

City of South Jordan, Utah

**NOTICE OF COMBINED PLAN & BUDGET HEARING FOR THE SOUTHWEST QUADRANT URBAN
CENTER COMMUNITY REINVESTMENT PROJECT AREA**

The Redevelopment Agency of the City of South Jordan (the “**Agency**”) will be holding a combined public hearing (the “**Hearing**”) to allow comment on the Draft Project Area Plan (the “**Draft Plan**”) and Draft Budget (“**Draft Budget**”) for the proposed Southwest Quadrant Urban Center Community Reinvestment Project Area (the “**Proposed Project Area**”). Property tax revenue resulting from an increase in valuation of property within the Project Area or proposed Project Area will be paid to the Agency for project area development rather than to the Taxing Entity to which the tax revenue would otherwise have been paid if one or more Taxing Entities agree to share property tax revenue under an interlocal agreement; and the Project Area Plan provides for the Agency to receive Tax Increment. The recipient of this notice is invited to submit comments concerning the subject matter of the Hearing before the date of the Hearing, April 5, 2022.

The purpose of the Hearing will be to allow public comment on the Draft Plan and Draft Budget and whether the Draft Plan and/or Draft Budget should be revised, approved, or rejected; and receive all written and hear all oral objections to the Draft Plan and/or Draft Budget.

The Hearing will be held in the City Council Chambers within the South Jordan City Hall, 1600 W. Towne Center Drive, South Jordan, Utah on Tuesday, April 5, 2022, at 6:30 pm prevailing local time.

All property owners within the Proposed Project Area, Taxing Entities with the authority to levy a tax within the Project Area, or any interested party, are invited to submit to the Agency written comments concerning the Draft Plan and/or Draft Budget prior to the date of the Hearing. Written comments need to be sent or delivered to:

City Recorder/Agency Secretary, Anna Crookston
City of South Jordan,
1600 W. Towne Center Drive,
South Jordan, Utah 84095
acrookston@sjc.utah.net

Written Comments must be received or delivered prior to the date of the Hearing, April 5, 2022. In addition, any person objecting to the Draft Plan and/or Draft Budget or contesting the regularity of any of the proceedings to adopt the Draft Plan and/or Draft Budget, may appear before the Agency's Board at the Hearing to show cause why the Draft Plan and/or Draft Budget should not be adopted.

The Agency has requested \$376,000,000 in property tax revenues that will be generated by development within the Project Area to fund a portion of project costs within the Project Area. These property tax revenues will be used for the following: Roads, Infrastructure, and Utilities \$80,000,000, Affordable Housing, \$38,000,000. Civic Amenities, Parks, and Open Space \$39,000,000, Land acquisition \$31,000,000, Interest on Bonds and Costs of Issuance, \$181,500,000 Administration \$6,500,000. These property taxes will be taxes levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for this project area from each Taxing Entity will be as follows: Salt Lake County, Jordan Valley School District, City of South Jordan, South Salt Lake Valley Mosquito Abatement District, Jordan

Valley Water Conservancy District, South Valley Sewer District, Salt Lake County Library, Utah Charter School – Jordan, and Central Utah Water Conservancy District. All the property taxes to be paid to the Agency for the development in the Project Area are taxes that will be generated only if the Project Area is developed. All concerned citizens are invited to attend the Project Area and Budget Hearing scheduled for April 5, 2022, at 6:30 p.m., prevailing local time, at the City of South Jordan Council Chambers located at the City of South Jordan Offices (City Hall), 1600 W. Towne Center Drive, South Jordan, Utah 84095.

A copy of the Southwest Quadrant Urban Center Project Area Budget is available at the City of South Jordan offices (City Hall), 1600 W. Towne Center Drive, South Jordan, Utah 84095.

Property tax revenue resulting from an increase in valuation of property within the Project Area will be paid to the Agency for Project Area development rather than to the taxing entity to which tax revenue would otherwise have been paid.

The Draft Plan and Draft Budget are available for public viewing at the office of the Agency located at the offices of the City of South Jordan (City Hall), 1600 W. Towne Center Drive, South Jordan, Utah during normal business hours. Should you have any questions, please contact the Agency at (801) 254-3742.

Attachments: Project Area Boundary Description
Map of the Project Area Boundary

Distribution: Each Record Owner of Property Located within the Project Area
Utah State Tax Commission
Salt Lake County Assessor
Salt Lake County Auditor
State Board of Education
Jordan School District
Utah Charter School – Jordan
Salt Lake County
City of South Jordan
Salt Lake County Library
South Salt Lake Valley Mosquito Abatement District
Jordan Valley Water Conservancy District
South Valley Sewer District
Central Utah Water Conservancy District

PROPOSED SOUTHWEST QUADRANT URBAN CENTER COMMUNITY REINVESTMENT PROJECT AREA

LEGAL DESCRIPTION 887.631 ACRES

Beginning at the Southwest Corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 89°58'44" East 2648.798' between the Southwest Corner and the South Quarter Corner of Section 14), said point also being a Northeasterly Corner of Lot Z105 of the VP Daybreak Operations-Investments Plat 1, recorded as Entry No. 12571292 in the Office of the Salt Lake County Recorder and running thence North 00°02'36" West 1580.687 feet; thence North 54°37'58" East 604.024 feet to the Westerly Right-of-Way Line of Bingham Rim Road; thence along said Bingham Rim Road the following (14) courses: 1) North 35°08'16" West 0.602 feet; 2) North 54°51'44" East 150.407 feet; 3) North 54°37'58" East 313.521 feet to a point on a 782.000 foot radius tangent curve to the right, (radius bears South 35°22'02" East, Chord: North 61°56'57" East 199.178 feet); 4) along the arc of said curve 199.720 feet through a central angle of 14°37'59"; 5) North 69°15'57" East 77.927 feet to a point on a 718.000 foot radius tangent curve to the left, (radius bears North 20°44'03" West, Chord: North 53°18'35" East 394.761 feet); 6) along the arc of said curve 399.911 feet through a central angle of 31°54'45"; 7) North 37°21'12" East 109.649 feet to a point on a 782.000 foot radius tangent curve to the right, (radius bears South 52°38'48" East, Chord: North 56°16'14" East 507.049 feet); 8) along the arc of said curve 516.380 feet through a central angle of 37°50'03"; 9) North 75°11'15" East 540.831 feet to a point on a 968.000 foot radius tangent curve to the left, (radius bears North 14°48'45" West, Chord: North 67°29'41" East 259.163 feet); 10) along the arc of said curve 259.943 feet through a central angle of 15°23'10"; 11) North 59°48'06" East 102.936 feet to a point on a 1032.000 foot radius tangent curve to the right, (radius bears South 30°11'54" East, Chord: North 66°04'22" East 225.455 feet); 12) along the arc of said curve 225.905 feet through a central angle of 12°32'31"; 13) North 72°20'37" East 68.452 feet; 14) North 86°54'42" East 16.010 feet; thence North 58°53'54" East 477.853 feet to a Northwesterly Corner of Lot C-101 of the Daybreak North Station Campus subdivision, recorded as Entry No. 12961137 in the Office of the Salt Lake County Recorder and a point on a 2050.000 foot radius non tangent curve to the right, (radius bears South 21°02'26" East, Chord: North 79°28'47" East 748.592 feet); thence along said Lot C-101 the following (4) courses: 1) along the arc of said curve 752.815 feet through a central angle of 21°02'26"; 2) East 519.548 feet to a point on a 950.000 foot radius tangent curve to the left, (radius bears North, Chord: North 82°58'21" East 232.461 feet); 3) along the arc of said curve 233.045 feet through a central angle of 14°03'19"; 4) North 75°56'41" East 247.191 feet; thence North 74°25'46" East 151.594 feet to the Southwest Corner of Parcel 1 of the Kennecott Daybreak Bingham Creek subdivision, recorded as Entry No. 10869681 in the Office of the Salt Lake County Recorder and a point on a 950.000 foot radius non tangent curve to the left, (radius bears North 19°19'14" West, Chord: North 63°49'58" East 226.505 feet); thence along said Parcel 1 the following (2) courses: 1) along the arc of said curve 227.045 feet through a central angle of 13°41'36"; 2) North 56°59'10" East 5.594 feet to the West most Corner of Kennecott Daybreak Village 5 Plat 4 Subdivision, recorded as Entry No. 11964291 in the Office of the Salt Lake County Recorder; thence along said Kennecott Daybreak Village 5 Plat 4 Subdivision South 36°32'54" East 185.225 feet to the North most Corner of Daybreak Village 5 Plat 11 Subdivision, recorded as Entry No. 12725751 in the Office of the Salt Lake County Recorder and a point on a 1135.000 foot radius non tangent curve to the right, (radius bears North 33°52'22" West, Chord: South 59°29'32" West 133.240 feet); thence along said Daybreak Village 5 Plat 11 Subdivision the following (2) courses: 1) along the arc of said curve 133.316 feet through a central angle of 06°43'48"; 2) South 36°32'54" East 222.889 feet to the North most Corner of Daybreak Village 5 Multi Family #6 subdivision, recorded as Entry No. 13006091 in the Office of the Salt Lake County Recorder; thence along said Daybreak Village 5 Multi Family #6 the following (10) courses: 1) South 53°27'06" West 122.207 feet to a point on a 172.000 foot radius tangent curve to the right, (radius bears North 36°32'54" West, Chord: South 60°01'44" West 39.403 feet); 2) along the arc of said curve 39.490 feet through a central angle of 13°09'17"; 3) South 34°06'57" East 42.244 feet to a point on a 368.000 foot radius tangent curve to the right, (radius bears South 55°53'03" West, Chord: South 25°12'41" East 113.923 feet); 4) along the arc of said curve 114.383 feet through a central angle of 17°48'32"; 5) South 16°18'25" East 159.870 feet to a point on a 368.000 foot radius tangent curve to the right, (radius bears South 73°41'35" West, Chord: South 09°26'14" East 88.037 feet); 6) along the arc of said curve 88.248 feet through a central angle of 13°44'23"; 7) South 02°34'02" East 156.608 feet; 8) South 01°38'02" East 30.000 feet; 9) North 88°21'58" East 32.004 feet to a point on a 1755.000 foot radius tangent curve to the left, (radius bears North 01°38'02" West, Chord: North 83°48'32" East 278.878 feet); 10) along the arc of said curve 279.172 feet through a central angle of 09°06'51" to the West Line of said Daybreak Village 5 Plat 11 Subdivision; thence along said Daybreak Village 5 Plat 11 Subdivision the following (2) courses: 1) South 157.519 feet; 2) East 177.000 feet extending along the South Line of said Kennecott Daybreak Village 5 Plat 4 Subdivision to the East Right-of-Way Line of Stavanger Drive; thence along said Stavanger Drive South 144.370 feet to the Southerly Right-of-Way Line of Cardinal Park Road; thence along said Cardinal Park Road West 61.000 feet to the West Line of Daybreak North Station Multi Family #1 subdivision, recorded as Entry No. 13736049 in the Office of the Salt Lake County Recorder; thence along said Daybreak North Station Multi Family #1 the following (3) courses: 1) South 55.278 feet to a point on a 233.000 foot radius tangent curve to the left, (radius bears East, Chord: South 18°16'27" East 146.121 feet); 2) along the arc of said curve 148.629 feet through a central angle of 36°32'54"; 3) South 36°32'54" East 179.275 feet to the Northerly Right-of-Way Line of Pipestone Way; thence along said Pipestone Way South 53°27'06" West 483.000 feet to the Easterly Right-

of-Way Line of Lake Run Road; thence along said Lake Run Road the following (2) courses: 1) South 36°32'54" East 268.660 feet; 2) South 40°41'59" East 155.749 feet to the Northerly Right-of-Way Line of South Jordan Parkway; thence South 17°06'57" East 142.095 feet to the Centerline of said South Jordan Parkway; thence along said Centerline South 36°32'54" East 5553.723 feet to the Centerline of Daybreak Parkway; thence along said Centerline South 53°27'06" West 1008.752 feet to a point perpendicular to the Westerly Right-of-Way Line of Grandville Avenue; thence North 36°43'14" West 73.500 feet to the Southeasterly Corner of Kennecott Daybreak University Medical #1 Amended, recorded as Entry No. 11107229 in the Office of the Salt Lake County Recorder and a point on the Northerly Right-of-Way Line of said Daybreak Parkway; thence along said Daybreak Parkway the following (5) courses: 1) South 53°27'06" West 37.556 feet to a point on a 926.500 foot radius tangent curve to the right, (radius bears North 36°32'54" West, Chord: South 54°10'03" West 23.157 feet); 2) along the arc of said curve 23.158 feet through a central angle of 01°25'56"; 3) South 54°53'01" West 969.325 feet; 4) South 66°17'02" West 123.089 feet; 5) North 37°29'42" West 5.737 feet; thence South 52°59'15" West 807.239 feet to the Easterly Line of Kennecott Daybreak Village 7A Plat 1 Subdivision, recorded as Entry No. 12174130 in the Office of the Salt Lake County Recorder; thence along said Kennecott Daybreak Village 7A Plat 1 Subdivision the following (6) courses: 1) North 06°11'13" West 16.808 feet; 2) North 37°09'03" West 125.600 feet to a point on a 7958.500 foot radius tangent curve to the left, (radius bears South 52°50'56" West, Chord: North 37°58'30" West 228.922 feet); 3) along the arc of said curve 228.930 feet through a central angle of 01°38'53"; 4) North 36°30'56" West 255.600 feet to a point on a 8032.500 foot radius non tangent curve to the right, (radius bears North 52°18'27" East, Chord: North 37°24'27" West 79.860 feet); 5) along the arc of said curve 79.860 feet through a central angle of 00°34'11"; 6) North 37°07'22" West 227.750 feet to the Southerly Line of Daybreak Village 7A Plat 3 Subdivision, recorded as Entry No. 13272988 in the Office of the Salt Lake County Recorder; thence along said Daybreak Village 7A Plat 3 Subdivision North 53°27'06" East 0.049 feet to the Westerly Right-of-Way Line of Mountain View Corridor (SR-85); thence along said Mountain View Corridor the following (14) courses: 1) North 37°07'17" West 193.574 feet to a point on a 6032.594 foot radius tangent curve to the right, (radius bears North 52°52'43" East, Chord: North 34°54'39" West 465.382 feet); 2) along the arc of said curve 465.497 feet through a central angle of 04°25'16"; 3) North 89°21'02" West 26.970 feet; 4) North 34°02'27" West 57.001 feet; 5) North 11°21'47" East 21.060 feet to a point on a 5958.593 foot radius non tangent curve to the left, (radius bears South 56°46'02" West, Chord: North 33°27'33" West 47.081 feet); 6) along the arc of said curve 47.081 feet through a central angle of 00°27'10"; 7) North 33°41'07" West 173.593 feet; 8) North 29°52'17" West 27.962 feet; 9) North 33°43'21" West 347.794 feet; 10) North 40°29'03" West 253.321 feet; 11) North 81°17'28" West 26.035 feet; 12) North 37°09'00" West 109.880 feet; 13) North 09°09'20" East 13.910 feet; 14) North 40°29'39" West 1.745 feet to the Northerly Right-of-Way Line of Lake Avenue and a point on a 949.000 foot radius non tangent curve to the right, (radius bears North 33°15'27" West, Chord: South 76°56'56" West 655.573 feet); thence along said Lake Avenue the following (4) courses: 1) along the arc of said curve 669.362 feet through a central angle of 40°24'46"; 2) North 82°50'41" West 1277.278 feet to a point on a 1071.000 foot radius tangent curve to the left, (radius bears South 07°09'19" West, Chord: North 89°03'27" West 231.810 feet); 3) along the arc of said curve 232.264 feet through a central angle of 12°25'32"; 4) South 84°43'47" West 501.434 feet to a Westerly Line of Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation, recorded as Entry No. 13061700 in the Office of the Salt Lake County Recorder and a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 75°11'24" West, Chord: North 24°11'02" West 336.507 feet); thence along said Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation and West Line extended the following (2) courses: 1) along the arc of said curve 338.013 feet through a central angle of 18°44'53"; 2) North 33°33'29" West 1165.644 feet to the Northerly Right-of-Way Line of South Jordan Parkway; thence along said South Jordan Parkway North 54°38'21" East 999.495 feet to the Westerly Right-of-Way Line of Trocadero Avenue; thence along said Trocadero Avenue the following (3) courses: 1) North 33°33'29" West 150.281 feet to a point on a 532.000 foot radius tangent curve to the right, (radius bears North 56°26'31" East, Chord: North 16°46'44" West 307.157 feet); 2) along the arc of said curve 311.591 feet through a central angle of 33°33'29"; 3) North 211.912 feet to the South Line of the Southeast Quarter of said Section 14; thence along said South Line South 89°58'54" West 25.862 feet to the South Quarter Corner of said Section 14; thence along the South Line of the Southwest Quarter of said Section 14 South 89°58'44" West 2648.798 feet to the point of beginning.

The following Parcel 26-14-400-017 was included in the Survey Area but may be excluded from the final Project Area:

BEG SE COR SEC 14, T3S, R2W, SLM; N 89°41'41" W 722.38 FT; N 24°42'52" W 277.41 FT; N 57°50'41" E 74.26 FT; N 36°46'04" W 4.39 FT M OR L; NE'LY 147.87 FT ALG A 2567.00 FT CURVE TO L (CHD N 55°06'06" E 147.85 FT); N 53°27'06" E 821.15 M OR L FT; S 0°02'53" W 867.79 FT M OR L TO BEG AND ALSO BEG N 89°41'41" W 722.38 FT & N 24°42'52" W 277.41 FT & N 57°50'41" E 74.26 FT & N 36°46'04" W 138.65 FT M OR L FR SE COR SEC 14, T3S, R2W, SLM; N 36°46'04" W 12.39 FT M OR L; S 57°58'15" W 74.36 FT; NW'LY 1006.26 FT ALG A 4560 FT RADIUS CURVE TO R (CHD N 20°07'07" W 1004.22 FT); S 89°51'12" E 1226.59 FT; SE'LY 40.83 FT ALG A 1269 FT RADIUS CURVE TO L (CHD S 14°13' E 40.83) SE'LY 124.10 FT ALG A 1274.50 FT RADIUS CURVE TO L (CHD S 21°39'44" E 124.05 FT); S 0°02'53" W 119.58 FT M OR L; S 53°27'06" W 975.13 FT; SW'LY 148.40 FT ALG A 2433.00 FT RAD CURVE TO R (CHD S 31°15'42" W 134.57 FT) TO BEG. 27.75 AC M OR

