



"W2639512"

ORDINANCE NO. 2013-20

AN ORDINANCE OF OGDEN CITY, UTAH ADOPTING THE TRACKLINE ECONOMIC DEVELOPMENT PROJECT AREA PLAN DATED APRIL 23, 2013 AND ENTITLED "TRACKLINE ECONOMIC DEVELOPMENT PROJECT AREA PLAN AND BUDGET"; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AFTER FINAL PASSAGE.

WHEREAS, The Ogden City Redevelopment Agency (the "Agency"), by Resolution No. 2013-8, dated April 23, 2013, has adopted the "Trackline Economic Development Project Area Plan and Budget" (the "Project Area Plan" or the "Plan").

NOW, THEREFORE, the Council of Ogden City hereby ordains:

Section 1: Adoption of Project Area Plan. The Ogden City Redevelopment Agency (the "Agency"), by Resolution No. 2013-8, dated April 23, 2013, has adopted the "Trackline Economic Development Project Area Plan and Budget" (the "Project Area Plan" or the "Plan"). The Project Area Plan is hereby designated as the official economic development Project Area Plan of the Trackline Economic Development Project Area. The City, after review of the Agency's findings and Resolution, hereby adopts by Ordinance the Project Area Plan pursuant to Section 17C-3-106, Utah Code.

Section 2: Project Area Boundaries. The legal description of the boundaries of the Project Area covered by the Project Area Plan is as follows, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference.

Section 3: Purposes of Project Area Plan. The purposes and intent of the City Council of Ogden City with respect to the Project Area are to accomplish the following purposes by adoption of the Project Area Plan:

- ~~14-013-0006~~ ~~14-010-0025, 0049~~ ~~14-133-0001, 0002~~ ~~14-011-0006, 0007~~
- ~~14-014-0017, 0019, 0015, 0020, 0003~~ ~~14-014-0021, 0004, 0013, 0014~~
- ~~14-014-0006, 0007 to 0011~~ ~~03-005-0003, 0004~~ ~~14-015-0001, 0024, 0002~~
- ~~14-015-0003, 0019, 0005, 0007, 0020, 0009, 0011, 0013, 0022, 0017, 0027, 0023~~
- ~~14-017-0019, 0020, 0018, 0001, 0002, 0003 to 0010, 0012 to 0017, 0021~~
- ~~14-018-0001 to 0004, 0006 to 0020~~ ~~14-019-0001 to 0020~~ ~~14-020-0001 to 0006~~
- ~~14-134-0002~~ ~~14-016-0001 to 0010, 0017, 0018, 0020 to 0025~~

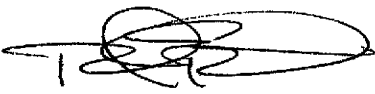
1. Encourage and assist economic development in order for a public or private employer to create additional jobs within the community.
2. Removal of impediments to land disposition and development through assembly of land into reasonably-sized and shaped parcels necessary for economic development served by improved public utilities, infrastructure improvements, and new public or private facilities.
3. The elimination of environmental deficiencies, irregular lot subdivision, improper drainage, overcrowding, or underutilization of real property.
4. Achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.
5. Promote and market the project area for economic development that would be complimentary to existing businesses and industries or would enhance the economic base of the City.
6. Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, and other infrastructure improvements as appropriate and necessary.
7. Provide for the strengthening of the property and income tax base and economic health of the general community and the State of Utah.

8. Provide improved public streets and road access to and within the Project Area to facilitate better traffic and pedestrian circulation, reduce traffic hazards, and to promote air quality and reduce congestion.
9. Ensure compatible relationships among land uses and quality standards for their development, such that the area functions as a unified and viable center of economic activity for the City.
10. Provide for the use of tax increment by the Agency in accordance with the provisions of the Redevelopment Agencies Act.

Section 4: Project Area Plan Incorporated by Reference. The Project Area Plan, together with supporting documents, is incorporated herein by this reference and made a part of this Ordinance. Copies of the Project Area Plan shall be filed and maintained in the office of the City Recorder and the Redevelopment Agency for public inspection.

SECTION 5: Effective date. This ordinance shall be effective immediately upon posting after final passage.

PASSED, ADOPTED AND ORDERED POSTED by the Council of Ogden City, Utah this 23rd day of April, 2013.



CHAIR



ATTEST:

Tracy Hansen
CITY RECORDER

TRANSMITTED TO THE MAYOR ON: 4/24/13

MAYOR'S ACTION: Approved Vetoed

[Signature]
MAYOR

ATTEST:



Tracy Hansen
CITY RECORDER

POSTED DATE: 4/24/13

EFFECTIVE DATE: 4/24/13

APPROVED AS TO FORM: BK 19 APR 13
Legal Date

Exhibit "A" to Ordinance 2013-20

**TRACKLINE ECONOMIC DEVELOPMENT AREA
BOUNDARY DESCRIPTION**

A PART OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WILSON LANE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 BEING LOCATED SOUTH 01°26'00" WEST 135.61 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 68°55'49" WEST 241.91 FEET TO THE SOUTHWEST CORNER OF PARCEL 140130006; THENCE NORTH 19°48'00" EAST 496.84 FEET; THENCE NORTH 71°31'00" EAST 75.82 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG SAID WEST LINE SOUTH 01°26'00" WEST 93.06 FEET; THENCE NORTH 66°43'00" EAST 1272.56 FEET; THENCE SOUTH 89°05'25" EAST 816.55 FEET; THENCE SOUTH 00°27'00" WEST 309.84 FEET; THENCE SOUTH 89°02'00" EAST 472.00 FEET; THENCE NORTH 00°08'51" WEST 200.79 FEET; THENCE SOUTH 89°02'00" EAST 213.60 FEET TO THE EAST LINE OF SAID SECTION 30; THENCE ALONG SAID EAST LINE SOUTH 00°38'12" WEST 1107.58 FEET TO THE EASTERLY BANK OF THE WEBER RIVER; THENCE ALONG SAID EASTERLY BANK THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 23°32'07" WEST 51.78 FEET; (2) SOUTH 12°41'06" WEST 95.24 FEET; (3) SOUTH 20°51'42" WEST 104.41 FEET; (4) SOUTH 34°05'14" WEST 95.37 FEET; (5) SOUTH 22°29'13" WEST 55.93 FEET; THENCE SOUTH 89°32'13" EAST 421.18 FEET; THENCE SOUTH 00°58'00" WEST 657.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WILSON LANE; THENCE SOUTH 81°55'11" WEST 273.15 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 24TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 89°09'00" WEST 600.00 FEET; (2) NORTH 01°00'00" EAST 35.61 FEET; (3) NORTH 88°40'56" WEST 604.08 FEET; (4) NORTH 88°42'14" WEST 379.54 FEET; (5) NORTH 88°41'27" WEST 758.99 FEET; (6) NORTH 88°42'09" WEST 356.65 FEET; (7) NORTH 88°37'36" WEST 142.93 FEET; (8) NORTH 89°02'40" WEST 213.26 FEET TO THE WEST LINE OF BLOCK 7 BROOKLYN ADDITION; THENCE ALONG SAID WEST LINE NORTH 00°00'00" EAST 335.66 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD (FORMERLY THE O.S.L.R.R.); THENCE SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 1910.08 FOOT RADIUS, 3° CURVE 400.23 FEET, CHORD BEARS NORTH 72°36'20" EAST 399.47 FEET; THENCE NORTH 01°26'00" EAST 766.23 FEET TO THE POINT OF BEGINNING. CONTAINING 133.65 ACRES+/-.

2013

Ogden City Redevelopment Agency

Trackline Economic Development
Project Area – Project Area Plan and
Budget

Prepared by the Ogden City Redevelopment Agency staff – Final April 23, 2013

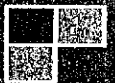


Table of Contents

INTRODUCTION.....1

SECTION 1: DESCRIPTION OF ECONOMIC DEVELOPMENT PROJECT AREA

SECTION 2: PROJECT AREA CHARACTERISTICS AND HOW THEY WILL BE AFFECTED BY ECONOMIC DEVELOPMENT.....2

SECTION 3: STANDARDS THAT WILL GUIDE ECONOMIC DEVELOPMENT.....6

SECTION 4: HOW THE PURPOSES OF THE STATE LAW WILL BE ATTAINED BY ECONOMIC DEVELOPMENT.....8

SECTION 5: HOW THE PLAN IS CONSISTENT WITH THE COMMUNITY’S GENERAL PLAN.....9

SECTION 6: DESCRIPTION OF JOB CREATION.....9

SECTION 7: DESCRIPTION OF SPECIFIC PROJECTS.....10

SECTION 8: WAYS IN WHICH PRIVATE DEVELOPERS WILL BE SELECTED TO UNDERTAKE THE ECONOMIC DEVELOPMENT.....10

SECTION 9: REASONS FOR THE SELECTION OF THE PROJECT AREA.....11

SECTION 10: DESCRIPTION OF THE PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS EXISTING IN THE AREA.....11

SECTION 11: DESCRIPTION OF TAX INCENTIVES OFFERED TO PRIVATE ENTITIES.....12

SECTION 12: ANALYSIS OF ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE PROJECT AREA.....12

SECTION 13: NATIONAL REGISTER OF HISTORIC PLACES OR STATE REGISTER.....14

SECTION 14: PROVISIONS FOR AMENDING THIS ECONOMIC DEVELOPMENT PLAN.....14

APPENDIX A: MAP & LEGAL DESCRIPTION OF THE PROJECT AREA.....APPENDIX A

APPENDIX B: OGDEN CITY LAND USE MAP.....APPENDIX B

APPENDIX C: LAYOUT OF PRINCIPAL STREETS.....APPENDIX C

APPENDIX D: SITE PLAN.....APPENDIX D

Introduction

In conformance with the requirements of Utah Code Annotated 17C-3-101 et seq, the Business Development Staff of Ogden City, in conjunction with the Agency, have prepared this Economic Development Project Area Plan and Budget for the project area located within the general vicinity of B Avenue and Exchange Road in Ogden City, Utah. The specific boundaries, reasons for selecting these boundaries, and proposed development that will occur within these boundaries, are all set forth in this document.

The Board of Directors of the Ogden City Redevelopment Agency has determined that the project area meets the criteria for creation of an Economic Development Area (EDA) and has approved the creation of this project plan. The area offers the opportunity to accommodate significant new development that will attract private capital investment, contribute to the tax base, create jobs, and otherwise contribute to the economic vitality and prosperity of the community. The overarching goal of contributing to the public good is met in these and other benefits that will arise from the EDA.

Creation of the EDA will allow for certain public investments that will induce participation and investment by the private sector, while at the same time allowing for a cohesive development planning process that incorporates a physical and programmatic vision for the city's future in this key location of the community. This EDA plan is the first step in establishing this opportunity for public sector participation in the future growth of the community in this project area.

Section 1: Description of Economic Development Project Area

Table 1: Property Description		
Owner	Parcel ID	Acres
Utah Smith LC	03-005-0003 ✓	3.95
Utah Smith LLC	03-005-0004 ✓	0.22
Burbidge Concrete Pumping Inc	14-010-0025 ✓	2.63
National Federal Lands Conference	14-010-0049 ✓	12.50
Southern Pacific Transportation Company	14-011-0006 ✓	1.05
Golden Pacific Railway Company	14-011-0007 ✓	2.46
Griffin Land & Livestock LLC	14-013-0006 ✓	2.14
Weyerhaeuser	14-013-0008 ✓	7.60
Utah Smith LLC	14-014-0004 ✓	3.14
FW Albion Laboratories Inc	14-014-0005 ✓	0.28
FW Albion Laboratories Inc	14-014-0007 ✓	0.44
Ogden City Corp	14-014-0008 ✓	0.11
Starkey Grain Company Inc	14-014-0009 ✓	0.31
Wall, John O & Ilene R Wall	14-014-0010 ✓	0.14
Wall, John O & Ilene R Wall	14-014-0011 ✓	0.18
State Road Commission of Utah	14-014-0013 ✓	0.37
Reardon Leasing LLC	14-014-0015 ✓	1.39
Landmark LLC	14-014-0017 ✓	7.18
National Federal Lands Conference	14-014-0019 ✓	12.15
HCL Dyes Chemical Inc	14-014-0020 ✓	3.85
Ogden City Corp	14-014-0021 ✓	0.57
Tonnes, Bonnie S	14-015-0001 ✓	0.05
Moulton, Brian	14-015-0002 ✓	0.11
Moulton, Brian	14-015-0003 ✓	0.07
James Spencer Bean Trust	14-015-0005 ✓	0.08
James Spencer Bean Trust	14-015-0007 ✓	0.07
Lasure, David & WF Bonnie L	14-015-0009 ✓	0.08
Lasure, David & WF Bonnie L	14-015-0011 ✓	0.06
Bighorn Inc	14-015-0013 ✓	0.10
H.C. & Betty F. Messay Trust	14-015-0017 ✓	0.18
James Spencer Bean Trust	14-015-0019 ✓	0.10
James Spencer Bean Trust	14-015-0020 ✓	0.08
Corey Malan Construction Inc	14-015-0022 ✓	0.49
Ogden City Corp	14-015-0023 ✓	0.02
Ogden East View LLC	14-015-0024 ✓	0.32
Backlund Properties LLC	14-015-0001 ✓	0.43

Bachmann Properties I LLC	14-016-0002 /	0.47
Johnson, Farren B	14-016-0004 /	0.12
C Avenue LLC	14-016-0006 /	0.37
Garcia, Pedro	14-016-0008 /	0.13
Fraga, Edward	14-016-0010 /	0.27
Burbidge Concrete Pumping Inc	14-016-0018 /	0.44
Johnson, Farren B	14-016-0021 /	0.12
Ogden City Corp	14-016-0023 /	0.15
Weber County	14-016-0025 /	5.86
Renteria, Fernando R & WF Theresa F	14-017-0002 /	0.11
Lanear, Ezra Walter & WF Ladene	14-017-0004 /	0.18
Harrington, Beth	14-017-0006 /	0.25
Martinez, Gloria U	14-017-0008 /	0.23
Reese, David L & WF Lois	14-017-0010 /	0.42
Heineman, Robert	14-017-0013 /	0.15
Banach Rental & Leasing LLC	14-017-0015 /	0.16
Banach Rental & Leasing LLC	14-017-0017 /	0.10
Golden Spike Industrial Properties LLC	14-017-0019 /	0.05
The Equity Growth Group	14-017-0021 /	0.24
Roy Cottam & Irene Cottam Revocable Trust	14-018-0002 /	0.16

Morales, Raul Mercado	14-018-0004 ✓	0.16
Property Newark Inc	14-018-0005	0.22
Navarro, Sugelyt E	14-018-0007 ✓	0.10
Butler, Alice M	14-018-0008	0.10
Zavala, Gonzalo	14-018-0009 ✓	0.10
Domingo, Donald D & WF Janet Clotte	14-018-0010	0.12
Stoffers, Don M & Linda H Trustees	14-018-0011 ✓	0.17
Zabed, Patricia W	14-018-0012	0.16
Maw, Kent J & WF Wanda	14-018-0013 ✓	0.16
Villarreal-Gardner Benjamin W Protection Trust	14-018-0014	0.19
Maes, Lloyd & WF Toni Jo	14-018-0015 ✓	0.21
Baugh, Michael	14-018-0016	0.19
Kemnitz, Christopher J	14-018-0017 ✓	0.18
Mark, Aaron	14-018-0018	0.18
Montierth, Melanie Ann	14-018-0019 ✓	0.16
Long, Wally Lynn	14-018-0020	0.09
Hansen, John L	14-019-0001 ✓	0.17
Bailey, James W & Kelly D	14-019-0002	0.16
Dais, John L	14-019-0003 ✓	0.16
Davis, Donald E & Debra D Sorenson	14-019-0004	0.15
Bassett, Michael	14-019-0005 ✓	0.14
Jackson, William C & Wafazeh	14-019-0006	0.13
Sandoval, Madeline	14-019-0007 ✓	0.12
Salgado, Ricardo	14-019-0008	0.14
Vargo, Steve & WF Merrill	14-019-0009 ✓	0.18
Romancez, Luis & WF Rosalva	14-019-0010	0.18
Rimer, May G & Annabell Alveriz	14-019-0011 ✓	0.16
Mankson, Scott P	14-019-0012	0.16
Fain, Curtis G & WF Linda K	14-019-0013 ✓	0.29
Christensen, Ilvona	14-019-0014	0.16
Ochoa, Gloria	14-019-0015 ✓	0.20
Sanchez, Rosa Rosa	14-019-0016	0.17
Hatfield, Justin G	14-019-0017 ✓	0.16
Oxman City Corp	14-019-0018	0.58
Rosas, Sophie G Etal	14-019-0019 ✓	0.16
M S E LLC	14-019-0020	0.10
BJ & J LLC	14-020-0001 ✓	0.15
BJ & J LLC	14-020-0002	0.11
Bird, Jeanette T	14-020-0003 ✓	0.23
BJ & J LLC	14-020-0004	0.14
Gordon, Gerald Etal Trustees	14-020-0005 ✓	0.37
Church of God Ebenezer	14-020-0006	0.28

L Bloom & Son Ogden LLC	14-133-0001 ✓	1.62
Ogden City Corp	14-133-0002	0.59
Hansen Holley Properties LLC	14-134-0002 ✓	6.06
Total		122.48

The Project Area encompasses all of the parcels and land detailed in TABLE 1: PROPERTY DESCRIPTION. A map and legal description of the Project Area are attached hereto in APPENDIX A.

Section 2: Project Area Characteristics and how they will be affected by Economic Development

Land Uses in the Project Area

Historically, the Project Area was used primarily as a stockyard and livestock exchange. The stockyards and exchange building are no longer used for those purposes, with some of the buildings currently used as storage and some of the buildings sitting vacant. Land within the Project Area is currently owned by multiple owners and the land use is mixed between commercial/industrial and residential. It is intended that Phase I(A) of the development will turn the empty stockyards and commercial buildings into a light industrial/business park. It is intended that Phases I(B) and II be developed into commercial and flex space.

The Ogden City General Plan designates uses in the Project Area as limited manufacturing, manufacturing and industrial, community commercial, regional commercial, and single-family residential. The land uses allowed for in each zone, as defined in *Title 15: Zoning Regulations*, are described below:

- **Limited Manufacturing Zone:** Allows for industrial activities of limited intensity, such as construction contractor trades, warehousing and wholesaling, and small-scale production, fabrication, assembly or processing activities. Uses are limited to those that will not create traffic hazards, noise, dust, fumes, odors, smoke, vapor, vibration or industrial waste disposal problems.
- **Manufacturing Zone:** Allows for industrial uses which require large areas and may have some noise or other byproducts that do not pose a threat to the environment.
- **Community Commercial Zone:** Allows for general retail purposes on properties that are large enough to have a low potential for adverse impacts on the overall visual image of key areas such as major streets and including entryways into the community.
- **Regional Commercial Zone:** Allows for the sale and supply of the complete range of retail and wholesale goods, entertainment and personal services for the metropolitan area and, also, a center for recreational entertainment and cultural activities for the entire region.
- **Single-Family Residential Zone:** Allows for accessory buildings and uses customarily incidental to any permitted use, agriculture, churches, synagogues or similar permanent buildings used for regular religious worship, cluster subdivisions, daycare centers (provided the facility is located on the same site as an educational institution), educational institutions, golf courses (except miniature golf courses), greenhouses (noncommercial only), home occupation, household pets, pigeon lofts for the housing of racing pigeons, public buildings, public parks, recreation grounds and associated buildings, residential facilities for persons with a disability, residential garage sale or yard sales, single-family dwellings, and temporary buildings for use incidental to construction work.

This Plan is consistent with the General Plan of Ogden City and promotes economic activity by virtue of the land use contemplated. 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 Ogden City's Code and all other applicable laws, including all goals and objectives in Ogden City's General Plan. The current land use map for Ogden City is attached hereto in APPENDIX B.

Layout of Principal Streets in the Project Area

The principal streets are 24th Street, Exchange Road, and B Avenue. 24th Street acts as a primary entrance into downtown Ogden from Interstate 15. Phase I(A) of the development contemplates altering the current layout of B Avenue to better facilitate access into the development. The layout of the current principal streets is attached hereto in APPENDIX C.

Population Densities

Currently, there are approximately 80 existing residences and 5 existing businesses in the Project Area. As part of Phase I(A), the Agency does not anticipate acquiring any of the above referenced existing residences. However, Phase II of the contemplated development may require the acquisition and removal of some or all of the existing residences referenced above.

Building Intensities in the Project Area

The Project Area site plan with project phasing is attached hereto in APPENDIX D. Phase I(A) of the contemplated development will contain approximately 3,062,268 square feet of manufacturing and light industrial space. Phases I(B) and II of the contemplated development will contain approximately 1,220,116 square feet of manufacturing, light industrial, commercial, and flex space. Phases I(A) and I(B) of the contemplated development will not remove or add to the existing residential space, comprising approximately 1,000,000 square feet. However, Phase II of the contemplated development may call for the removal of some or all of the existing residential space. Such development will occur in accordance with the Act, the approval of the City Council and Agency, and all other applicable state and local laws and regulations. The contemplated development is expected to improve the value of the property in and surrounding the Project Area.

Section 3: Standards that will Guide Economic Development

Development Objectives

In order to provide maximum flexibility in the development of the Project Area and to encourage and obtain the highest quality in development and design, general development objectives for the anticipated uses within the Project Area are set forth herein. In addition, each development proposal in the Project Area will be subject to appropriate elements of Ogden City's General Plan; the Zoning Ordinance of the City; other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Ogden City Planning and Zoning Commission and approval by the Agency. Development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describe the extent of development, and any other data determined necessary or requested. The following objectives are a guide for each development within the Project Area:

1. Encourage and assist economic development in order for a public or private employer to create additional jobs within the community.
2. Removal of impediments to land disposition and development through assembly of land into reasonably-sized and shaped parcels necessary for economic development served by improved public utilities, infrastructure improvements, and new public or private facilities.
3. The elimination of environmental deficiencies, irregular lot subdivision, improper drainage, overcrowding, or underutilization of real property.
4. Achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.
5. Promote and market the project area for economic development that would be complimentary to existing businesses and industries or would enhance the economic base of the City.
6. Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, and other infrastructure improvements as appropriate and necessary.
7. Provide for the strengthening of the property and income tax base and economic health of the general community and the State of Utah.
8. Provide improved public streets and road access to and within the Project Area to facilitate better traffic and pedestrian circulation, reduce traffic hazards, and to promote air quality and reduce congestion.
9. Ensure compatible relationships among land uses and quality standards for their development, such that the area functions as a unified and viable center of economic activity for the City.

Design Objectives

General Design Objectives

1. Provide an attractive urban environment.
2. Blend harmoniously with the adjoining areas while maximizing location and proximity to natural assets.
3. Provide unobtrusive parking areas landscaped to blend harmoniously with the area.
4. Provide open spaces, if applicable, which are oriented to the directions of the maximum use and designed to derive benefit from topographical conditions and views.

5. Provide that the development of land within the Project Area will be undertaken in such a manner that any off-street parking will meet City codes.

Specific Design Objectives

Building Design Objectives

1. All new buildings shall be of design and materials which will be in compliance with applicable zoning regulations and/or approved Project Area design guidelines and shall blend harmoniously with the adjoining areas.
2. The design of buildings shall take optimum advantage of the topography.
3. Buildings shall be restricted in height in order to preserve the scenic views in the area.

Open Space Pedestrian Walks and Interior Drive Design Objectives

1. All open spaces, pedestrian walks, and interior drives shall be designed as an integral part of an overall site design, properly related to proposed buildings and oriented to maximize use of natural assets that exist within and in proximity to the site.
2. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.
3. Landscaped, paved, and comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings on the same site.
4. The location and design of pedestrian walks should afford maximum safety and separation from vehicular traffic, and should recognize desirable views of new and existing development in the area and surrounding community.
5. Materials and design of paving, retaining walls, fences, curbs, and benches shall be of good appearance, easily maintained, and indicative of their purpose.

Parking Design Objectives

1. Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as integral part of overall site design.
2. It is desirable that parking areas be level or on terraces as indicated by the slope of the land.

Landscape Design Objectives

1. A coordinated landscape design over the entire Project Area incorporating landscape treatment for open space, roads, and parking areas into a continuous and integrated design shall be a primary objective.
2. Primary landscape treatment shall consist of zone appropriate deciduous and non-deciduous shrubs, ground cover, and shade trees as appropriate to the character of the Project Area.

Project Improvement Design Objectives

1. All streets, sidewalks, and walkways within public rights-of-way will be designed or approved by the City and will be consistent with all design objectives.
2. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary.

3. As needed, any existing structures, retaining walls, underbrush, pavement, curb, and gutters will be removed and the site graded in conformance with the final project design.

Approvals

The Agency shall have the right to approve the design and construction documents of all development with the Project Area to ensure that all development within the Project Area is consistent with this Project Area Plan. The City shall notify the Agency of all requests for (1) zoning changes; (2) design approval; (3) site plan approval; and (4) building permits within the Project Area. Projects within the Project Area shall be implemented as approved by the Agency and the City.

Section 4: How the Purposes of the State Law will be attained by Economic Development

The purposes of the state law will be attained as a result of the proposed economic development by accomplishing the following items:

The Provision of Development That Enhances Economic and Quality of Life

The real property located within the Project Area is intended to be used for the development and redevelopment of major manufacturing, light industrial, and flex space. The overarching element of the development activities is to attract new jobs to the local economy.

Provision of Public Infrastructure

The proposed economic development could provide, when applicable, infrastructure additions into an area that currently has cases of deficient or old public infrastructure that will not support future development. This infrastructure could include, but not be limited to, sidewalks, curb and gutter, street lighting and street furniture, water and sewer, gray water irrigation systems, fiber optic cable, underground utilities, etc.

Associated Business and Economic Activity Stimulated by the Development

The implementation of the Project Area Plan and the associated development will also likely create indirect employment effects with demand for goods and services in areas such as food services, transportation, leisure and entertainment, and office supplies/furnishings. Construction jobs will increase as a result of the development in the Project Area.

Section 5: How the Plan is Consistent with the Community's General Plan

This Plan and the development contemplated thereby conform to Ogden City's General Plan in the following respects:

Zoning Ordinances

Any development contemplated within the Project Area shall conform to *Title 15: Zoning Regulations*.

Building Codes

All projects within the Project Area will conform to all building codes that are currently imposed by the City, including *Title 16: Building and Construction Regulations*.

Planning Commission

The Planning Commission will review any future development proposals contemplated in the Project Area and make such recommendation thereon to the City Council as may be needed to facilitate development in the Project Area.

Section 6: Description of Job Creation

The Project Area consists of approximately 122 acres of property located within the City. Specific projects within the Project Area will include, but are not limited to, the creation of a new manufacturing, light industrial, and flex business park.

The contemplated development includes the construction of facilities which the Agency believes are of benefit to the community in order for private employers to create new jobs in the City. The Agency estimates that approximately 100-500 new jobs will be created over the life of the Economic Development Area.

Construction jobs will increase as a result of the contemplated development. According to the Utah Department of Workforce Services, the average construction wage is \$35,260 annually. Construction jobs will extend throughout the duration of the Economic Development Area, with many of the jobs created during Phase I(A) of the contemplated development.

There will also likely be indirect employment effects with demand for goods and services in the City in areas such as food services, transportation, leisure, and entertainment.

Section 7: Description of Specific Projects

Phases I(A) and I(B) of the contemplated development consist of approximately 78 acres. The contemplated development to occur in Phases I(A) and I(B) is the creation of a manufacturing, light industrial, and flex business park. This business park will take advantage of the natural amenities located in the Project Area, particularly the Weber River. The buildings that will be constructed during Phases I(A) and II(B) include manufacturing, flex, and office space.

Phase II of the contemplated development consist of approximately 44 acres. There are no specific projects currently proposed for Phase II at this time. However, any development will be consistent with the Ogden City General Plan, zoning regulations, building codes, the Project Area Plan, and will blend harmoniously with the adjoining area.

Section 8: Ways in which Private Developers will be selected to undertake the Economic Development

General Guidelines

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process; through targeted solicitation to specific industries, groups, or developers; from inquiries to the City, EDCUtah, GOED; and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City Planning Commission and City Council. All potential developers will need to provide a thorough development plan, including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews, including reviews of the developer's financial statements, third-party verification of benefit of the development to the City, appraisals, reports, etc.

Interested Parties

The Agency has been contacted or has made contact with several developers that may be interested in the Project Area, but there are currently no interested parties under contract in the Project Area at the time of this publication.

Section 9: Reasons for the selection of the Project Area

Much of the Project Area is located in the soon-to-be terminated Golden Spike RDA. The Golden Spike RDA was created by the City in 1989. The original project expected to take place in the Golden Spike RDA, a malting facility, was not completed. As a result, the Golden Spike RDA sat dormant for the duration of its term.

The Project Area will take advantage of the features originally envisioned for the Golden Spike RDA. Specifically, the Project Area was selected for the following reasons:

1. The opportunity to grow and expand existing business and/or attract new public or private businesses.
2. The area's proximity to downtown.
3. The area's proximity to the freeway off ramp, Weber River, and railroad access.
4. The opportunity to transform an otherwise underutilized and uninviting section of the City into a statement of activity and excellence.

Section 10: Description of the Physical, Social, and Economic Conditions existing in the Area

As stated above, the Project Area consists of approximately 122 acres. The Project Area contains many land uses, including manufacturing, commercial, and residential uses. Much of the Project Area, especially the property located in Phase I of the contemplated development, is vacant or used for storage. Much of the land in Phase I currently lies in a flood plain, and the land will be raised to remove this as a barrier to development.

Comparing Utah's 29 counties, Weber County has one of the highest rates of poverty and lowest median household income in the state. The purpose of the Project Area is to encourage development in an area that is otherwise underutilized and have a positive impact on the physical environment as well as the socioeconomic characteristics of the community.

Section 11: Description of Tax Incentives Offered to Private Entities

The following generally describes incentives which the Agency intends to offer within the Project Area to developers or participants. Such incentives will be used to incentivize necessary construction, infrastructure improvements, or development in the Project Area:

1. The Agency intends to use tax increment approved by agreement with the Taxing Entity Committee for public infrastructure improvements, certain off-site improvements, and other improvements as approved by the Agency.
2. Payments made to the developer/participants pursuant to agreements between the developer/participants and the City or Agency.
3. Expenditures approved and outlined in the Project Area Budget.

Except where the Agency issues bonds or otherwise borrows or receives funds, the Agency expects to pay the City or developer/participants for the agreed amount in the agreed timeframe to the extent that tax increment funds are received and available.

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.

Section 12: Analysis of Anticipated Public Benefit to be derived from the Project Area

Evaluation of the Reasonableness of the Costs of Economic Development

The Economic Development Area will run for 20 years. The estimated total amount of tax increment created over this period is projected to equal approximately \$13,013,902. The estimated total amount of private investment over this period is projected to equal approximately \$52,000,000. The estimated ratio of proposed economic development investment is approximately 8:1. The Agency views this ratio as a reasonable cost of economic development.

Efforts the Agency or Developer has made to Maximize Private Investment

Preliminary steps have been taken to maximize the amount of private investment anticipated by the developer. These steps include:

1. Directing the largest private investment into capital projects that create revenue.
2. Directing public investment into offsetting revenue-creating costs.
3. Reducing impediments to improve implementation timeframe.

Rationale for Use of Tax Increment

The City and Agency view the establishment and subsequent development of the Project Area as an opportunity to renew the interest for private development in the Project Area. The Project Area has sat dormant for several decades, including since 1989, when the Project Area existed as the Golden Spike RDA. Except for the use of public investment in the form of tax increment, the City and Agency believe it is reasonable to expect that development in the Project Area will not occur or will occur in an undesirable manner. By identifying and working with developers from the onset of the Project Area, the Agency seeks to ensure that the public investment will have an immediate leveraged impact on the Project Area and will bring about the greatest value.

Estimated Total Amount of Tax Increment

The public investment is expected to yield the following private investment and the resultant tax increment:

Projected Taxable Improvement	\$52,000,000
Total Projected Available Tax Increment	\$13,013,902
Total Projected Expended Tax Increment	\$10,290,342
Tax Increment Period	20 years

Anticipated Public Benefit to be derived from the Economic Development

The public will realize significant benefit from the development of the Project Area illustrated in this Plan. The Agency's long-term objective is to create a high-quality manufacturing and light industrial area in a part of the City that is currently underutilized. Obtaining this objective will strengthen the City's economic and tax base and provide additional economic activity in the area.

Tax Base

Property Taxes. The 2012 taxable value of the real property in the Project Area is \$9,792,418. The taxable value of the Project Area at the end of the tax increment period, considering the addition of the value of the specific projects described herein, is projected to be approximately \$52,000,000. The increase in taxable value on real property is projected to generate more than \$13,000,000 in new property tax revenue over the 20-year Project Area period.

Other Revenues. In addition to increased property tax revenue, development in the Project Area is expected to generate other revenue, including Class B/C Road Funds, business license fees, charges for services, municipal energy ("franchise") fees, and one-time fees such as building permits and impact fees.

Associated Economic Activity

Other business and economic activity likely to be stimulated includes business and employee expenditures and construction expenditures.

Business and Employee Expenditures. It is anticipated that the business owners or tenants in the Project Area will directly or indirectly purchase local goods and services related to their operations from local or regional suppliers. These purchases will likely increase employment opportunities in the related business of office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services. The impacts of these types of purchases include:

- Provide an increase in direct purchases in the City.
- Provide economic diversification with the City and Weber County.
- Encourage economic development and create additional jobs in the City.
- Complement existing businesses and industries located within the City by providing new employees who may live, shop, and/or pay taxes in the City.
- Create benefit through the expenditure of income by employees filling created positions.

Construction Expenditures. Economic activity associated with the development will include construction activity. Construction costs are expected to reach approximately \$32 million. It is expected that 40 percent of construction costs (\$12,800,000) will comprise labor costs, 40 percent (\$12,800,000) will comprise costs for materials and supplies, and 20 percent (\$6,400,000) will comprise overhead costs and profit. It can be reasonably expected that a portion of the \$12,800,000 in labor costs will be re-spent in the City, particularly on products like convenience goods and services, food services, and personal services.

Section 13: National Register of Historic Places or State Register

The preservation and use of historical buildings is important to help maintain the character of the area. Historical buildings should be encouraged to remain in private ownership and continue to be put to beneficial and productive use to help ensure their preservation.

The Agency believes there is currently one building that is eligible for the National Register of Historic Places within the Project Area. To this end, the Agency shall comply with subsection 9-8-404(1) of Utah Code as though the Agency was a state agency. The Agency shall take all appropriate action to utilize and protect the character of the historic building in the Project Area.

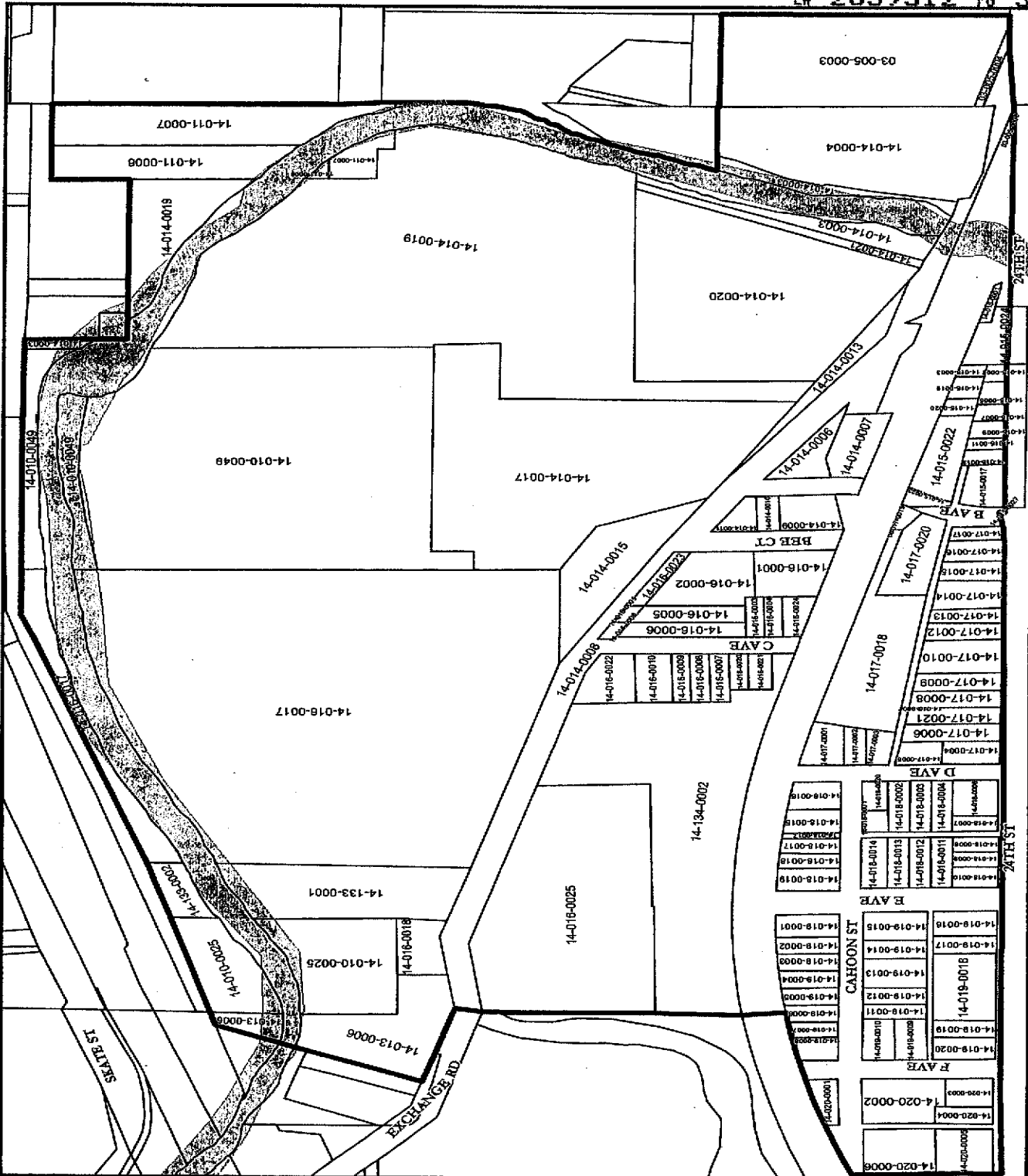
Section 14: Provisions for Amending this Economic Development Plan

The Economic Development Plan may be amended or modified any time by the Agency in the same manner as though the amendment or modification constituted an economic development plan being originally proposed or as provided in section 17C-3-109 of the Act.

Appendix A: Map & Legal Description of the Project Area

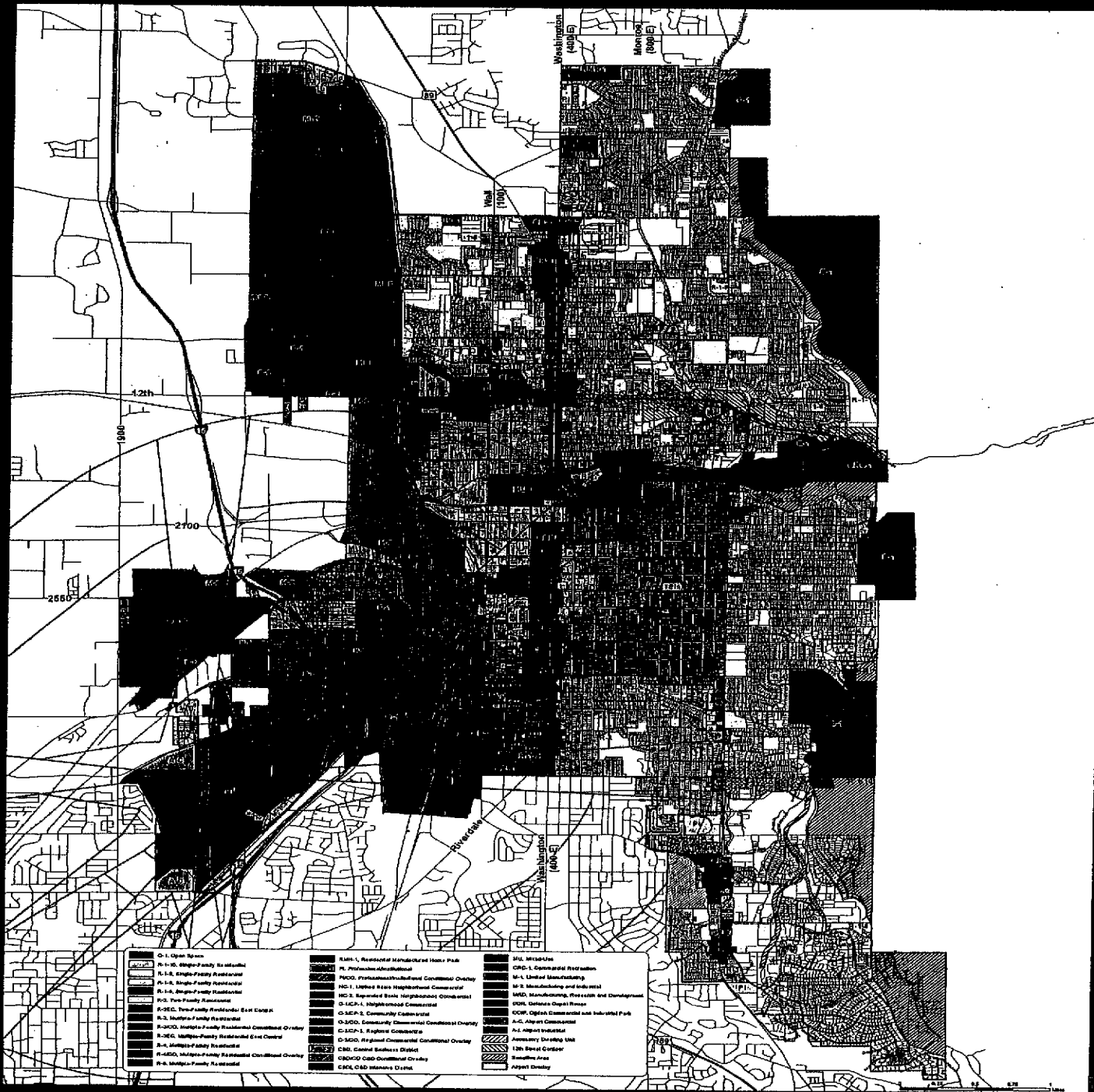


Trackline Economic Development Area

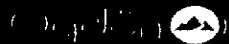


Trackline Economic Development Area

Appendix B: Ogden City Land Use Map

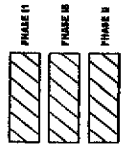
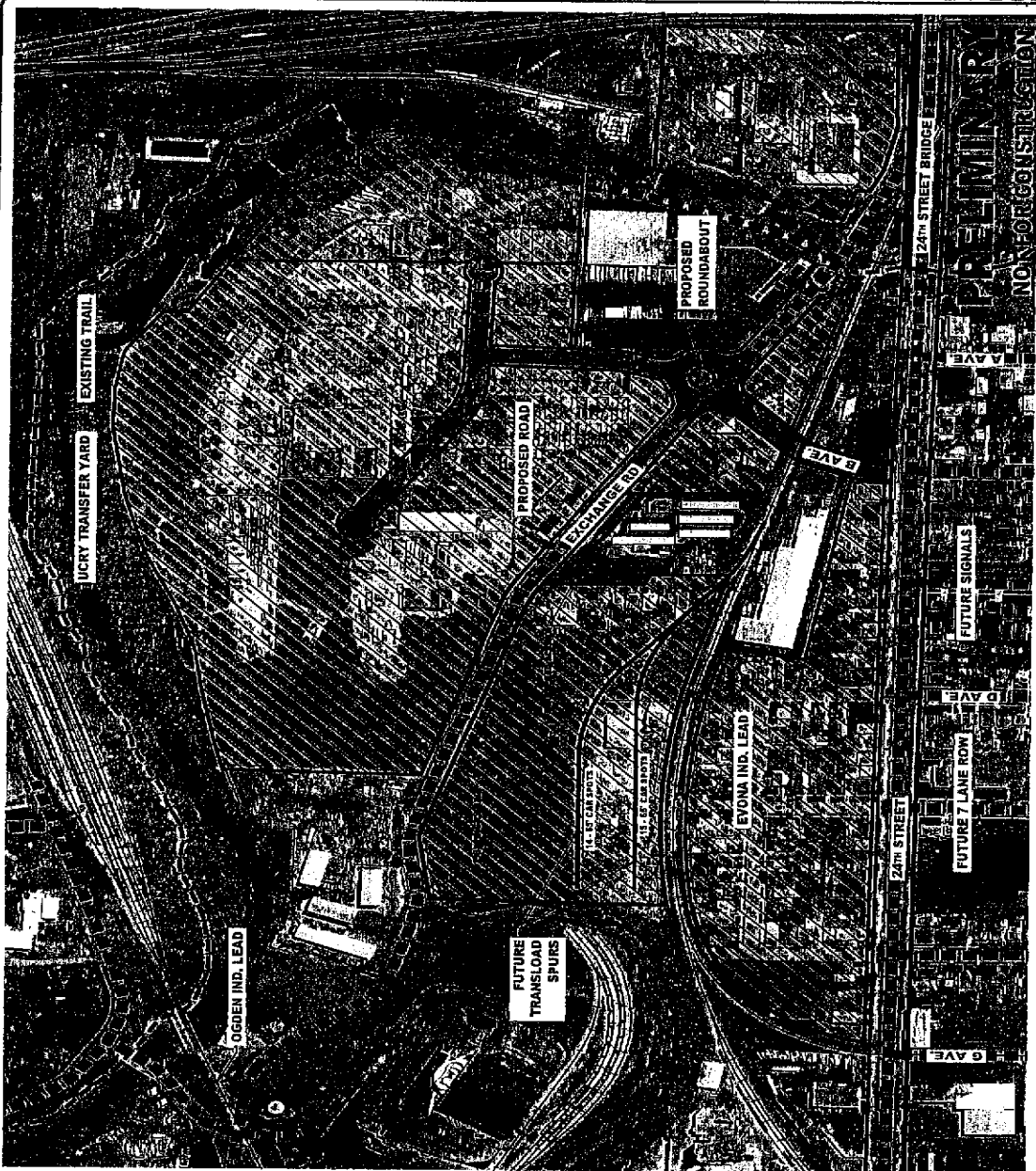


Zoning Map

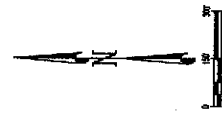


Appendix C: Layout of Principal Streets

Appendix D: Site Plan



NOTES:
 1. THIS DRAWING IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. ANY CHANGES WILL BE SHOWN ON A REVISION SHEET. THE CITY ENGINEER, UTILITY COMMISSION, AND CITY APPROVAL.
 2. QUANTITIES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
 3. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.



LEGEND

- EXISTING RAIL
- FUTURE RAIL
- EXISTING ROAD
- EXISTING TRAIL
- EXISTING CANAL
- PROPOSED ROAD
- POTENTIAL DEVELOPMENT AREA

<p>OGDEN CITY TRACKLINE PROJECT CONCEPTUAL PHASING PLAN</p>	
<p>CALDWELL RICHARDS SORENSEN AND ASSOCIATES ENGINEERS ARCHITECTS 1000 EAST 1000 SOUTH SUITE 200 SALT LAKE CITY, UT 84143 TEL: 313.222.2222 WWW.CRS-UTAH.COM</p>	
<p>PROJECT NO. 2639512</p>	<p>DATE: JANUARY 13, 2011</p>
<p>DESIGNED BY: []</p>	<p>CHECKED BY: []</p>
<p>DRAWN BY: []</p>	<p>SCALE: []</p>
<p>DATE: []</p>	<p>PROJECT: []</p>
<p>NO. 1</p>	<p>OF 6</p>

Trailside Business Park Project
 Estimated Available Tax Increment - FINAL APRIL 23, 2013

PROJECT DESCRIPTION	New Year											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1. LAND ACQUISITION	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
2. CONSTRUCTION	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
3. OPERATING EXPENSES	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
4. TAX INCREMENT	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
5. TOTAL AVAILABLE TAX INCREMENT	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000

Final Project Tax Increment
 \$ 13,200,000

Account Description	Amount
1. Land Acquisition	1,000,000
2. Construction	2,000,000
3. Operating Expenses	500,000
4. Tax Increment	100,000
TOTAL AVAILABLE TAX INCREMENT	3,500,000

11/18/09
 11/18/09
 11/18/09

11/18/09
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