

RESOLUTION NO.

**RESOLUTION OF THE SOUTH SALT LAKE CITY REDEVELOPMENT AGENCY
ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE STEETCAR COMMUNITY
DEVELOPMENT PROJECT AREA.**

WHEREAS, the South Salt Lake City Redevelopment Agency (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

WHEREAS, the City of South Salt Lake (the "City") has a planning commission and has adopted a general plan pursuant to applicable law; and

WHEREAS, the Agency, by Resolution, has authorized the preparation of a draft project area plan as provided in Section 17C-4-101 of the Act; and

WHEREAS, pursuant to Section 17C-4-103 of the Act, the Agency has (a) prepared a draft Streetcar Community Development Project Area Plan (the "Project Area Plan" or "Plan") and (b) made the draft Project Area Plan available to the public at the Agency's offices during normal business hours; and

WHEREAS, the Agency provided notice of the public hearing in strict compliance with Sections 17C-4-106, 401, and 402; and

WHEREAS, the Agency has held a public hearing on the draft Project Area Plan and at that Plan hearing (a) allowed public comment on the draft Project Area Plan and whether the draft Project Area Plan should be revised, approved or rejected, and (b) received all written and heard all oral objections to the draft Project Area Plan; and

WHEREAS, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Plan, and whether to revise, approve or reject the draft Project Area Plan;

WHEREAS, less than one year has passed since the date of the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Agency:

Section I. Adoption of Project Area Plan. It has become necessary and desirable to adopt the draft Project Area Plan as the official Project Area Plan for the Project Area. The draft Project Area Plan, in the form attached hereto as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby designated and adopted as the official Project Area Plan for the Project Area. The Agency shall submit the Project Area Plan, together with a copy of this Resolution, to the City Council of the City requesting that the Project

Area Plan be adopted by ordinance of the legislative body of City in accordance with the provisions of the Act.

Section 2. Legal Description of the Project Area Boundaries. The legal description of the boundaries of the Project Area covered by the Project Area Plan is attached hereto and incorporated herein as **Exhibit A**. A map of the Project Area is attached and incorporated herein as **Exhibit B**.

Section 3. Agency's Purposes and Intent. The Agency's purposes and intent with respect to the Project Area are to accomplish the following:

- A. Encourage and accomplish appropriate private development and community development activities within the Project Area.
- B. Provide for redevelopment infrastructure improvements within or to serve the Project Area.
- C. Provide for the strengthening of the tax base and economic health of the community.

Section 4. Project Area Plan Incorporated by Reference. The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

Section 5. Agency Board Findings. The Agency Board hereby determines and finds as follows:

The adoption of the Project Area Plan will:

- A. Satisfy a public purpose by, among other things, encouraging and accomplishing appropriate community development activities within the Project Area;
- B. Provide a public benefit in the form of, among other things, increased development activity within the boundaries of the Agency, including in particular within the Project Area, that is desirable and will enhance the tax base of all taxing entities within the Project Area;
- C. Be economically sound and feasible; in that the revenue needed for the implementation of the Project Area Plan will come from incremental property taxes generated by new private development within the Project Area, all as further shown and supported by the analysis contained in the Project Area Plan;
- D. Conform to the City's general plan in that, among other things, the Project Area Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the City's general plan; and

E. Promote the public peace, health, safety and welfare of the citizens of the City.

Section 6. Financing. Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of sales tax, tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of community development project areas permitted by Chapter 4 of the Act.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption, and pursuant to the provisions of the Act, the Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the City.

IN WITNESS WHEREOF, the Governing Board of the South Salt Lake City Redevelopment Agency has approved, passed and adopted this Resolution this ___ day of May, 2015.

Agency Chair

ATTEST:

EXHIBIT A – LEGAL DESCRIPTION OF THE PROJECT AREA



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

South Salt Lake City CDA Boundary Description Number 2 A

A parcel of land situate in Lots 11 and 12 of Block 41, and Lots 7, 8, 11 and 12 of Block 42, Ten Acre Plat "A", Big Field Survey, which parcel is also located within the Northwest and Northeast Quarters of Section 19, Township 1 South, Range 1 East, Salt Lake Base and Meridian; which parcel is described as follows:

Beginning at the intersection of the west right-of-way of 500 East Street and the north boundary of Haven Avenue Subdivision, which point is North 00°28'43" East 287.32 feet, more or less, from the Southeast Corner of Lot 12, Block 42, Ten Acre Plat "A", Big Field Survey, which point is also South 00°45'42" West 1,446.47 feet and South 89°14'18" East 1,546.87 feet from the Salt Lake County monument located in the intersection of 2100 South Street and 300 East Street (*Basis of bearings: The line between Salt Lake County Monument No. 16191001 located in the intersection of 2100 South Street and 300 East Street and Salt Lake County Monument No. 16193001 located in the intersection of 2700 South Street and 300 East Street bears South 00°45'42" West*); thence North 89°52'06" West 1,934.50 feet (*South 89°51'53" West by plat*) along the north boundary of said Haven Avenue Subdivision according to the official plat thereof, recorded as Entry 1413239, in Book O, at Page 83 of plats, and along the north boundary of Morton Subdivision according to the official plat thereof, recorded as Entry 1424641, in Book P, at Page 19 of plats (*South 89°51'53" West by plat*), and along the south boundary of that certain parcel conveyed to 2005 II, L.L.C. and described in Special Warranty Deed Entry 10745361, in Book 9742, at Pages 2452-2454 dated 7/02/2009 on the records of the Salt Lake County Recorder (*South 89°58'33" West by record*), to the east boundary of that certain parcel conveyed to The Regency Limited Partnership and described in Special Warranty Deed Entry 5059536, in Book 6311, at Page 1277 dated 4/30/1991 on the records of the Salt Lake County Recorder; thence North 00°27'44" East 350.48 feet along said boundary (*North 00°12'07" East by record*) to the south boundary of Melrose Subdivision according to the official plat thereof, recorded as Entry 326634, in Book G, at Page 11 of plats; thence South 89°38'41" East 229.79 feet (*North 89°58'00" East by plat*) along said boundary to the southwest corner of Lot 16, Block 2 of said Melrose Subdivision; thence North 00°36'19" East 134.96 feet (*North 00°13'00" East by plat*) along the west boundary of Lots 16, 17 and 18 of said Block 2, Melrose Subdivision to the northwest corner of said Lot 18; thence South 89°38'41" East 110.00 feet (*North 89°58'00" East by plat*) along the north boundary of said Lot 18 to the west right-of-way of 300 East Street; thence North 00°29'53" East 91.21 feet (*North 00°13'00" East by plat*) along said right-of-way to a point on the westerly extension of the north boundary of that certain parcel conveyed to Richard A. Kimball Properties, L.L.C. and described in Quitclaim Deed Entry 9609815, in Book 9243, at Pages 3647-3649 dated 1/12/2006 on the records of the Salt Lake County Recorder; thence South 89°35'20" East 1,594.45 feet along said boundary and the extension thereof (*North 89°52'38" East by record*), and along the north boundary of Dundee Place Subdivision according to the official plat thereof, recorded as Entry 20531, in Book B, at Page 134 of plats to the west right-of-way of 500 East Street; thence South 00°28'43" West 567.54 feet along said right-of-way to the point of beginning.

The above described parcel of land contains 23.988 acre in area, more or less.

The boundary description above was prepared by J-U-B
Engineers, Inc. under the direction of:

Jason D. Willes, PLS # 376067
240 West Center Street, Suite 200
Orem, Utah 84057
801-226-0393



The description was prepared based on documents of record
and was not physically surveyed on the ground.

EXHIBIT B – MAP OF THE PROJECT AREA



<small>DRAWINGS</small> THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.	<small>REUSE OF DRAWING</small> NONE	<small>CAD FILE:</small> PROJ. = 63-12-010 PLOT SCALE 1" = 350' DRAWING NO.: DRAWN BY: J-DW 09/16/12 DESIGN BY:		SOUTH SALT LAKE CITY	SHEET 1
	<small>REVISION DESCRIPTION</small> BY: APR DATE:	J-U-B ENGINEERS, INC.		PROPOSED CDA BOUNDARY NO. 2A & 2B	OF 1

EXHIBIT C: PROJECT AREA PLAN