

To: The North Ogden Redevelopment Agency
Fr: Ron Chandler
Dt: July 3, 2014
Re: A Resolution Authorizing the Preparation of a Draft Community
Development Project Area Plan

Creating a community development area (CDA) begins when the City's Redevelopment Agency adopts a resolution authorizing the preparation of a draft community development project area plan. The project area plan must contain the following.

- 1) A description of the boundaries of the project area.
- 2) A general statement of the land uses, layout of principal streets, population densities and building intensities of the project area and how they will be affected by the community development.
- 3) The standards that will guide the community development.
- 4) Show how the purposes of the State laws will be attained by the community development.
- 5) Be consistent with the general plan.
- 6) Describe any specific project or projects that are the object of the proposed community development.
- 7) Identify how private developers, if any, will be selected to undertake the community development and identify each private developer currently involved in the community development process.
- 8) State the reasons for the selection of the project area.
- 9) Describe the physical, social and economic conditions existing in the project area.
- 10) Describe any tax incentives offered private entities for facilities located in the project area.
- 11) Include an analysis or description of the anticipated public benefit to be derived from the community development, including the beneficial influences upon the tax base of the community; and the associated business and economic activity likely to be stimulated.
- 12) Include other information that the agency determines to be necessary or advisable.

As part of the plan creation, the RDA must hold a public hearing. The hearing must be scheduled 30 days prior to the public hearing.