

OFFICIAL PROJECT AREA PLAN HIGHWAY 89 COMMUNITY DEVELOPMENT AREA (CDA)

CITY OF NORTH SALT LAKE
REDEVELOPMENT AGENCY, UTAH



FEBRUARY 2015




LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM



TABLE OF CONTENTS

INTRODUCTION.....	3
DEFINITIONS	4
DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA	5
GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE COMMUNITY DEVELOPMENT	5
STANDARDS GUIDING THE COMMUNITY DEVELOPMENT	6
HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY COMMUNITY DEVELOPMENT	7
CONFORMANCE OF THE PROPOSED DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN	7
DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT.....	8
METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS.....	8
REASON FOR SELECTION OF THE PROJECT AREA.....	9
DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA.....	9
DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA	9
ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT	10
OTHER INFORMATION THAT THE AGENCY DETERMINES TO BE NECESSARY OR ADVISABLE	10
EXHIBIT A.....	12
EXHIBIT B.....	12
EXHIBIT C.....	16

INTRODUCTION

The City of North Salt Lake Redevelopment Agency (“Agency”), following a thorough consideration of the needs and desires of the City of North Salt Lake (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this draft Project Area Plan (the “Plan”) for the Highway 89 Community Development Project Area (the “Project Area”). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies along Highway 89. The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined that it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

**UTAH CODE
§17C-4-101**

RESOLUTION AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act (“Act”), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **July 15, 2014**.

Pursuant to the provisions of §17C-1-204 of the Community Development and Renewal Agencies Act (“Act”), the County adopted a resolution authorizing the City of North Salt Lake Redevelopment Agency to include property located within the County’s boundaries within the boundaries of the Community Development Project Area on _____.

**Utah Code
§17C-4-102**

RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY DEVELOPMENT PROJECT AREA PLAN

In order to adopt a community development project area plan, the agency shall;

- ▮ Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City of North Salt Lake has a planning commission and general plan as required by law; and
- ▮ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and.
- ▮ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area plan and has 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, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency held a public hearing on the draft plan on _____.

DEFINITIONS

All of these definitions are intended for informational purposes as a supplement to, and not in contrast to, the definitions of the same terms found in the Act. If there is any conflict between any definition in this Plan and a definition in the Act, the provisions of the Act will prevail. As used in this Community Development Project Area Plan:

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 4, 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.

The term "**Agency**" shall mean the City of North Salt Lake Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base taxable value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms "**City**" or "**Community**" shall mean the City of North Salt Lake.

The term "**Legislative body**" shall mean the City Council of North Salt Lake which is the legislative body of the Community.

The term "**Plan Hearing**" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

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 (Exhibit A & B).

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 that includes:

- ▣ the base taxable value of property in the Project Area;
- ▣ the projected tax increment expected to be generated within the Project Area;
- ▣ the amount of tax increment expected to be shared with other taxing entities;
- ▣ the amount of tax increment expected to be used to implement the Project Area plan;
- ▣ the tax increment expected to be used to cover the cost of administering the Project Area plan;
- ▣ if the area from which tax increment is to be collected is less than the entire Project Area:
 - the tax identification number of the parcels from which tax increment will be collected; or
 - a legal description of the portion of the Project Area from which tax increment will be collected; and
- ▣ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

The term "**Project Area Plan**" shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term "**Taxes**" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term "**Taxing Entity**" shall mean any public entity that levies a tax on any property within the Project Area.

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 Project Area designated in the Project Area Budget 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 the same area using the base taxable value of the property.

UTAH CODE
§17C-4-103(1)

DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit “A”** and **“B”** and incorporated herein. The Project Area is located along Highway 89. There are no agricultural, forest or mining uses in the Project Area. The Project Area is comprised of approximately 264 parcels, equaling 127.8 acres of property.

As delineated in the office of the Davis County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit “C.”**

UTAH CODE
§17C-4-103(2)

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

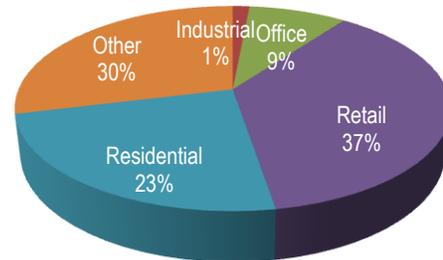
GENERAL LAND USES

A significant amount of property within the Project Area consists of vacant and underutilized property not generating full beneficial tax base to the City or other taxing entities. Table 1 and Figure 1 summarize the approximate acreage of existing land uses by land use type.

TABLE 1: LAND USES

TYPE	ACRES	% OF AREA
Industrial	1.9	1%
Office	11.1	9%
Retail	46.8	37%
Residential	29.5	23%
Other (parking, undevelopable, etc.)	38.4	30%
Total	127.8	

FIGURE 1: LAND USES



As shown in Table 2, the City estimates that approximately 82 acres of the total 127.8 parcel acres in the area are either underutilized or vacant and have potential for development or redevelopment activity and economic expansion.

TABLE 2: UTILIZATION OF PARCELS

CATEGORY	ACRES
Fully Utilized	36.4
Miscellaneous	9.4
Underutilized	68.5
Vacant	13.5
Total	127.8

Current zoning allows the contemplated uses which include retail, office buildings, and residential uses. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses 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 the City’s Code and all other applicable laws including all goals and objectives in the City’s General Plan.

LAYOUT OF PRINCIPAL STREETS

The principal street is Highway 89, which is owned and maintained by the state of Utah. The Project Area map, provided in **Exhibit A**, shows the principal streets in the area. The Agency does not anticipate that the

development will require new roadways. However, infrastructure improvements planned for the area include streetscapes and some architectural treatments.

POPULATION DENSITIES

There are approximately 217 residential units located within the 127.8 acres that comprise the Project Area. With an average household size of 3.05,¹ this results in an estimated population density of 5.17 persons per acre. This density will likely increase as the City anticipates additional residential units to be developed in the Project Area.

BUILDING INTENSITIES

Buildings in the area are a mix of commercial and residential structures. According to the most recent parcel data, the current taxable value per acre is approximately \$483,968.

IMPACT OF COMMUNITY DEVELOPMENT ON LAND USE, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES AND BUILDING INTENSITIES

Community development activities within the Project Area will mostly consist of development and redevelopment of underutilized areas. The types of land uses will include: retail, office, and residential. In order to redevelop the Project Area the Agency along with property owners, developers, and/or businesses will need to assemble land, demolish dated infrastructure, improve streetscapes and create better utilization of land.

LAND USE – Some of the parcels included in the Project Area are currently located within the boundaries of the County. The City anticipates that this land will be annexed into the City prior to development or major improvements take place. Land use and zoning will need to be evaluated at that time.

LAYOUT OF PRINCIPAL STREETS – It is not anticipated that the community development of the Project Area will alter the layout of principal streets in the area. However, certain improvements may be undertaken by the Agency in order to meet the objectives of this Project Area Plan and spur development within the entire Project Area.

POPULATION DENSITIES – The City currently anticipates that additional residential development will occur within the Project Area. It is anticipated that approximately 506 additional multi-family residential units will be constructed in the Project Area. With an average household size of 3.05 it is estimated that population for the area will increase by 1,543 residents increasing the population density to 17.25 persons per acre. This increased population density will create increased demand on government services. Also, the additional population density will create additional demand for goods and services, which will likely drive future expansion of retail, commercial and office uses.

BUILDING DENSITIES – Building densities will increase as some of the planned development will be multi-story structures. Also, the intent of this plan is to promote higher occupancy levels within current buildings and greater economic utilization of the land area. The development anticipated in the next 15 years will likely result in an increase in taxable value per acre of approximately \$920,570 or an increase of approximately 190%.

UTAH CODE
§17C-4-103(3)

STANDARDS GUIDING THE COMMUNITY DEVELOPMENT

In order to provide maximum flexibility in the development and redevelopment of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City’s General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

¹ Census 2010

The City recently finalized an update to the General Plan. The Highway 89 Corridor was discussed in Chapter 7 of this updated Plan. The City desires the Highway 89 CDA to encourage the development of a “Town Center” along Highway 89. The general standards that will guide community development within the Project Area, adopted from the City’s General Plan are as follows:

CREATE A DISTINCT AND POSITIVE IDENTITY FOR THE TOWN CENTER (HIGHWAY 89 CORRIDOR)

Build and improve features to make the Town Center for North Salt Lake special and distinct from nearby commercial districts.

ENCOURAGE INTENSITY OF ACTIVITY IN THE TOWN CENTER

The Town Center should become a center of activity and the focal point for the city as a whole.

IMPROVE THE APPEARANCE AND ENHANCE THE SAFETY OF THE TOWN CENTER AND HIGHWAY 89 CORRIDOR

Ensure quality appearance and a safer environment through improved maintenance and design standards.

UTAH CODE
§17C-4-103(4)

HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY COMMUNITY DEVELOPMENT

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Community Development Project by accomplishing the following items:

PROVISION FOR RETAIL, OFFICE AND RESIDENTIAL OR ANY COMBINATION OF THESE USES

The Project Area Plan allows for retail, office, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

PROVISION OF STREETSCAPES AND ARCHITECTURAL TREATMENTS

The proposed community development project will provide a means to improve streetscapes and architectural treatments within the Project Area. The City’s General Plan indicates a desire for the Highway 89 corridor to become a focal point for the City. The creation of the CDA will ensure quality appearance of new development and redevelopment projects.

UTAH CODE
§17C-4-103(5)

CONFORMANCE OF THE PROPOSED DEVELOPMENT TO THE COMMUNITY’S GENERAL PLAN

The City recently finalized a revision to the General Plan. The proposed community development is consistent with the City’s updated General Plan which encourages redevelopment and improvement to “strengthen the heart of the City.”

The community development will conform to the community’s General Plan by supporting the following guiding principles contained in the City’s General Plan:

- a. **Create a distinct and positive identify for the Town Center:** Build and improve features to make the Town Center for North Salt Lake special and distinct from nearby commercial districts.
- b. **Encourage intensity of activity in the Town Center:** The Town Center should become a center of activity and the focal point for the city as a whole.
- c. **Improve the appearance and enhance the safety of the Town Center and Highway 89 Corridor:** Ensure quality appearance and a safer environment through improved maintenance and design standards.
- d. **Establish streets that work for multiple modes of transportation:** Streets should be safe and welcoming to pedestrians, bicycles, transit vehicles and cars.

- e. **Bring high capacity transit to Highway 89:** Work with regional transportation entities to advance planning for more transit options for residents.
- f. **Expand multi-family development options around Hatch Park by examining use of transfer of development rights (TDR):** Redevelopment of land around Hatch Park is a long-term strategy that will encourage quality residential to locate in the Town Center.

UTAH CODE
§17C-4-103(6)

DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT

The primary objective of the community development is to create a “Town Center” along Highway 89, which would include a combination of retail, office, and residential uses. Tax increment generated from the CDA will assist the Agency in achieving this objective by providing a means to: 1) assemble land to promote higher and more beneficial uses; and 2) provide redevelopment infrastructure improvements (including assistance with demolition, architectural treatments, and streetscapes).

UTAH CODE
§17C-4-103(7)

METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS

QUALIFIED OWNERS

This Project Area plan provides reasonable opportunities for owners of property in the Project Area to participate in the development and/or redevelopment of property in the Project Area if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

- ☐ Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- ☐ Owners may acquire adjacent or other properties in the Project Area;
- ☐ Owners may sell all or portions of their improvements to the Agency, but may retain the land, and develop their properties;
- ☐ Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- ☐ Owners may sell all or portions of their properties to the Agency and obtain preferences to re-enter the Project Area;
- ☐ Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities of owners of property in the Project Area; and
- ☐ Other methods as may be approved by the Agency.

The Agency may extend reasonable preferential opportunities to owners and tenants in the Project Area ahead of persons and entities from outside the Project Area, to be owners and tenants in the Project Area during and after the completion of the community development. To the extent the Agency determines that it is beneficial to have owners or tenants remain within the Project Area, plans for enhancing and promoting the concepts outlined in this Plan will be mutually discussed and agreed upon.

OTHER PARTIES

If no owner or tenant in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

UTAH CODE
§17C-4-103(8)

PERSONS EXPRESSING AN INTEREST TO BECOME A DEVELOPER

The Agency has not nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area plan.

UTAH CODE
§17C-4-103(9)

REASON FOR SELECTION OF THE PROJECT AREA

The updated General Plan has identified Goals, Policies, and Actions intended to strengthen the heart of the City along the Highway 89 Corridor and create a Town Center. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan.

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

PHYSICAL CONDITIONS

The Project Area consists of approximately 127.8 parcel acres of relatively flat, publicly and privately owned land as shown on the Project Area map.

SOCIAL CONDITIONS

As the center of the community, the Project Area (and the City) suffers from the lack of a Town Center, which would provide a place where the public could gather and enjoy shopping, entertainment, recreation and the arts.

ECONOMIC CONDITIONS

The area has suffered from a lack of reinvestment. In addition, much of the area is currently vacant and underutilized. The City desires to promote a mix of uses to encourage retail and job development. Additional residential units will also be required to create demand for retail establishments.

UTAH CODE
§17C-4-103(10)

DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA

Tax Increment arising from the development of the Project shall be used for land assembly, redevelopment infrastructure improvements (demolition, streetscapes, architectural treatments, etc), and developer incentives. 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.

In general, tax incentives may be offered to achieve the community development goals and objectives of this plan.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and timeframe for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

ENTITY	PERCENTAGE	LENGTH	AMOUNT
Davis County	40%	15 Years	\$943,978
County Library	40%	15 Years	\$178,323
Davis County School District	40%	15 Years	\$4,079,704
North Salt Lake City	40%	15 Years	\$761,209
Weber Basin Water Conservancy District	40%	15 Years	\$98,300
Davis County Mosquito Abatement District	40%	15 Years	\$61,252
South Davis County Water Improvement District	40%	15 Years	\$34,351
South Davis County Sewer Improvement District	40%	15 Years	\$148,685
South Davis Recreation District	40%	15 Years	\$166,962
Total Sources of Tax Increment Funds			\$6,472,765

TABLE 4: USES OF TAX INCREMENT

USES	AMOUNT
Project Area Administration @ 10%	\$647,277
Land Assembly @ 35%	\$2,265,468
Redevelopment Infrastructure Improvements @ 35%	\$2,265,468
Developer Incentives @ 20%	\$1,294,553
Total Uses of Tax Increment Funds	\$6,472,765

UTAH CODE
§17C-4-103(11)

ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT

THE BENEFICIAL INFLUENCES UPON THE TAX BASE OF THE COMMUNITY

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

It is estimated that the development of the area will result in approximately 400 new jobs. These jobs will likely result in an average monthly wage of approximately \$3,257.² Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity in the area, especially at a time when the construction sector of the economy is struggling. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE
§17C-4-103(11)(a)

UTAH CODE
§17C-4-103(11)(b)

THE ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Business will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: 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.

Employees may make some purchases in the local area, such as convenience shopping for 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 of the workplace (assuming the services are available).

UTAH CODE
§17C-4-103(12)

OTHER INFORMATION THAT THE AGENCY DETERMINES TO BE NECESSARY OR ADVISABLE

COST/BENEFIT ANALYSIS

Based on the land use assumptions, current economic and market demand factors, tax increment participation levels, and public infrastructure, land assemblage and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated within the Project Area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc. As shown below, the proposed community development will create a net benefit for the City of North Salt Lake.

² Utah Department of Workforce Services, Average Monthly Wage, Davis County, 2013

TABLE 5: COST/BENEFIT ANALYSIS

	TOTAL	NPV @ 4%
REVENUES		
Property Tax (Increment)	\$6,472,765	\$4,442,608
Property Tax (NSL)	\$1,141,813	\$783,688
Sales Tax	\$2,935,007	\$1,906,208
Telecom Tax	\$1,666,501	\$1,093,034
Energy Sales & Use Tax (Natural Gas)	\$299,568	\$194,561
Energy Sales and Use Tax (Electric)	\$1,484,512	\$964,151
TOTAL REVENUES	\$14,000,166	\$9,384,250
EXPENDITURES		
Estimated Budget	\$6,472,765	\$4,442,608
General Government Services	\$425,661	\$276,455
Public Works Services	\$715,279	\$464,554
Public Safety Services	\$1,625,238	\$1,055,549
TOTAL EXPENDITURES	\$9,238,943	\$6,239,167
Total Revenue <i>minus</i> Expenditures	\$4,761,223	\$3,145,084

DRAFT



EXHIBIT A

LEGAL DESCRIPTION OF PROJECT AREA: HIGHWAY 89 CDA

BEGINNING AT THE NORTHWEST CORNER OF LOT 19, IRFRED PARK SUBDIVISION AMENDED, SAID POINT BEING WESTERLY 2443.9 FEET, MORE OR LESS, ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF HIGHWAY 89, AND RUNNING THENCE SOUTHWESTERLY 136.0 FEET, MORE OR LESS, ALONG THE WESTERLY LOT LINE OF SAID LOT 19 TO THE MOST WESTERLY CORNER OF SAID LOT 19, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF HIGHWAY 89 AND THE NORTH LINE OF 3100 SOUTH STREET;

THENCE SOUTHEASTERLY 182.0 FEET, MORE OR LESS, ALONG THE SOUTHERLY LOT LINE AND ALONG THE NORTH LINE OF 3100 SOUTH STREET TO THE SOUTHEAST CORNER OF SAID LOT 19;

THENCE SOUTHERLY 50.0 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 32 OF SAID SUBDIVISION, SAID POINT BEING ON THE SOUTH LINE OF 3100 SOUTH STREET;

THENCE SOUTHERLY 212.8 FEET, MORE OR LESS, ALONG THE LOT LINE TO THE SOUTHEAST CORNER OF SAID LOT 32;

THENCE WESTERLY 354.2 FEET, MORE OR LESS, ALONG THE LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 32 AND TO THE SOUTHEASTERLY LINE OF U.S. HIGHWAY 89;

THENCE SOUTHWESTERLY 500.0 FEET, MORE OR LESS, ALONG SAID SOUTHEASTERLY LINE TO THE INTERSECTION OF SAID SOUTHEASTERLY LINE AND THE WEST LINE OF 800 WEST STREET;

THENCE SOUTHERLY 1020.0 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF TAX PARCEL# 01-045-0033;

THENCE WESTERLY 280.0 FEET, MORE OR LESS, ALONG THE NORTHERLY LINE OF SAID TAX PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL, BEING THE CENTER LINE OF AN ABANDONED CEMENT CANAL OF BONNEVILLE IRRIGATION DISTRICT;

THENCE SOUTHWESTERLY 114.6 FEET, MORE OR LESS, ALONG SAID CANAL CENTERLINE TO THE NORTHEAST CORNER OF THE GOLD MINE ACRES CONDOMINIUMS;

THENCE SOUTHERLY 67.4 FEET, MORE OR LESS, ALONG THE EASTERLY LINE TO A CORNER OF SAID CONDOMINIUMS;

THENCE EASTERLY 7.8 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 40, ORCHARD ACRES SUBDIVISION, REVISED AND AMENDED;

THENCE ALONG LOT LINES OF SAID ORCHARD ACRES SUBDIVISION THE FOLLOWING EIGHT (8) COURSES:

- (1) SOUTHERLY 122.9 FEET, MORE OR LESS, ALONG THE WESTERLY LINE OF LOT 40 AND LOT 41 TO AN INTERIOR CORNER ON SAID LOT 41,
- (2) WESTERLY 275.0 FEET, MORE OR LESS, ALONG THE LINES FOR LOT 41, LOT 43, AND LOT 44 TO THE NORTHEAST CORNER OF LOT 55,
- (3) SOUTHWESTERLY 319.3 FEET, MORE OR LESS, ALONG THE SOUTHEASTERLY LINES OF LOT 55, LOT 54, LOT 53, AND LOT 52 TO THE SOUTHERLY CORNER OF LOT 52, SAID POINT BEING ON THE NORTHEASTERLY LINE OF 3600 SOUTH STREET,
- (4) SOUTHWESTERLY 49.5 FEET, MORE OR LESS, TO THE EASTERLY CORNER OF LOT 51, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF 3600 SOUTH STREET,
- (5) SOUTHWESTERLY 132.0 FEET, MORE OR LESS, ALONG THE SOUTHEASTERLY LINES OF LOT 51 AND LOT 50 TO THE SOUTH CORNER OF SAID LOT 50 AND THE NORTHEAST CORNER OF LOT 49,
- (6) SOUTHERLY 97.7 FEET, MORE OR LESS, ALONG THE EAST LINES OF LOT 49 AND OF LOT 14 TO THE NORTH LINE OF LOT 13,
- (7) EASTERLY 28.5 FEET, MORE OR LESS, ALONG THE NORTH LINE OF LOT 13 TO THE NORTHEAST CORNER OF SAID LOT 13,
- (8) SOUTHWESTERLY 193.6 FEET, MORE OR LESS, ALONG THE EASTERLY LOT LINE TO THE SOUTHEAST CORNER OF LOT 13, SAID POINT BEING ON THE NORTH LINE OF 3800 SOUTH STREET;

THENCE SOUTHWESTERLY 150.0 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TAX PARCEL# 01-047-0103, SAID POINT BEING ON THE SOUTH LINE OF 3800 SOUTH STREET;

THENCE ALONG THE BOUNDARY FOR SAID TAX PARCEL# 01-047-0103 THE FOLLOWING FOUR (4) COURSES:

- (1) EASTERLY 474.1 FEET, MORE OR LESS, ALONG THE NORTH LINE TO THE NORTHEAST CORNER,
- (2) SOUTHERLY 132.0 FEET, MORE OR LESS, ALONG THE EAST LINE TO A CORNER,
- (3) EASTERLY 11.0 FEET, MORE OR LESS, PARALLEL TO THE SOUTH LINE OF SAID 3800 SOUTH STREET TO A CORNER,
- (4) SOUTHERLY 445.5 FEET, MORE OR LESS, ALONG THE EAST LINE TO THE SOUTHEAST CORNER OF SAID TAX PARCEL, SAID POINT BEING ON THE NORTH LINE OF BALLARD ACRES SUBDIVISION;

THENCE WESTERLY 383.5 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF 900 WEST STREET;

THENCE SOUTHERLY 80.3 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF TAX PARCEL# 01-047-0089;

THENCE WESTERLY 123.0 FEET, MORE OR LESS, ALONG THE PARCEL LINE TO THE NORTHWEST CORNER OF SAID TAX PARCEL;

THENCE SOUTHERLY 97.9 FEET, MORE OR LESS, ALONG THE PARCEL LINE TO THE SOUTHWEST CORNER OF SAID TAX PARCEL, SAID POINT BEING ON THE NORTH LINE OF 4000 SOUTH STREET;

THENCE WESTERLY 180.0 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 2, ANNE TAYLOR SUBDIVISION, SAID POINT BEING ON THE SOUTH LINE OF 4000 SOUTH STREET;

THENCE SOUTHERLY 90.0 FEET, MORE OR LESS, ALONG THE WESTERLY LINES OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 2;

THENCE EASTERLY 21.2 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF LOT 2 OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF THE HILLSIDE LANE P.U.D.;

THENCE SOUTHERLY 229.2 FEET, MORE OR LESS, ALONG THE WESTERLY LINE OF SAID P.U.D. TO THE SOUTHWEST CORNER OF SAID P.U.D.;



THENCE EASTERLY 189.0 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID P.U.D. TO THE NORTHEAST CORNER OF TAX PARCEL# 01-047-0279;

THENCE SOUTHWESTERLY 131.0 FEET, MORE OR LESS, ALONG THE EAST LINE TO A CORNER OF SAID TAX PARCEL, SAID POINT ALSO BEING A CORNER ON THE WESTERLY LINE OF TAX PARCEL# 01-047-0277;

THENCE SOUTHERLY 166.0 FEET, MORE OR LESS, ALONG THE WESTERLY LINES OF TAX PARCEL# 01-047-0277 TO THE NORTH LINE OF ODELL LANE;

THENCE SOUTHERLY 40.0 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TAX PARCEL# 01-047-0117;

THENCE SOUTHERLY 227.1 FEET, MORE OR LESS, ALONG THE WEST LINES OF SAID TAX PARCEL TO THE NORTHWEST CORNER OF TAX PARCEL# 01-047-0353 FOR ORCHARD ELEMENTARY SCHOOL;

THENCE ALONG THE LINES OF SAID SCHOOL PARCEL THE FOLLOWING FIVE (5) COURSES:

- (1) SOUTHWESTERLY 658.0 FEET, MORE OR LESS, ALONG THE WESTERLY PARCEL LINES TO THE SOUTHWEST CORNER,
- (2) SOUTHEASTERLY 218.6 FEET, MORE OR LESS, ALONG THE SOUTHERLY PARCEL LINES TO A CORNER, SAID POINT BEING AT THE NORTHEAST CORNER OF TAX PARCEL# 01-047-0326,
- (3) SOUTHWESTERLY 90.8 FEET, MORE OR LESS, ALONG THE LINE SHARED WITH SAID TAX PARCEL TO THE NORTH LINE OF CENTER STREET,
- (4) EASTERLY 480.0 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF THE PARCEL, SAID POINT BEING AT THE SOUTHWEST CORNER OF TAX PARCEL# 01-047-0287,
- (5) NORTHEASTERLY 115.0 FEET, MORE OR LESS, ALONG THE EASTERLY PARCEL LINES TO THE NORTHWESTERLY CORNER OF TAX PARCEL# 01-047-286;

THENCE EASTERLY 170.0 FEET, MORE OR LESS, ALONG THE NORTHERLY LINES OF TAX PARCEL# 01-047-0286 TO THE WESTERLY LINE OF ORCHARD DRIVE;

THENCE SOUTHERLY 2230.0 FEET, MORE OR LESS, ALONG THE WESTERLY LINE OF ORCHARD DRIVE TO THE NORTH LINE OF TAX PARCEL# 01-104-0112;

THENCE EASTERLY 79.4 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID TAX PARCEL;

THENCE SOUTHWESTERLY 101.1 FEET, MORE OR LESS ALONG THE SOUTHEASTERLY LINE TO THE WESTERLY LINE OF ORCHARD DRIVE;

THENCE SOUTHERLY 110.0 FEET, MORE OR LESS, ALONG SAID WESTERLY LINE TO THE INTERSECTION OF THE WESTERLY LINE OF ORCHARD DRIVE AND THE NORTH LINE OF EAGLERIDGE DRIVE;

THENCE WESTERLY 320.0 FEET, MORE OR LESS, TO THE EAST LINE OF US HIGHWAY 89;

THENCE SOUTHERLY 1920.0 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF TAX PARCEL# 01-106-0031;

THENCE NORTHERLY 750.0 FEET, MORE OR LESS, TO THE WEST LINE OF US HIGHWAY 89 AT THE SOUTHEAST CORNER OF TAX PARCEL# 01-104-0039;

THENCE WESTERLY 546.5 FEET, MORE OR LESS, ALONG THE PARCEL LINE OF TAX PARCEL# 01-104-0039 AND TAX PARCEL# 01-104-0038 TO THE EASTERLY LINE OF INTERSTATE 15;

THENCE NORTHERLY 1675.0 FEET, MORE OR LESS, ALONG SAID EASTERLY LINE TO THE SOUTHWEST CORNER OF TAX PARCEL# 01-104-0116;

THENCE ALONG THE BOUNDARY FOR SAID TAX PARCEL# 01-104-0116 THE FOLLOWING THREE (3) COURSES:

- (1) EASTERLY 219.5 FEET, MORE OR LESS, ALONG THE PARCEL LINE TO THE CORNER,
- (2) NORTHERLY 143.7 FEET, MORE OR LESS, ALONG THE PARCEL LINE TO THE CORNER,
- (3) EASTERLY 359.4 FEET, MORE OR LESS, ALONG THE PARCEL LINE TO THE WEST LINE OF MAIN STREET;

THENCE NORTHERLY 960.0 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE INTERSECTION OF THE WEST LINE OF MAIN STREET AND THE SOUTH LINE OF CENTER STREET;

THENCE NORTHEASTERLY 150.0 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH LINE OF CENTER STREET AND THE EAST LINE OF MAIN STREET;

THENCE NORTHERLY 200.0 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE MOST SOUTHERLY CORNER OF NORTH TOWNE STATION P.U.D.;

THENCE ALONG THE BOUNDARY OF NORTH TOWNE STATION P.U.D. THE FOLLOWING SEVEN (7) COURSES:

- (1) NORTHEASTERLY 475.8 FEET, MORE OR LESS, ALONG THE P.U.D. LINE TO A CORNER,
- (2) SOUTHEASTERLY 193.8 FEET, MORE OR LESS, ALONG THE P.U.D. LINE TO A CORNER,
- (3) NORTHEASTERLY 197.7 FEET, MORE OR LESS, ALONG THE P.U.D. LINE AND ITS EXTENSION TO A POINT OF INTERSECTION WITH THE EXTENSION OF THE EAST LINE OF SAID P.U.D.,
- (4) THENCE NORTHERLY 162.9 FEET, MORE OR LESS, ALONG SAID EXTENSION OF THE EAST LINE AND THE EAST LINE OF THE P.U.D. TO A CORNER,
- (5) NORTHWESTERLY 69.1 FEET, MORE OR LESS, ALONG THE P.U.D. LINE TO A CORNER,
- (6) NORTHEASTERLY 424.9 FEET, MORE OR LESS, ALONG THE P.U.D. LINE TO A CORNER,
- (7) WESTERLY 66.6 FEET, MORE OR LESS, ALONG THE P.U.D. LINE TO A CORNER;

THENCE NORTHEASTERLY 40.0 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE KEITH SALMON TWIN HOME SUBDIVISION;

THENCE NORTHEASTERLY 203.8 FEET, MORE OR LESS, ALONG THE EASTERLY LINE TO THE NORTHEAST CORNER OF THE KEITH SALMON TWIN HOME SUBDIVISION, ALSO BEING THE SOUTHERLY SOUTHEAST CORNER OF THE CASTLE SUBDIVISION;

THENCE NORTHEASTERLY 393.4 FEET, MORE OR LESS, ALONG THE SOUTHEASTERLY LINE OF THE CASTLE SUBDIVISION TO A CORNER;

THENCE NORTHERLY 344.5 FEET, MORE OR LESS, ALONG THE EAST LINE OF THE CASTLE SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE SOUTHWEST CORNER OF TAX PARCEL# 01-047-0208;

THENCE NORTHERLY 150.0 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID TAX PARCEL TO THE SOUTH LINE OF 350 NORTH STREET;

THENCE EASTERLY 390.1 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF TAX PARCEL# 01-047-0247;



THENCE NORTHWESTERLY 90.0 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH LINE OF 350 NORTH STREET AND THE NORTHWESTERLY LINE OF US HIGHWAY 89, SAID POINT BEING AT THE SOUTHEAST CORNER OF LOT 41, AMENDED PART OF PAUL SUBDIVISION;

THENCE NORTHEASTERLY 1903.0 FEET, MORE OR LESS, ALONG SAID NORTHWESTERLY LINE TO THE SOUTHEAST CORNER OF TAX PARCEL# 01-045-0016;

THENCE WESTERLY 224.8 FEET, MORE OR LESS, ALONG THE PARCEL LINE TO THE SOUTHWEST CORNER OF TAX PARCEL# 01-045-0016;

THENCE NORTHEASTERLY 192.9 FEET, MORE OR LESS, ALONG THE WEST LINE OF TAX PARCEL# 01-045-0016 AND TAX PARCEL# 01-045-0015 TO THE NORTHWEST CORNER OF TAX PARCEL# 01-045-0015;

THENCE EASTERLY 278.2 FEET, MORE OR LESS, ALONG THE PARCEL LINE TO THE NORTHEAST CORNER OF TAX PARCEL# 01-045-0015 AND THE NORTHWESTERLY LINE OF US HIGHWAY 89;

THENCE NORTHEASTERLY 495.9 FEET, MORE OR LESS, ALONG SAID NORTHWESTERLY LINE TO THE SOUTH CORNER OF TAX PARCEL# 01-046-0004;

THENCE NORTHERLY 437.9 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID TAX PARCEL TO THE WESTERLY LINE OF 400 EAST STREET;

THENCE NORTHERLY 840.0 FEET, MORE OR LESS, ALONG SAID WESTERLY LINE TO THE SOUTHEAST CORNER OF TAX PARCEL# 06-094-0034;

THENCE WESTERLY 635.1 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID TAX PARCEL TO THE EASTERLY LINE OF INTERSTATE 15;

THENCE NORTHEASTERLY 1123.0 FEET, MORE OR LESS, ALONG SAID EASTERLY LINE TO THE MOST NORTHERLY CORNER OF TAX PARCEL# 06-095-0115;

THENCE SOUTHEASTERLY 76.1 FEET, MORE OR LESS, ALONG THE NORTHEASTERLY LINE OF SAID TAX PARCEL TO THE NORTHWEST LINE OF 400 EAST STREET;

THENCE EASTERLY 85.0 FEET, MORE OR LESS, TO THE MOST WESTERLY SOUTHWEST CORNER OF TAX PARCEL# 06-095-0225, SAID POINT BEING ON THE SOUTHEAST LINE OF 400 EAST STREET;

THENCE NORTHEASTERLY 262.6 FEET, MORE OR LESS, ALONG SAID SOUTHEAST LINE TO THE INTERSECTION OF THE SOUTHEAST LINE OF 400 EAST STREET AND THE SOUTH LINE OF 2600 SOUTH STREET (1100 NORTH STREET);

THENCE EASTERLY 1300.0 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE INTERSECTION OF THE SOUTH LINE OF 2600 SOUTH STREET (1100 NORTH STREET) AND THE SOUTHEASTERLY LINE OF US HIGHWAY 89;

THENCE SOUTHWESTERLY 1650.0 FEET, MORE OR LESS, ALONG SAID SOUTHEASTERLY LINE TO THE NORTHWEST CORNER OF TAX PARCEL# 06-095-0101;

THENCE EASTERLY 145.0 FEET, MORE OR LESS, ALONG THE PARCEL LINE TO THE NORTHEAST CORNER OF SAID TAX PARCEL, ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF PEBBLE CREEK CONDOMINIUMS;

THENCE SOUTHERLY 128.5 FEET, MORE OR LESS, ALONG THE CONDOMINIUM LINE TO THE INTERIOR NORTHWEST CORNER OF SAID CONDOMINIUMS;

THENCE WESTERLY 219.1 FEET, MORE OR LESS, ALONG THE CONDOMINIUM LINE TO THE MOST WESTERLY NORTHWEST CORNER OF SAID CONDOMINIUMS AND THE SOUTHEASTERLY LINE OF US HIGHWAY 89;

THENCE SOUTHWESTERLY 360.0 FEET, MORE OR LESS, ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING.

EXHIBIT B

PROJECT AREA MAP

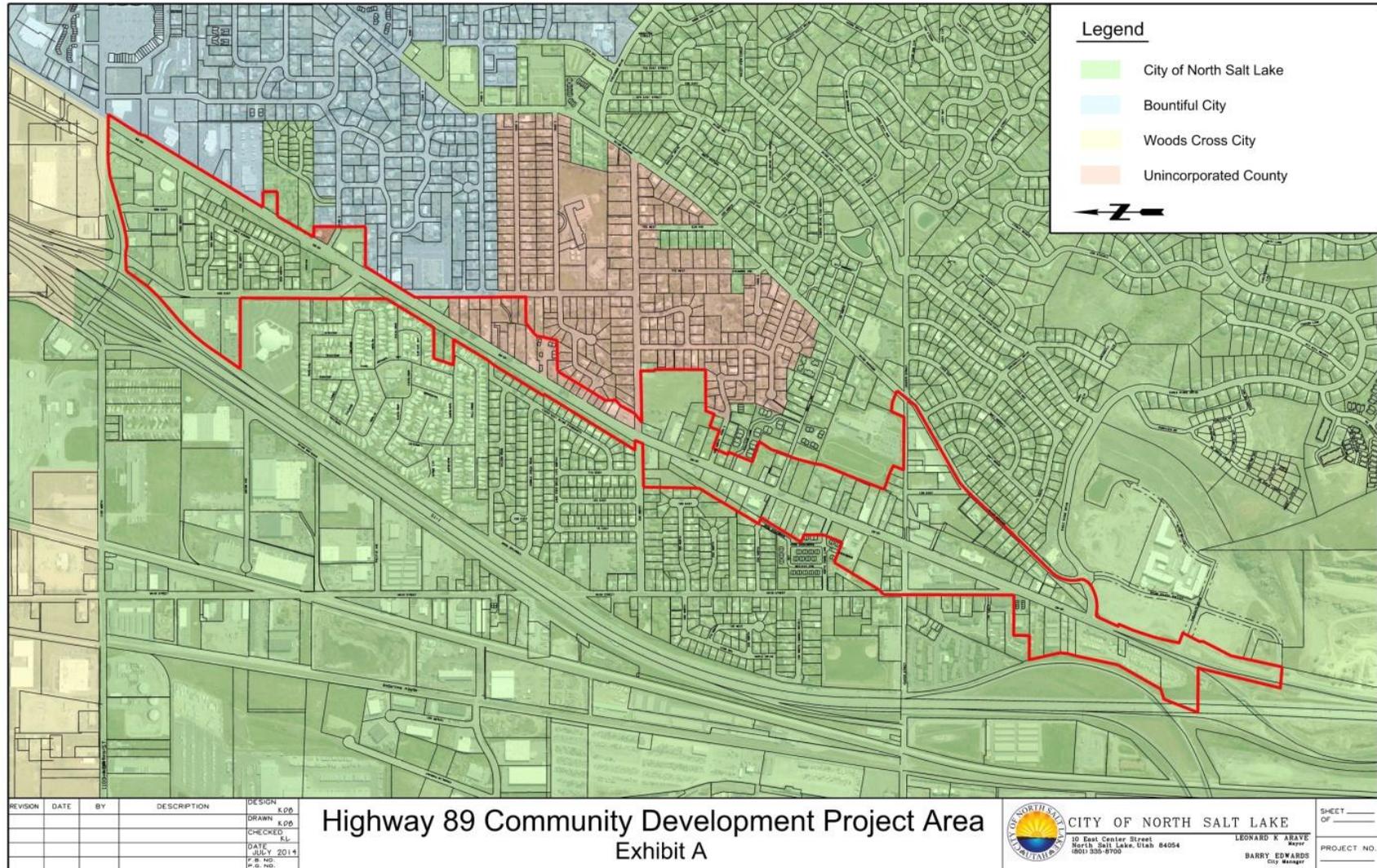


EXHIBIT C

PARCEL LIST

PARCEL NUMBER	OWNER
10450015	CLARK, ALAN BOYD & ELLEN C
10450016	CLARK, ALAN BOYD & ELLEN C
10450018	CLEVERLY, DONALD B & VERNA C - TRUSTORS
10450019	CLEVERLY, DONALD B & VERNA C - TRUSTORS
10450020	STULTS, PEGGY VILATE
10450021	GLAZIER, SPENCER
10450022	CHOUNLAMANY, THIAN & CHANTHARATH
10450023	CLYDE, BRENT L
10450025	RASO, LAWRENCE & BECKY ANN
10450026	MANSFIELD, RANDALL C & SUSAN I - TRUSTEES
10450027	WIGHT, DANNY H & KELLY J
10450028	ZWAHLEN, GUY C & SANDRA
10450029	MARION, RON
10450030	PPMC INC.
10450044	CLEVERLY, DONALD B & VERNA C - TRUSTORS
10450064	V & B NEUENSWANDER LC
10450065	BARTON, BRIAN & KRISTEN - ETAL
10450066	BARTON, BRIAN & KRISTEN
10450067	CLEVERLY, DONALD B & VERNA C - TRUSTORS
10450068	CLEVERLY, DONALD B & VERNA C - TRUSTORS
10450084	BRODERICK, STEVEN L & JULIE T -TRUSTEES
10450085	NEWMAN, DENNIS
10460001	OKAWA, RUTHE A & AKIKO--TRUSTEES
10460002	GILES, ALAN AND CRNKO, HEATHER
10460003	EDMONDSON, JEFFERY L - TRUSTEE
10460004	KC PROPCO LLC
10460049	NORTH SALT LAKE
10470001	POGOSSIAN, TIGRAN
10470063	HAILES, REED R & SUSAN S
10470066	NORTH SALT LAKE CORP
10470069	CLARELON LLC
10470075	FADEL, RAY K, JR
10470076	FADEL, RAY K JR
10470077	HESSLER, HAROLD JR
10470101	AFFORDABLE AUTO SALES INC
10470103	FADEL, KIA LYN - TRUSTEE - ETAL
10470104	OUZOUNIAN, VIOLETTE M
10470105	ASO PROPERTIES LLC
10470108	HOLBROOK, DAVID B & ANGELA P
10470116	WARNOCK, PAUL R AND LELAND LEGACY LLC
10470118	HARRIS, SANDY A
10470169	ASO PROPERTIES LLC
10470170	OUZOUNIAN, VIOLETTE M
10470171	OUZOUNIAN, VIOLET M
10470176	GLESCH, ANGEL ANGELINA DONELLA FEICHKO AND FEICHKO, JIMMY BLAIR - TRUSTEES
10470177	PAULS ALL RIGHT SALES & SERVICE
10470180	MAXFIELD, COLLINS V & KAREN J - TRUSTEES AND STRONG, DENNIS R
10470181	FADEL, RAY K JR
10470182	WESTERN EXPLOSIVES SYSTEMS COMPANY



PARCEL NUMBER	OWNER
10470207	TIDWELL, R GENE & MARY ANN - TRUSTEES
10470208	PLATTS, TREVOR S & JULINA M
10470217	PANTELAKIS, MARK D & TERESIA
10470232	DGR LEASING LLC
10470242	WHITMORE PINE TERRACE LLC
10470243	ROC PROPERTIES LLC
10470246	ASO PROPERTIES LLC
10470247	DAVIS PROPERTIES-POST OFFICE LLC
10470248	ROYAL LORRAINE DAVIS LLC
10470251	POND, MAXWELL K & MYRL P-TRUSTEES
10470252	KELLERSBERGER, ROBERT - TRUSTEE
10470253	NORTH SALT LAKE CITY
10470271	WOOLSLAYER, ALAN C & EARLENE M
10470275	NIELSEN, RANDALL S AND SMITH, KRISTIN I
10470279	OLSEN, DEBBIE & BENNY G--TRUSTEES
10470286	NORTH SALT LAKE CITY A MUNICIPAL CORPORATION
10470287	NORTH SALT LAKE CITY
10470290	CULLIMORE, SANDRA R & BRENT
10470293	HENDERSON, HERBERT N & SUZANNE J
10470295	WHITMORE PINE TERRACE LLC
10470296	CLARELON, LLC
10470297	CLARELON LLC
10470300	USB PROPERTIES LTD
10470307	WILSON, JIM H & MAUREEN J - TRUSTEES
10470308	WILSON, JIM H & MAUREEN J - TRUSTEES
10470313	PORTER, STANLEY D & MARY KAY
10470324	WASHBURN, ALISON
10470325	KELLERSBERGER, LAVERNE - TRUSTEE
10470326	OSBORNE, NATHAN R JR & STACEY D
10470327	HAMILTON, FRED A - TRUSTEE
10470329	EUG MANAGEMENT LLC
10470330	TIPPETTS, DOREEN
10470334	JENKINS, JONATHAN T & REBECCA L
10470342	PAUL, BALBINA R
10470343	TARR, JOHN & SUSAN J
10470354	189 LLC
10470358	HENDERSON, HERBERT N & SUZANNE J
10470363	LEDO ENTERPRISES A GENERAL PARTNERSHIP
10470364	WARNOCK, PAUL R & SALLY K
10470367	BRYCEWOOD DEVELOPMENT LLC
10470368	BEDARD, LAURIE - ETAL
10470369	BEDARD, LAURIE - ETAL
10530013	WRIGHT ENTERPRISES LLC
10530014	YOUNG, R DOUGLAS
10530019	HARRIS, ALLEN R & LEE ANN
10530049	YOUNG, R DOUGLAS
10530050	YOUNG, R DOUGLAS
10530051	YOUNG, R DOUGLAS
10530052	PRECISION WIRE AND TELEPHONE CO
10530053	WESTON, JEWELL M
10530054	BECK, SHARLENE
10530055	RK PRINTING LLC
10560013	ANGELO AND ANNA BRILLOS FAMILY LLC



PARCEL NUMBER	OWNER
10560014	HAMMOND, WILLIAM E & JUDY R - TRUSTEES
11040028	GARDENWAY LLC
11040033	WILLIAMS, HUGH L
11040034	WILLIAMS, HUGH L
11040035	WILLIAMS, HUGH L
11040036	WILLIAMS, HUGH LEE AKA HUGH L
11040038	STATE ROAD COMMISSION OF UTAH
11040039	STATE ROAD COMMISSION OF UTAH
11040062	5 STARS ENTERPRISES LLC
11040065	STATE ROAD COMMISSION OF UTAH
11040067	CROSS, JOHN DAMON
11040068	TANNER, MARK HAROLD
11040069	EC NORTH SALT LAKE PROPERTIES INC
11040070	FLINT INVESTMENTS LLC
11040072	SNAPP, WILLIAM & WENDY - TRUSTEES
11040073	BAILEY, DOROTHY W - TRUSTEE
11040087	KITCHEN, DAVID E & ANN S
11040088	KITCHEN, DAVID E & ANN S
11040089	GREENWOOD, MAXINE RENEE--TRUSTEE
11040091	UTAH LOCAL GOVERNMENTS TRUST
11040096	CHAMBI, ENOC H
11040097	WILLIAMS, HUGH L
11040105	DIEM, ALBERT R - TRUSTEE
11040110	EAGLEPOINTE DEVELOPMENT LC
11040112	BARNES BANKING COMPANY
11060023	MOUNTAIN FUEL SUPPLY CO
11080003	J-J BAKD INC
11080004	J-J BAKD INC
11080005	J-J BAKD
11080006	90 ORCHARD LC
11080007	APPLEGATE ORCHARD LLC
11080008	NEWTON, DAVID C
11080009	OMAN, KENDALL JORY & NANCY D
11080010	LUND, JOHN A
11080011	CADWALDER, JAMIE JO
11080012	J-J BAKD INC
11080013	ORCHARD DRUG REALTY LLC
11080018	ORCHARD CENTER PLAZA LLC
11080028	MA SQUARED LLC
11080032	MOUNTAIN STATES TELEPHONE & TELEGRAPH CO
11080034	CENTER STREET INVESTMENTS LTD
11080035	CENTER STREET MARKET LTD
11080036	MA SQUARED LLC
11080037	MA SQUARED LLC
11080038	UTAH LOCAL GOVERNMENTS TRUST
11080041	RICHARD L MILLER PROPERTIES LLC
11080042	CITY OF NORTH SALT LAKE
11260011	HENDRICKSON, MARVIN L
11270001	WINN, LINDSEY K & BRIAN
11270002	JKB PROPERTY GROUP LLC
11270003	RANDALL, BLAIR R & KRISTIN
11270004	HAMEL, JOHN
11270005	BIRD, JANNA



PARCEL NUMBER	OWNER
11270006	DAWES, MELISSA
11270007	LEE, BONNIE R
11270008	SONNTAG, CARRIE
11270009	ASSOCIATION OF UNIT OWNERS OF GREENBRIAR CONDOMINIUMS
11500001	HANSEN, RICHARD A & MARGARET N
11500002	HANSEN, RICHARD A & MARGARET N
11500003	HANSEN, RICHARD A & MARGARET N
11500004	HANSEN, RICHARD A & MARGARET N
11500005	HANSEN, RICHARD A & MARGARET N
11500006	HANSEN, RICHARD A & MARGARET N
11500007	HANSEN, RICHARD A & MARGARET N
11500008	HANSEN, RICHARD A & MARGARET N
11500009	HANSEN, RICHARD A & MARGARET N
11500010	HANSEN, RICHARD A & MARGARET N
11500011	MARTINDALE, ELDON L & DONNA M
11500012	MORDUE, BOYD H & JOHN SPENCER & STEVEN S & KAREN E AND EATON, JOSHUA
11500013	ASSOCIATION OF UNIT OWNERS OF GOLD MINE ACRES CONDOMINIUMS
13610175	GERBER, ADAM
13610177	DOUGLAS, RONALD E & ROBIN
13610179	PETERSEN, KIMBERLY D
13610180	ASSOCIATION OF UNIT OWNERS OF CONDOS 89, A CONDO
14310001	NORTH SALT LAKE CITY
14520001	TAYLOR, MILT
60940033	C S & F PROPERTIES
60940034	C S & F PROPERTIES
60950010	MOLA PARTNERS LTD
60950011	ALL POINTS B2B NSL LLC
60950012	MEEKS, HEBER S & MALISSA JO
60950013	KNIGHTON, FLOYD K & LUANN
60950045	MOLA PARTNERS LTD
60950046	DICKSON, FRANKLIN D & VICKY G - TRUSTEES
60950047	BARK, JONG-SEOK & BYEONG-JOO
60950048	WENDYS OLD FASHIONED HAMBURGERS OF NEW YORK INC
60950050	WOOD ENTERPRISES INC
60950051	CRT PROPERTIES LLC
60950052	C & K PROPERTY INVESTMENTS LLC
60950054	NORTH SALT LAKE CITY
60950058	ASCEND HOLDINGS LLC
60950059	460 EAST 1000 NORTH LLC
60950060	BURNS, JACK - TRUSTEE
60950061	REYNOLDS CAPITAL LLC
60950101	ZIONS UTAH BANCORPORATION
60950108	CITY OF NORTH SALT LAKE
60950115	C S & F PROPERTIES
60950147	PATTERSON, RAND DUANE - TRUSTEE
60950148	REYNOLDS CAPITAL LLC
60950159	COTTONTREE PARTNERS LIMITED PARTNERSHIP
60950165	CITY OF NORTH SALT LAKE
60950166	CITY OF NORTH SALT LAKE
60950168	MOLA PARTNERS LTD
60950171	CITY CREEK INVESTMENT LLC
60950172	PATTERSON, MAX & MOANA - ETAL
60950173	MUIR, JAMES BRIAN & MICHELLE RENE



PARCEL NUMBER	OWNER
60950174	MELLOR, MICHAEL E
60950189	PREMIUM OIL COMPANY
60950190	NINE MILE HOLDINGS LLC
60950225	E STREET UTAH LLC
60950226	UTAH DEPARTMENT OF TRANSPORTATION
60950229	TRACY-COLLINS BANK AND TRUST COMPANY
60950230	UTAH DEPARTMENT OF TRANSPORTATION
60950231	UTAH DEPARTMENT OF TRANSPORTATION
60990001	MOWER, BOYD W & KAYLENE
60990002	FEDERAL NATIONAL MORTGAGE ASSOCIATION
60990003	WAGER, GEORGE L & PATSY C
60990004	PEHRSON, TIM AND PARKER-WIEDWALD, PENI
60990005	FELIX, LLOYD ALBERT - TRUSTEE
60990006	TAK, RAYMOND LEE & KELLENE D - ETAL
60990007	SWANN, MELANIE
60990008	GUTIERREZ, JORGE
60990009	RICHARDS, DAVID K & SHAWNA R
60990010	CURTIS, DAVID & MILAGRO
60990011	FARREN, DANISE
60990012	MARK, HENRY J & DIANNE A
60990013	WASHBURN, JEFFREY & KEARSTA
60990014	GREGERSEN, REBECCA
60990015	DURRANT, MATT & KATIE
60990016	BARKER, STEVEN RAY & SHEILA E
61000001	HAGEN, GRANT & CAROL
61000002	HANSON, CODY E
61000003	WILCOCK, JOHN DEE - TRUSTEE
61000004	SEEGMILLER, BRENT & MRECIA
61000005	CLARK, GARY A & LINDA P
61000006	REUDTER, FARRYN D & CINDY L
61000007	HUNTER, JEANNE C - TRUSTEE
61000008	KHAMEDOOST, AHMAD & CINDY
61000009	MANZO, EDWIN & NASHLIE
61000010	WRIGHT, SCOTT D
61000011	HILLYARD, NATHAN K & TIFFANY M
61000012	LOVE, WAYNE R & ERMA M - TRUSTEES
61000013	BRIERLEY, RICHARD I
61000014	RICH, SCOTT E
61000015	C & N WORKMAN INVESTMENTS LLC
61000016	WRIGHT, SHELLY A
61000017	GROVER, MICHAEL L & CAMILLE G
61000018	TRAVER, DONNA S & ARTHUR LELAND - TRUSTEES
61000019	SALISBURY, WILLIAM TAYLOR & DIANE
61000020	LITTLEWOOD, EARL ALFRED & DOROLYN W
61000021	SANDERS, LOUIS ALLEN & SHARON
61000022	BURTON, DEBBIE A
61000023	GILLMOR, NICOLE & EDWARD JAMES
61000024	ZOLLINGER, MALCOM DAVID - TRUSTEE
61000025	ASGARD HOLDINGS LLC
61000026	FRAZIER, RODNEY G AND CHRISTENSEN, BARBARA LEE
61000027	ANDREWS, TOM & SHAUNA JENE
61000028	MULITALO, PAOVALE J & JODI B
61000029	THOMPSON, MICHAEL S AND LINDSAY, AMY



PARCEL NUMBER	OWNER
61000030	SCHOUTEN, MARK D & DAVIDA J
61000031	TRUMAN MARKETING
61000032	BRUHN, JAMES DELL & SHELLEY OLSEN