may be used for the reasons already outlined. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for any period of time the Agency and the taxing entities may deem appropriate under the circumstances.

The Agency believes that the creation of the Project Area and the provision of the incentives described in this Plan will enable commercial development as described above. Actual development is dependent on many factors, including the overall economic climate; however, the Agency hopes to encourage and accelerate such development within the Project Area.

## **14. Analysis or Description of the Anticipated Public Benefit Resulting from Project Area Development [17C-5-105(12)]**

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### **A. Beneficial Influences Upon the Tax Base of the Community**

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The property tax base of the taxing entities should increase by approximately \$17 million after 10 years of development from the various investments in real property (land and buildings) alone. In addition, the personal property tax base of the taxing entities will be increased but will vary depending on the type of equipment located in the Project Area as well as individual depreciation schedules.



In addition to tax revenues, the project will generate other revenues including sales tax, municipal energy taxes, Class B/C Road Funds, business license fees, charges for services, and one-time fees such as building permits.

## **B. Associated Business and Economic Activity Likely to be Stimulated**

Other business and economic activity likely to be stimulated includes business, employee, and construction expenditures. There are limited opportunities for increased economic development and tax generating development that can occur within the immediate sphere of influence of the Project Area, however Project Area development may support development in other areas of the City.

### **1. Job Creation**

The project area includes the potential for a new premiere business and the creation of top-quality jobs. It is anticipated that new jobs will be encouraged at income levels significantly above the area median income indicator.

It is anticipated that the business owners and employees of the Project Area facilities will directly or indirectly purchase local goods and services related to their operations from local or regional suppliers. These supply chain purchases are expected to increase employment opportunities in the related businesses of office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and printing services.

Employees will make many of their purchases near their workplace, assuming that goods and services are available. These will most likely include purchases for: lunchtime eating, gasoline and convenience store, personal services such as dry cleaning and haircuts, and auto repair. In addition, there may be limited purchases for gifts, hobbies, etc., if such goods are available.

The following summarizes the benefits to the community:

- Provide an increase in direct purchases in the community.
- Complement existing businesses and industries located within the City and larger region by adding new employees who may live and shop and pay taxes in the City, County, and the region.
- Provide an increase in indirect and induced (“multiplier”) impacts for business purchases, including purchases by employees and their households.
  - The types of expenditures by employees in the area will likely include convenience shopping for personal and household goods, lunches at area restaurants, convenience purchases and personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace, and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

## **2. Construction Jobs and Expenditures**

Economic activity associated with the development will include construction activity. Construction costs for labor and materials will likely be notable. This will create a moderate number of construction jobs. Construction supplies are also anticipated to create significant sales tax revenues for the State, County and City.

## **C. Adoption of the Plan is Necessary and Appropriate to Undertake the Project Area Plan**

Adoption of the Plan is necessary and appropriate to undertake the Project Area Plan because: 1) The Plan conforms with and furthers the City's General Plan; and 2) private investment will increase the tax base by approximately \$17 million over 10 years which will provide increased tax revenues to all taxing entities.

## **15. Rationale for the Use of Tax Increment [17C-5-105(13)]**

Tax increment is anticipated to be used in this area to spur project area development. Despite being located near a major roadway, this property has remained vacant, limiting the financial benefit to residents of this area. The uses contemplated in this plan will allow for key infrastructure to be constructed to optimize economic conditions and allow this property to be developed. Without the tax increment, project area development is likely not to occur.

## **16. If Applicable, States that the Agency Shall Comply with Section 9-8-404 as Required under Section 17C-5-106 [17C-5-105(14)]**

Not applicable. There are no historic properties within the Project Area.

## Appendix A: Project Area Map

The land included in the Project Area is shown on the map below.



## Appendix B: Legal Description

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ALL OF LOT 1, WEBER PROPERTIES SUBDIVISION. CONT. 16.43000 ACRES.

A PART OF THE NW 1/4 OF SEC 28, THE SE 1/4 OF SEC 20 & THE SW 1/4 OF SEC 21-T5N-R1W, SLB&M, MORE PART'LY DESC AS FOLLOWS: BEG AT THE NW COR OF WEBER PROPERTIES SUB RECORDED 12/06/2023 AS E# 3553313 BK 8393 PG 131, SD PT BEING LOC N 89°07'40" W 108.08 FT (BASIS OF BEARING BEING THE N LINE OF THE NE 1/4 OF SEC 29 WH BEARS N 89°07'40" W NAD83 STATE PLANE GRID BEARING) & N 0°29'39" E 31.52 FT & N 10°30'37" E 530.44 FT FR THE NE 1/4 OF SD SEC 29, SD PT ALSO BEING ON THE E R/W LINE OF 475 EAST; & RUN TH ALG SD R/W LINE N 10°30'37" E 27.5 FT, M/L, TO THE S'LY R/W LINE OF INTERSTATE 84; TH ALG SD R/W LINE THE FOLLOWING FOUR (4) COURSES: (1) S 69°00'40" E 767.50 FT, M/L; (2) S 54°14'40" E 249.65 FT; (3) S 61°40'56" E 199.87 FT; (4) S 52°09'21" E 151.07 FT TO THE NE COR OF THAT PPTY CONV IN WARRANTY DEED RECORDED 06/18/2003 AS E# 1879466 BK 3314 PG 319; TH ALG SD PPTY S 82°57'31" W 40.60 FT, M/L, TO THE E'LY-MOST COR OF WEBER PROPERTIES SUB; TH ALG SD SUB THE FOLLOWING NINE (9) COURSES: (1) N 38°14'17" W 63.46 FT; (2) N 85°24'35" W 237.28 FT; (3) N 43°25'35" W 132.01 FT; (4) N 50°08'13" W 214.95 FT; (5) N 63°29'12" W 85.50 FT; (6) N 61°43'06" W 109.67 FT; (7) N 60°56'57" W 140.82 FT; (8) N 69°03'50" W 288.35 FT; (9) N 69°33'50" W 82.55 FT TO THE POB. CONT. 1.661 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

ALL OF LOT 3, PUBLIC WORKS SUBDIVISION 1ST AMENDMENT. CONT. 5.31000 ACRES.