

**CITY OF LOGAN
RESOLUTION NO. 12-61**

Did not
approve.
12/4/12.

**A RESOLUTION DESIGNATING AN ASSESSMENT AREA
WITHIN DOWNTOWN LOGAN FOR ECONOMIC
PROMOTION ACTIVITIES**

WHEREAS, there is a proposal to establish an Assessment Area pursuant to U.C.A. §11-42-101 et seq, for the purposes of funding economic promotion for a portion of the City of Logan's downtown defined as the Commercial Business District between 600 North and 300 South and 100 West and 100 East (and to 200 East along the 400 North corridor), to include properties located on both sides of the aforementioned roads;

WHEREAS, the property owners in the area have indicated their interest in establishing an assessment area; and

WHEREAS, the City of Logan intends to levy an assessment on property to pay some or all of the costs related to the economic promotion activities benefiting the businesses in the assessment area; and

WHEREAS, the City of Logan has given notice, held a public hearing and received and considered any protests that may have been filed.

NOW, THEREFORE, BE IT RESOLVED by the Logan Municipal Council that:

1. The Municipal Council of the City of Logan, Cache County, Utah, hereby finds and determines that it is in the best interest of said city to designate an assessment area to fund economic promotion activities. The economic promotion activities shall be according to plans and specifications set forth in the Downtown Logan Specific Plan to include:
 - Execution of an effective public relations program and the administration of multiple advertising programs benefitting the assessment area, including radio, print, internet, street banners, posters, dining guide, business directories, and other promotional materials.
 - Facilitation and investment in various physical improvement programs, including but not limited to, the Downtown Façade Program, signage, lighting, landscape, streetscape and parking.
 - Implementation of a comprehensive business recruitment and expansion strategy.
 - Special event production.

2012

2. The area to be benefited and the boundaries of the proposed assessment area are more particularly described in the Notice of Proposed Assessment Area Designation which is incorporated by reference as part of this resolution.
3. The proposed assessment area as set forth in the Notice of Proposed Assessment Area Designation is hereby designated as Assessment Area No. 02 of the City of Logan.
4. A portion of the cost and expenses of the economic promotion activities shall be paid by an assessment to be levied against the property within the assessment area benefited by such activities. The assessment is to be paid in five (5) equal annual installments.

Such assessment shall be levied on the basis of taxable value of each business property in the Assessment Area set forth in the Notice of Proposed Assessment Area Designation and shall be for a period of five years

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS
_____ DAY OF _____, 2012.

AYES:
NAYS:
ABSENT:

Dean Quayle, Chairman

ATTEST:

Teresa Harris, Recorder

NOTICE OF PROPOSED ASSESSMENT AREA DESIGNATION

Public notice is hereby given that on the 4th day of September 2012 at 5:30 P.M., at the Municipal Council Chambers, Logan City Hall, 290 North 100 West, Logan, Utah, the Municipal Council of the City of Logan, Cache County, Utah will hold a public hearing regarding a resolution designating, in said city, Assessment Area No. 02, City of Logan, Cache County, Utah. The purpose of the assessment area is to provide funding for economic promotion activities within the proposed assessment area by an assessment on benefitted property within the assessment area as provided in Title 11, Chapter 42, Utah Code Ann., 1953, as amended. At the public hearing, the Municipal Council will hear all objections to the designation of the proposed assessment area or the improvements proposed to be provided in the assessment area; hear all persons desiring to be heard; and consider all protests filed.

The specific description of the assessment area includes all properties in the commercial districts between 600 North and 300 South and 100 West and 100 East and more particularly described in the attached map.

The economic promotion activities in the assessment area shall consist of the implementation of the Downtown Logan Specific Plan to include the following:

- Execution of an effective public relations program and the administration of multiple advertising programs benefitting the assessment area, including radio, print, internet, street banners, posters, dining guide, business directories, and other promotional materials.
- Facilitation and investment in various physical improvement programs, including but not limited to, the Downtown Façade Program, signage, lighting, landscape, streetscape and parking.
- Implementation of a comprehensive business recruitment and expansion strategy.
- Special event production.

ESTIMATED COST; METHOD OF ASSESSMENT

As determined by the Governing Board of the Logan Downtown Alliance, the estimated cost of the economic promotion activities is approximately \$55,000 annually. The City of Logan proposes to levy an assessment on benefitted property within the assessment area to pay the cost of the economic promotion activities according to the estimated direct and indirect benefits to the property from the improvements. Assessment shall be levied on the basis of taxable value of each benefitted property in the assessment area. The estimated cost is \$0.50 per \$1,000 of taxable value of the real property within the assessment area and benefited by the same.

The assessments shall be paid by the property owners in five (5) equal annual installments. The assessment will not be adjusted during the five (5) year term of the assessment area.

PROTESTS

An owner of property that is proposed to be assessed within an assessment area may, within the time specified in this notice, file a written protest, signed by the owner(s) of the property, against the designation of the assessment area; the inclusion of the owner's property in the proposed assessment area; the proposed economic promotion activities; or any other aspect of the proposed designation of an assessment area. The protest shall describe or otherwise identify the property owned by the person filing the protest. The protest shall be filed with the City Recorder, Logan City Hall, 290 North 100 West, Logan, Utah no later than 5:00 p.m. on 31st day of August, 2012. The Municipal Council will hear protests at the Municipal Council Chambers at the date and time set forth in this Notice of Proposed Assessment Area Designation. An owner may withdraw a protest at any time before the conclusion of the public hearing by filing a written withdrawal with the governing body. The designation of the assessment area shall be abandoned if the adequate protests are filed. Adequate protests means timely filed, written protests as described in this notice that represent at least 50% of the taxable value of the property within the proposed assessment area after eliminating protests relating to property that has been deleted from the proposed assessment area; protests related to a specific activity that has been deleted from the proposed economic promotion activities to be provided to property within the proposed assessment area; and protests that have been withdrawn.

Entity: Logan

Public Body: Municipal Council

Subject: Local Districts
Notice Title: Municipal Council - Downtown Assessment Area
Meeting Location: 290 North 100 West
Logan 84321
Notice Date & Time: September 4, 2012
5:30 PM - 7:30 PM
Description/Agenda:

Public notice is hereby given that on September 4, 2012 at 5:30 p.m. at the Municipal Council Chambers at 290 North 100 West, Logan, UT 84321, the Municipal Council of Logan, Cache County, Utah will hold a public hearing re regarding a resolution designating, in said city, Assessment Area No. 02, City of Logan, Cache County Utah. The purpose of the assessment area is to provide funding for economic promotion activities within the proposed assessment area by an assessment on benefitted property within the assessment area as provided in Title 11, Chapter 42, Utah Code Ann., 1953, as amended. At the public hearing, the Municipal Council will hear all objections to the designation of the proposed assessment area or the improvements proposed to be provided in the assessment area; hear all persons desiring to be heard; and consider all protests filed.

The specific description of the assessment area includes all

properties in the commercial districts between 600 North and 300 South and 100 West and 100 East and more particularly described in the attached map.

The economic promotion activities in the assessment area shall consist of the implementation of the Downtown Logan Specific Plan to include the following:

- Execution of an effective public relations program and administration of multiple advertising programs benefitting the assessment area, including radio, print, internet, street banners, posters, dining guide, business directories, and other promotional materials.
- Facilitation and investment in various physical improvement programs, including but not limited to, the Downtown Facade program, signage, lighting, landscape, streetscape and parking.
- Implementation of a comprehensive business recruitment and expansion strategy.
- Special event production.

As determined by the Governing Board of the Logan Downtown Alliance, the estimated cost of the economic promotion activities is approximately \$55,000 annually. The City of Logan proposes to levy an assessment on benefitted property within the assessment area to pay the cost of the economic promotion activities according to the estimated direct and indirect benefits to the property from the improvements. Assessment shall be levied on the basis of taxable value of each benefitted property in the assessment area. The estimated cost is \$0.50 per \$1,000 of taxable value of the real property within the assessment area and benefited by the same.

The assessments shall be paid by the property owners in five (5) equal annual installments. The assessment will not be adjusted during the five (5) year term of the assessment area.

An owner of property that is proposed to be assessed within an assessment area may, within the time specified in this notice, file a written protest, signed by the owner(s) of the property, against the designation of the assessment area; the inclusion of the owner's property in the proposed assessment area; the proposed economic promotion activities; or any other aspect of the proposed designation of an assessment area. The protest shall describe or otherwise identify the property owned by the person filing the protest. The protest shall be filed with the City Recorder, Logan City Hall, 290 North 100 West, Logan, Utah 84321 no later than 5:00 p.m. on the 31st day of August, 2012. The Municipal Council will hear protests at the Municipal Council Chambers at the date and time set forth in this Notice of Proposed Assessment Area Designation. An owner may withdraw a protest at any time before the conclusion of the public hearing by filing a written withdrawal with the governing body. The designation of the assessment area shall be abandoned if the adequate protests are filed. Adequate protests means timely filed, written protests as described in this notice that represent at least 50% of the taxable value of the property within the proposed assessment area after eliminating protests relating to property that has been deleted from the proposed assessment area; protests related to a specific activity that has been deleted from the proposed assessment area; protests related to a specific activity that has been deleted from the proposed economic

promotion activities to be provided to property within the proposed assessment area; and protests that have been withdrawn.

(Please see attached documents).

Notice of Special Accommodations:

Individuals needing special accommodations should notify Teresa Harris, 435-716-9002, at least two working days prior to the meeting. Hearing enhancement devices are available on request.

Notice of Electronic or telephone participation:

A councilmember may join a meeting electronically upon proper notice of the meeting and 24-hour notice to councilmembers. A councilmember participating electronically will be connected to the meeting by telephone.

Other information:

Contact Information:

Teresa Harris, City Recorder
435-716-9002
tharris@loganutah.org

Posted on:

July 31, 2012 03:38 PM

Last edited on:

August 03, 2012 04:45 PM

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Title/Chapter/Section:

[Search Code by Key Word](#)[<< Previous Section \(11-42-203\)](#)[Next Section \(11-42-205\) >>](#)[Utah Code](#)[Title 11](#) Cities, Counties, and Local Taxing Units[Chapter 42](#) Assessment Area Act[Section 204](#) Hearing.**11-42-204. Hearing.**

(1) On the date and at the time and place specified in the notice under Section [11-42-202](#), the governing body shall hold a public hearing.

(2) The governing body may continue the public hearing from time to time to a fixed future date and time.

(3) At the public hearing, the governing body shall:

(a) hear all objections to the designation of the proposed assessment area or the improvements proposed to be provided in the assessment area;

(b) hear all persons desiring to be heard; and

(c) consider all protests filed under Section [11-42-203](#).

(4) The governing body may make changes in:

(a) improvements proposed to be provided to the proposed assessment area; or

(b) the area or areas proposed to be included within the proposed assessment area.

Enacted by Chapter 329, 2007 General Session

Download Code Section [Zipped](#) [WordPerfect](#) [11_42_020400.ZIP](#) 1,962 Bytes

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CITY OF LOGAN
RESOLUTION NO. 12-66

**A RESOLUTION ABANDONING AN ASSESSMENT AREA
WITHIN DOWNTOWN LOGAN FOR ECONOMIC
PROMOTION ACTIVITIES**

WHEREAS, there is a proposal to establish an Assessment Area pursuant to U.C.A. §11-42-101 et seq, for the purposes of funding economic promotion for a portion of the City of Logan's downtown defined as the Commercial Business District between 400 North and 300 South and 100 West and 100 East (and to 200 East along the 400 North corridor), to include properties located on both sides of the aforementioned roads; and

WHEREAS, sufficient property owners in the area have indicated their opposition to establishing an assessment area that the Municipal Council is not willing to create the proposed assessment area; and

WHEREAS, the City of Logan has given notice, held a public hearing and received and considered any protests and indications of support that may have been filed.

NOW, THEREFORE, BE IT RESOLVED by the Logan Municipal Council that the Municipal Council of the City of Logan, Cache County, Utah, hereby finds and determines that it is in the best interest of said city to not designate a Downtown Assessment Area for economic promotion activities and said proposal is hereby abandoned.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS
4 DAY OF December, 2012.

AYES: Ward, Daines, Quayle, Luzzon, Olsen.

NAYS: none

ABSENT: none

Dean Quayle
Dean Quayle, Chairman

ATTEST:

Teresa Harris
Teresa Harris, Recorder

2012