

Ent 1241669 Bk 2130 Pg 1670  
Date: 20-Mar-2020 01:31 PM Fee \$0.00  
Cache County, UT  
Michael Gleed, Rec. - Filed By NLG  
For LOGAN CITY

**CITY OF LOGAN, UTAH  
ORDINANCE NO. 18-18**

**AN ORDINANCE ADOPTING THE SOUTH MAIN RIVER COMMUNITY  
REINVESTMENT PROJECT AREA PLAN:**

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the City of Logan to pass ordinances as are necessary and proper to provide for the safety and preserve the health, promote the prosperity, improve the peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City; and

WHEREAS, the Redevelopment Agency of the City of Logan (hereinafter "Agency") has authorized the preparation of a community reinvestment project area plan pursuant to U.C.A. § 17C-5-103; and

WHEREAS, the Agency has complied with the process and requirements for adopting a community reinvestment project area plan pursuant to U.C.A. § 17C-5-104 and U.C.A. § 17C-5-105; and

WHEREAS, the Agency has approved the South Main River Community Reinvestment Project Area Plan pursuant to U.C.A. § 17C-5-108; and

WHEREAS, the City Council has determined that the following ordinance is in the City's best interest;

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, UTAH, AS FOLLOWS:

SECTION 1: Community Reinvestment Project Area Plan Designation. Pursuant to U.C.A. Section 17C-5-109, the South Main River Community Reinvestment Project Area Plan approved by City of Logan Redevelopment Agency in Resolution No. 18-46RDA is hereby adopted and the Logan City Council designates the approved project area plan as the official community development plan of the project area.

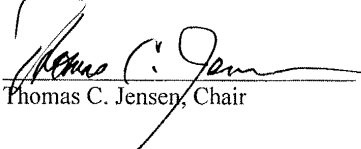
SECTION 2: Effective Date. This ordinance shall become effective upon publication.

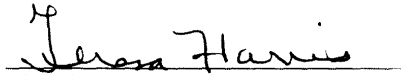
ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS 16 DAY OF October 2018, BY THE FOLLOWING VOTE:

AYES: Anderson, Bradfield, Jensen, Simmonds

NAYS: Olsen

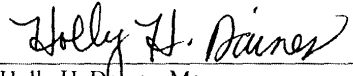
ABSENT: none

  
Thomas C. Jensen, Chair

  
ATTEST:  
Teresa Harris, City Recorder

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 16 day of October,  
2018.

  
Holly H. Daines, Mayor

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SOUTH MAIN RIVER COMMUNITY REINVESTMENT PROJECT AREA PLAN

DATED AUGUST 31, 2018

Redevelopment Agency of the City of Logan, Utah  
South Main River Community Reinvestment Project Area

- 1 -

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## INTRODUCTION

1. Pursuant to the provisions of the Community Reinvestment Agency Act (Act), the governing body of the Redevelopment Agency of the City of Logan (Agency) authorized the preparation of a draft community development project area plan by a resolution containing a description or map of the boundaries of the proposed project area; and

2. Pursuant to that resolution the following Project Area Plan has been drafted to meet the requirements of U.C.A. §17C-5-105.

## SOUTH MAIN RIVER COMMUNITY REINVESTMENT PROJECT AREA PLAN

### Definitions

As used in this Project Area Plan:

- A. The term "**Act**" shall mean and include the Community Reinvestment Agency Act as found in Title 17C, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor law or act.
- B. The term "**Agency**" shall mean the Redevelopment Agency of the City of Logan as designated by the City to act as a redevelopment agency.
- C. The term "**City**" shall mean the City of Logan, Utah.
- D. The term "**community**" shall mean the community of the City of Logan, Utah.
- E. The term "**Project Area**" shall mean the South Main River Community Reinvestment Project Area Plan.

Other terms not defined shall have the definitions as are set forth in the Act or when appropriate the definitions set forth in the Logan Land Development Code.

**SECTION 1: DESCRIPTION OF BOUNDARIES AND MAP OF THE PROJECT AREA**

A boundary description and a map of the Project Area is attached hereto and incorporated herein as Exhibit "A".

**SECTION 2: GENERAL STATEMENT OF THE LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE COMMUNITY DEVELOPMENT****A. General Statement of Land Uses in the Project Area**

The permitted land uses within the Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time, subject to limitations imposed by "overlay" restrictions and the controls and guidelines of this Project Area Plan. A Land Use Map for the Project Area Plan is included as Exhibit "B" and is made a part of this Project Area Plan.

The existing uses within the Project Area are: commercial and residential.

It is expected that the currently permitted land uses in the Project Area may change in some of the residential areas for purposes of effecting the redevelopment of the Project Area and the City or a developer may propose zoning ordinance amendments in order to aid in or promote redevelopment.

It is expected that the current uses for the Project Area will be affected by redevelopment of the Project Area as follows: An increase in the volume and intensity of commercial uses; an increase in the volume and intensity of multi-family residential uses; the elimination of blighted structures; and the enhancement of open space areas, particularly along the river.

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

The layout of the principal streets in the Project Area is shown on the Project Area map attached as Exhibit "A" and incorporated herein. The public street network will consist primarily of 100 East, Main Street and 100 West running north and south and 400 South, 500 South, and 600 South running east and west. In addition, 100 West will be extended south across 600 South and the Logan River to connect into 100 West at approximately 750 South. It is expected that as part of future development in the Project Area, 500 South will be connected through to 100 East either by public or private access. It is expected that the project, at full build-out, will contribute approximately 2000 daily vehicle trips onto the adjoining City street network. It is not expected that the development of this Project Area will negatively affect existing principal streets.

**C. Population Densities in the Project Area**

There are no unusual population densities currently found within the boundaries of the Project Area. It is not expected that the population density will be significantly affected by redevelopment of the Project Area except as follows: Increased commercial uses and activity

will increase the daytime business population, while increased mixed use projects and/or multi-family residential projects will increase the nighttime residence population.

#### **D. Building Intensities in the Project Area**

It is expected that the building intensities within the Project Area will be affected by redevelopment as follows: Building intensities will increase as some of the vacant or under developed parcels are developed. Blighted structures will be eliminated.

### **SECTION 3: STATEMENT OF STANDARDS THAT WILL GUIDE THE COMMUNITY DEVELOPMENT**

#### **A. Statement of Development Objectives**

1. Remove structurally substandard buildings or improvements to facilitate new construction and the return of the Project Area to a higher and more productive economic use.
2. Remove impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and infrastructure improvements.
3. Rehabilitate buildings if sound long-term economic activity can be assured thereby.
4. Eliminate environmental deficiencies, including: irregular lot configurations, improper drainage, weeds and excessive vegetation, overcrowding of the land, potential environmental hazards, and underutilized land.
5. Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and developers.
6. Promote and market the Project Area for development or redevelopment that would be complimentary to existing businesses and industries or would enhance the economic base of the community through diversification.
7. Provide utilities, curbs, sidewalks, street trees and site landscaping to give the area a new look and to attract business activity.
8. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
9. Provide access management to the area to facilitate better traffic circulation and reduce traffic hazards. The Agency shall work with the City to recommend ways to improve traffic circulation within and abutting the Project Area.

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10. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of social and economic activity for the City.

11. Promote more walking and less driving through new development areas, which allow greater opportunity to walk within the Project Area. Provide improved pedestrian circulation systems to allow greater pedestrian access from surrounding areas.

12. Coordinate and improve the public transportation system, including streets and public transit services.

13. Eliminate the blighting factors and blighting influences in the Project Area.

14. Promote cross-accesses between developments.

#### **B. General Design Objectives**

Subject to the development objectives and other provisions of this Plan, owners and developers will be allowed flexibility in the development of land located within the Project Area and are expected to obtain the highest quality design and development. Each proposal will be considered subject to: (1) appropriate elements of the City's general plan; (2) the design and development standards of the City's land development code; (3) other applicable building codes and ordinances of the City; and (4) a review and recommendation by the appropriate decision-making body to ensure that the development is consistent with this Project Area Plan.

Each development proposal by an owner or a developer will be accompanied by site plans, development data and other appropriate material that clearly describes the extent of the proposed development, including land coverage, setbacks, landscaping, building heights, bulk and designs, off-street parking and loading areas, use of public transportation, and any other data determined to be necessary or requested by the City or the Agency.

The general design of specific projects may be developed or approved by the Agency in cooperation with the appropriate decision-making body. The particular elements of the design should be such that the overall redevelopment of the Project Area will:

1. Provide an attractive urban environment;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space and landscape in relation to new buildings, and the Logan River;
4. Provide parking areas, appropriately screened and/or landscaped to blend harmoniously with the area;
5. Provide pedestrian areas that safely link buildings with parking areas and neighboring public streets;

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6. Provide adequate off-street parking to service the proposed development;
7. Promote improved transportation and circulation options including the use of mass transit;  
and
8. Comply with the provisions of this Plan.

**C. Specific Design Objectives and Controls**

1. Building Design Objectives:

- a. All new buildings shall be designed utilizing a wide range of materials and design elements that are in harmony with the adjoining areas, other new development and consistent with the City's land development code. Standard design solutions for local and national retailers shall not be used for architecture or site improvements. New buildings and site designs shall be exemplary of the highest design standards.
- b. The design of buildings shall take optimum advantage of available views and topography.
- c. Buildings within the Project Area shall be designed and placed to act as significant landmarks in the Project Area and the City.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives:

- a. All open spaces, pedestrian walks and interior drives shall be tree lined and designed as an integral part of an overall site design, properly related to existing and proposed buildings, area topography, views, access and circulation needs, etc.
- b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.
- c. Landscaped, paved, and accessible pedestrian walks shall connect building entrances to streets, parking areas, and adjacent buildings on the same site.
- d. The location and design of pedestrian walks shall afford maximum safety and separation from vehicular traffic.
- e. Materials and design of paving, retaining walls, fences, curbs, benches, and other accoutrements, shall be of good appearance, easily maintained, and indicative of their purpose.
- f. All landscapes and open spaces shall be designed and installed to conserve the use of water and where practical, should maximize the use of on-site water for irrigation of open space areas.



3. Parking Design Objectives:
  - a. Parking areas shall be designed as an integral part of the overall site design with careful regard to orderly arrangement, topography, and ease of access.
  - b. Parking areas shall be adequately landscaped to provide shade and to reduce large expanses of paved areas.
  - d. Large parking and service areas adjacent to public streets shall be landscaped as per the City's land development code.
4. Landscape Design Objectives:
  - a. A coordinated landscaped design incorporating a continuous and integrated treatment for open space, roads, paths, and parking areas shall be a primary objective.
  - b. Primary landscape treatment shall consist of a variety of plant materials and shade trees as appropriate to the character of the Project Area and as determined by the City and the Agency.
5. Project Improvement Design Objectives:
  - a. Public rights-of-way. All streets, sidewalks and park strips within public rights-of-way shall be approved by the City and shall be consistent with minimum City right of way cross section requirements.
  - b. Lighting and signs. All site lighting shall be "dark sky friendly" and all exterior lighting shall be configured to conceal the source of light from public streets. All signage shall be consistent with the City's land development code.
  - c. Grading. The applicable portions of the Project Area will be graded in conformance with the final project design determined by the Agency and the City for each specific project.
  - d. Stormwater. All developed areas will provide stormwater improvements consistent with city stormwater and engineering standards.
  - e. Natural and existing site amenities such as streams, rivers, significant stands of trees, topographic features, or wetlands shall be integrated into the overall site design.

**SECTION 4: HOW THE PURPOSES OF THE COMMUNITY REINVESTMENT AGENCY ACT WILL BE ATTAINED BY THE IMPLEMENTATION OF THIS COMMUNITY REINVESTMENT PROJECT AREA PLAN**

It is the intent of the Agency, with the assistance and participation of private owners, to remove, if possible, all blight and blighting influences from the Project Area by the methods described in this Project Area Plan. Such methods may include the removal, clearance,

renovation or rehabilitation of blighted buildings, structures, or improvements. With the clearance of land or the rehabilitation of buildings and structures, private development should be encouraged to undertake new development or redevelopment which will strengthen the tax base of the community in furtherance of the objectives set forth in the Act.

**SECTION 5: HOW THE COMMUNITY REINVESTMENT PROJECT AREA PLAN IS CONSISTENT WITH THE LOGAN GENERAL PLAN**

This Project Area Plan is consistent with and the proposed development conforms to Logan's General Plan in the following respects:

**A. Zoning Ordinances**

The property within the Project Area is primarily zoned Commercial (COM), Mixed Use (MU), and Mixed Residential (MR-12). The proposed development is permitted under the current zoning classifications of the City. If any zoning changes are required, such changes would be submitted to the City for consideration and approval.

**B. Building Codes**

The construction of all new buildings and improvements will be done in accordance with the standards set forth in the general plan of the City and in accordance with the International Building Codes adopted by the City. All building permits for construction will be issued by the City to ensure compliance with minimum City development standards.

**SECTION 6: DESCRIPTIONS OF THE SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECTIVE OF THE PROPOSED COMMUNITY DEVELOPMENT**

The Agency believes based on current proposals from owners of real property within the Project Area that many redevelopment projects may be undertaken by private owners to accomplish the purposes of this Project Area Plan. Among the redevelopment proposals which the Agency believes are possible is the development of a mix of office, restaurants, hotel and other retail establishments. Higher density housing in mixed use projects may also be an option on the east and west boundaries of the Project Area.

**SECTION 7: WAYS IN WHICH PRIVATE DEVELOPERS, IF ANY, WILL BE SELECTED TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND PRIVATE DEVELOPERS CURRENTLY INVOLVED**

**A. Selection of Private Developers**

The Agency has previously adopted Owner Participation Guidelines for all redevelopment projects within the City, which Guidelines permit owners of real property, or tenants having the rights of ownership of real property, a preference in undertaking redevelopment within the Project Area. The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property. In the event that owners do not wish to participate in the redevelopment in compliance with the Plan, or in a manner acceptable to the

Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods, and by doing so to encourage or accomplish the desired redevelopment of the Project Area. Property owners will always have the option not to participate in redevelopment.

**B. Identification of Developers who are Currently Involved in the Proposed Community Development**

The Agency has been contacted by or has been in contact with some of the current property owners within the Project Area. Some property owners have expressed an interest to participate or become a developer of part of the Project Area, and project submittals are being prepared by said property owners.

**1. Qualified Owners**

The Agency shall first permit qualified owners within the Project Area to participate as developers in the redevelopment of the Project Area.

**2. Other Parties**

Regarding all or any portion of the Project Area, if owners in the Project Area, as described in Subparagraph A above, do not propose redevelopment projects acceptable to the Agency, or do not possess the necessary skill, experience and financial resources, or are not willing or able to appropriately redevelop all or part of the Project Area, the Agency may identify other qualified persons who may be interested in developing all or part of the Project Area. Potential developers may be identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other method of identification approved by the Agency.

**3. Owner Participation Agreements**

The Agency has not entered into nor does it intend to enter into any owner participation agreements or agreements with developers to develop all or part of the Project Area until after the Agency and the City decide whether or not to adopt this Project Area Plan for the Project Area.

**SECTION 8: THE REASONS FOR THE SELECTION OF THE PROJECT AREA**

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the economic base of the community through one or more new projects which would develop the area in an appropriate manner and broaden the tax base of the community. The Project Area contains a portion of the City that is desirable for redevelopment because of: (1) a general recognition by the owners and the public that the Project Area is under developed and needs assistance if the area is to reach its development

potential; (2) a recognition and growing support by property owners that this portion of the City needs the reinvestment of private capital to rehabilitate existing buildings or construct new buildings or infrastructure improvements; (3) a desire to extend the commercial successes of adjoining commercial projects into these areas; and (4) the opportunity to commence a public-private partnership to improve this area of the City.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, City staff, including legal staff, redevelopment consultants, and input from property owners. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-range economic growth in the Project Area and to encourage the further development of real property located within the Project Area.

**SECTION 9: THE DESCRIPTION OF THE PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA**

**A. Physical Conditions**

The Project Area consists of approximately 40 acres of privately owned land as shown on the Project Area portion of the Project Area map. The physical characteristics of the Project Area may generally be classified as that area of the City which is located along Main Street and one block on either side between 400 South and 600 South (excluding the Riverwood's Development), and including the western side of Main from 600 South to approximately 750 South between Main Street and the future alignment of 100 West. The project area consists of a mixture of commercial uses, older residential homes, trailer park, some of which have been converted to retail uses, vacant buildings, storage units, and open, undeveloped areas.

**B. Social Conditions**

The reason why this Project Areas is so important is that this area serves as the entrance to Logan's Downtown and is generally the first impression of the City of Logan. It also includes a portion of the Logan River which could serve as a major aesthetic amenity to the City, but is currently under-utilized. The limited residential structures in the Project Area are older and generally not well maintained. Based on the proximity to Main Street and the Logan River, the Project Area, if properly developed, has the potential to be a gathering place for the entire community.

**C. Economic Conditions**

The Project Area is primarily zoned Commercial (COM), Mixed Use (MU), and Mixed Residential (MR-12) but is significantly underperforming its economic potential.

**SECTION 10: A DESCRIPTION OF ANY TAX INCENTIVES OR OTHER FINANCIAL ASSISTANCE OFFERED TO PARTICIPANTS FOR PROJECTS LOCATED IN THE PROJECT AREA**

The following generally describes tax or other incentives which the Agency intends to offer within the Project Area to developers in consideration for constructing and operating

proposed development. The Agency may offer other incentives and use tax increment in other ways, as authorized and provided for in the Act.

The Agency intends to use a combination of tax increment from the Project Area and tax increment from other project areas where allowed by law, subject to Agency discretion and only to the extent tax increment funds are available, to help pay for the costs associated with the development of the Project Area (the "Reimbursed Costs"). Reimbursed Costs may include costs for such items as demolition costs, public infrastructure improvements, on-site upgrades, land write downs, and other items as approved by the Agency. Payment to the City or developer for Reimbursed Costs shall be made through an agreement between the Agency and the City or the Agency and the developer. Except where the Agency issues bonds or otherwise borrows or receive funds, the Agency expects to pay the City or developer for the agreed upon Reimbursed Costs in tax increment payments to be paid after receipt by the Agency of the tax increment after ad valorem taxes have been paid to the County and then distributed to the Agency. Subject to the provisions of the Act, the Agency may agree to pay Reimbursed Costs and other items from tax increment for any period of time that the Agency may deem to be appropriate under the circumstances.

#### **SECTION 11: DESCRIPTION OF ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE DEVELOPMENT**

##### **A. Public Benefit Analysis**

The following is an analysis of the public benefit to be derived from the financial assistance and other public subsidies provided to participants for proposed development in the Project Area:

1. An evaluation of the reasonableness of the costs of the proposed Project Area development shows that it is consistent with development costs of other similar developments. There will be added costs for development adjacent to the river because of flood plain issues related to the river.
2. Efforts that have been, or will be made, to maximize private investment include owners' commitment to achieve high quality design throughout the development and to add features and amenities to maximize value to the surrounding development and the community at large. Specifically, the Agency will seek public dedication of trail corridors and enhanced development features along the Logan River and other pedestrian friendly features in the specific projects.
3. The rationale for use of the Project Area funds is based on the need to further enhance the entrance to Logan's downtown, strengthen the tax base, accentuate the Logan River as a community asset and public gathering space.
4. An analysis of whether the proposed Project Area development might reasonably be expected to occur in the foreseeable future solely through private investment demonstrates that this would not occur. The development of public river trail corridors on private property will not occur without public assistance. Street and utility infrastructure improvements needed to encourage private investment will not likely occur without the Project Area.
5. An estimate of the total amount of Project Area funds that the Agency intends to spend on Project Area development and the length of time over which the Project Area funds will be spent is \$9,700,000.00 over 15 years.

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**B. Beneficial Influences upon the Tax Base of the Community**

Real property tax revenue and sales tax is projected to increase the tax base of the community and/or the state as a result of the Project Area development. As a result of development in the Project Area, by the year 2036, the annual property tax alone is expected to increase by about \$1,100,000.00 over and above the estimated 2018 \$390,000.00 property tax amount.

**C. Associated Business and Economic Activity Likely to Be Stimulated By the Development**

Please refer to the information set forth above. Also, other direct and indirect benefits will accrue to various businesses whose products or services are currently underutilized, that will be needed by those constructing improvements in the area. Additionally, induced benefits are expected to accrue to businesses such as existing food services, business services, specialty retail and retail services as personal income is generated as a result of the development, construction and sales activities within the project area.

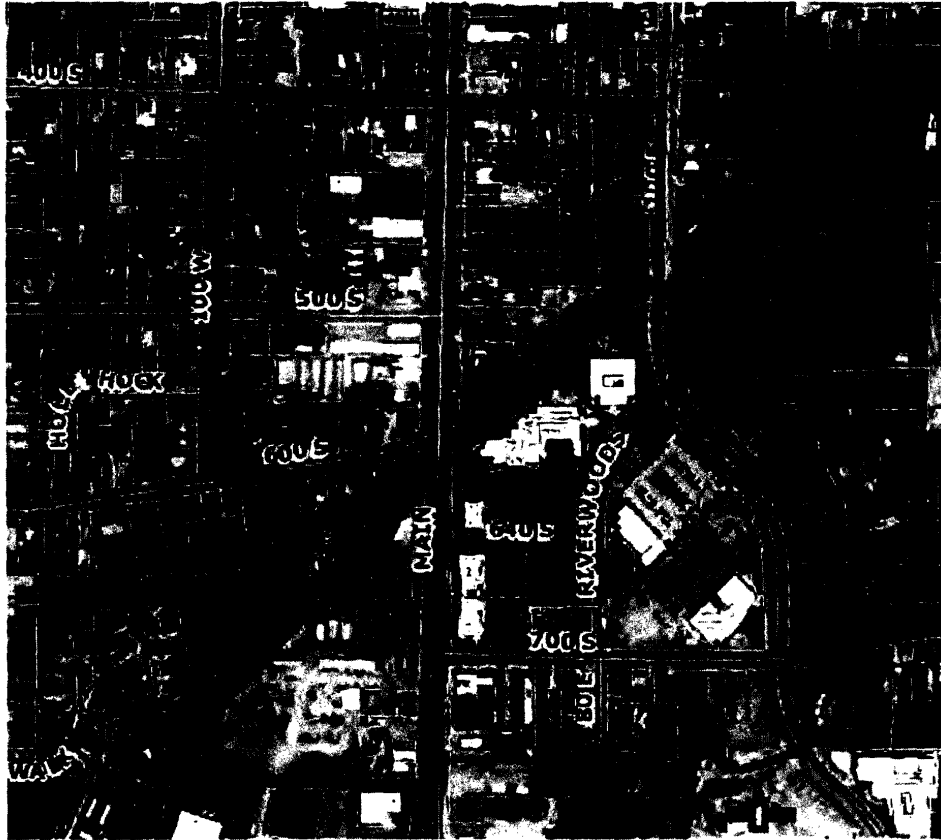
**D. Adoption of the Proposed Community Reinvestment Project Area Plan is Necessary and Appropriate**

Based on the analysis set forth herein, it is concluded that the adoption of the proposed Community Reinvestment Project Area Plan is necessary and appropriate to facilitate the undertaking of the proposed Project Area development.

**SECTION 12: OTHER REDEVELOPMENT PLAN OBJECTIVES AND PROVISIONS**

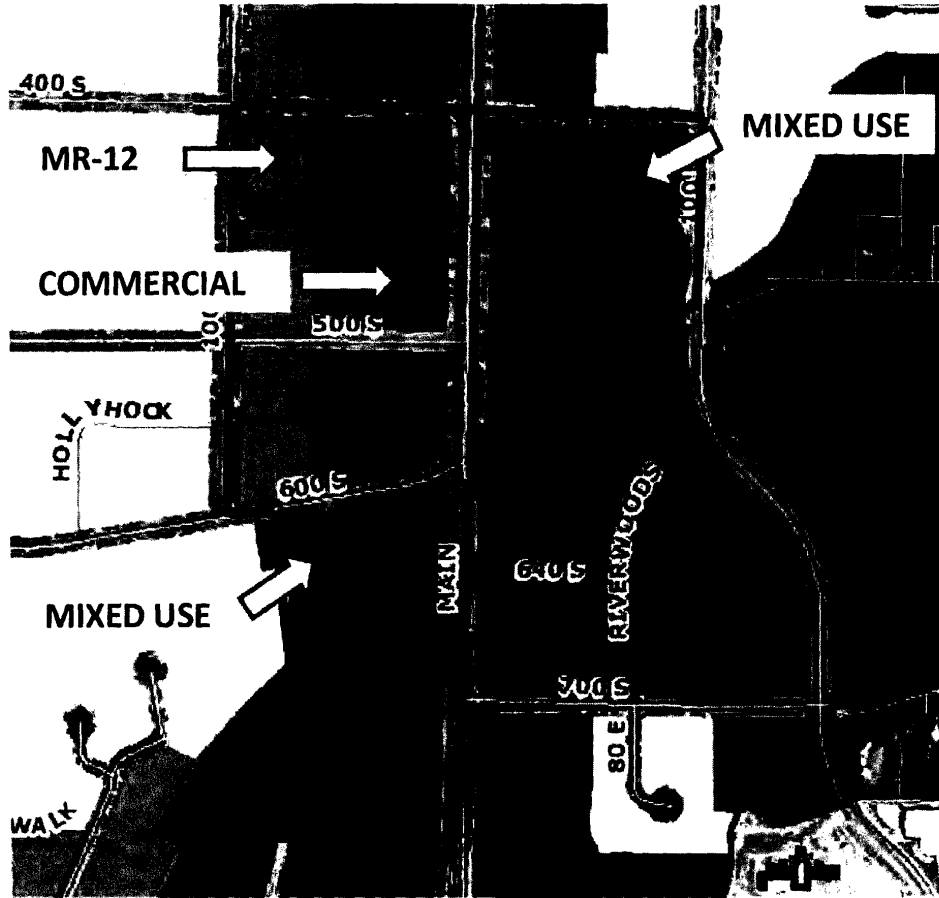
The proposed Community Reinvestment Project Area Plan will be subject to interlocal agreements with the other taxing entities.

**EXHIBIT "A"**



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**EXHIBIT "B"**



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**South Main River Community Reinvestment Project Area  
Base Tax Values**

Parcel ID	Owner(s)
02-054-0001	Logan River Walk Land Holdings, LLC
02-054-0002	Logan River Walk Land Holdings, LLC
02-054-0004	Logan River Walk Land Holdings, LLC
02-054-0005	Logan River Walk Land Holdings, LLC
02-054-0006	Logan River Walk Land Holdings, LLC
02-054-0007	Logan River Walk Land Holdings, LLC
02-054-0008	Jason D. Canen, Allison R. Canen
02-054-0009	Audrey A. Gifford, Sarah Cochran
02-054-0010	Bell Parker Properties LLC
02-054-0011	Jeffry Grant Webb, Janet Ricks Webb
02-054-0012	Dustin K. Hatch
02-054-0013	Terry A. Messmer, Linda H. Messmer
02-054-0014	James V. Royle, Janell M TRS Royle
02-054-0015	Terry A. Messmer, Linda H. Messmer
02-054-0016	Blaine L. Housley, Angie T. Housley
02-054-0017	Blaine L. Housley, Angie T. Housley
02-054-0018	Bell Parker Properties LLC
02-054-0019	Logan River Walk Land Holdings, LLC
02-054-0020	Logan River Walk Land Holdings, LLC
02-054-0021	Logan River Walk Land Holdings, LLC
02-054-0022	Logan River Walk Land Holdings, LLC
02-054-0023	Logan River Walk Land Holdings, LLC
02-054-0024	Logan River Walk Land Holdings, LLC
02-054-0025	Logan River Walk Land Holdings, LLC
02-054-0027	Logan River Walk Land Holdings, LLC
02-054-0028	Logan River Walk Land Holdings, LLC
02-054-0029	Logan River Walk Land Holdings, LLC
02-054-0030	Logan River Walk Land Holdings, LLC
02-054-0031	UDOT
02-055-0001	Joshua Cottrell, Rachel Cottrell
02-055-0002	David W. Neff, James W. Neff
02-055-0003	Benjamin L. Miller
02-055-0005	David W. Wilson, Holly Wilson
02-055-0006	David W. Neff, James W. Neff
02-055-0008	Cori Lyn Spears
02-055-0009	Cindy D. Crockett
02-055-0010	Deborah W. Hannon
02-055-0011	Susan Stockdale
02-055-0012	Michael S. Thomas
02-055-0013	Logan City
02-055-0014	Barbara Sherma Fullmer
02-055-0015	Neil C. Hansen, Friederike R TRS Hansen
02-055-0016	Nathan Jerry Nestegard
02-055-0017	Reish, Kevin & Denise
02-055-0018	Marion G. Hunsaker, Deon G. Hunsaker
02-055-0019	Stedi Holdings LLC

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Calculation\_South Main CRPA\_12-4-18 no CA.xlsx Page 1

02-055-0020 Sheridan Guymon  
02-055-0021 BBI Logan LLC  
02-055-0022 Stedi Holdings LLC  
02-055-0027 R&H South Properties LLC  
02-055-0028 Yong C. Kim  
02-055-0030 Travis Womack  
02-055-0031 B. Grant TR Gudmundson  
02-055-0038 JLT Investments  
02-055-GAP  
02-061-0001 Logan City  
02-061-0002 Fernando Garcia  
02-061-0003 DSZ Properties LLC  
02-061-0004 James C. Jenkins, Kristine H. Jenkins  
02-061-0005 DSZ Properties LLC  
02-061-0006 DSZ Properties LLC  
02-061-0007 Lynn D. Hancey (trustee), Roxie H. Hancey (trustee)  
02-061-0009 Jennifer Hadlock, Andrew Hadlock  
02-061-0010 Danielle Carpenter  
02-061-0012 Mario M. Wallace, Amy Wallace  
02-061-0013 Jesus Mondragon  
02-061-0014 Rosalee P. Comer TR  
02-061-0015 Lanis Duke  
02-061-0018 Edwin A. Rushton, Jennifer Suzanne Rushton  
02-063-0002 Darrell Kimball  
02-063-0003 Logan City  
02-063-0004 John R. Carling, Willia E. Carling  
02-063-0005 John R. Carling, Willia E. Carling  
02-063-0007 Stephen Allen Turner, Sandra Livingston Turner  
02-063-0008 Kari Wiegand, David Wiegand  
02-063-0009 Ezra J. Nixon III c/o Logan Preferred Properties  
02-063-0010 Southpoint Holdings II LLC  
02-063-0011 Southpoint Holdings II LLC  
02-063-0012 Lucy N. Ellis TR  
02-063-0013 Ellis Management LC  
02-063-0016 Ellis management LC  
02-063-0017 A Plus Storage LLC  
02-063-0019 GW Properties LLC

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