

**REDEVELOPMENT AGENCY OF  
TAYLORSVILLE  
BOARD MEETING  
AGENDA ITEM SUMMARY**

**MEETING DATE: December 11, 2013**

**AGENDA ITEM:** Resolution No. RDA 13-05 Adopting the Amended Center Point Community Development Project Area Plan (to make minor adjustments to the Project Area legal description as requested by the Salt Lake County Assessor).

**PRESENTER:** Donald Adams

**ISSUE SUMMARY:** It has become necessary and desirable to amend the Project Area and related Original Plan by making minor adjustments to the legal description of the Project Area set forth in the Original Plan. The map exhibit correctly identified the proposed project area. However, the legal description included two additional parcels not intended for inclusion in the project. The Amended Resolution and Plan include the correct legal description, which has not only been verified by staff, but also by Salt Lake County to ensure accuracy.

**STAFF RECOMMENDATION:** Adopt Resolution No. RDA 13-05

**CITY ATTORNEY** (Approved as to form) - Yes

**RECOMMENDED MOTION:** I move to adopt Resolution No. RDA 13-05 Adopting the Amended Center Point Community Development Project Area Plan (to make minor adjustments to the Project Area legal description as requested by the Salt Lake County Assessor).

**ACTION REQUIRED:** Adopt Resolution No. RDA 13-05

**ATTACHMENTS:** Yes

1. Resolution No. RDA 13-05
2. Letter from Salt Lake County Assessor
3. Project Area Map
4. Amended Project Area Legal Description

**CONTACT INFORMATION:** Donald Adams - 801.558.8795 / [dadams@taylorsvilleut.gov](mailto:dadams@taylorsvilleut.gov)

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF TAYLORSVILLE CITY  
ADOPTING THE “AMENDED CENTER POINT COMMUNITY DEVELOPMENT  
PROJECT AREA PLAN;” ORIGINAL PLAN DATED SEPTEMBER 2013; AMENDED  
PLAN ADOPTED DECEMBER 11, 2013**

WHEREAS, the Redevelopment Agency of Taylorsville City (the “Agency”) was created and organized pursuant to the provisions of the former Utah Redevelopment Agencies Act, UCA § 17A-2-1201 *et seq.* (2000), and currently continues to operate under the provisions of the extant successor statute, the Community Development and Renewal Agencies Act, Title §17C Chapters 1 through 4, UCA (2006, as amended) (the “Act”), and is authorized and empowered thereunder to undertake various activities and actions pursuant to the Act; and

WHEREAS, the City of Taylorsville has a planning commission and has adopted a general plan pursuant to applicable law; and

WHEREAS, the Agency has previously adopted on October 16, 2013 the Center Point Community Development Project Area Project Area (the “Project Area”) by adoption of the Center Point Community Development Project Area Plan (the Original Plan) dated September 2013, through adoption of its Resolution RDA No. RDA 13-03; and

WHEREAS, it has become necessary to amend the Project Area and Original Plan legal description pursuant to request of the Salt Lake County Assessor under Section 17C-4-108(2)(a)(i) of the Act to make “a minor adjustment in the legal description of [the] project area boundary requested by a county assessor or county auditor to avoid inconsistent property boundary lines;” and

WHEREAS, it has become necessary and desirable for the Agency and the City of Taylorsville to amend the legal description of the Project Area to make the requested adjustment in the legal description of the Project Area and to adopt the “Amended Center Point Community Development Project Area Plan” (the “Amended Plan”).

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Taylorsville City:

Section 1. Reason for Adoption of Amended Plan. It has become necessary and desirable to amend the Project Area and related Original Plan by making minor adjustments to the legal description of the Project Area set forth in the Original Plan, as requested by the Salt Lake County Assessor pursuant to Section 17C-4-108(2)(a)(i) of the Act to avoid inconsistent boundary lines, and to adopt by resolution, as required by the Act, the Amended Plan containing the modified Project Area legal description.

Section 2. Findings. The Agency has reviewed the request letter received from the Salt Lake County Assessor's Office dated December 5, 2013 and finds that the Salt Lake County Assessor has requested the subject minor adjustments to the Project Area legal description.

Section 3. Adoption and Official Designation of Amended Plan. The Amended Plan is hereby designated as the official project area plan for the Center Point Community Development Project Area and supersedes and replaces the Original Plan. The Agency hereby officially adopts the Amended Plan by this Resolution, in accordance with the provisions of the Act, with the result that the legal description of the Project Area is modified and amended. The Agency shall submit the Amended Plan, together with a copy of this Resolution, to the City Council of the City of Taylorsville requesting that the Amended Plan be adopted by ordinance of the legislative body of the City of Taylorsville in accordance with the provisions of the Act.

Section 4. Amended Project Area Boundaries. The legal description of the boundaries of the Center Point Community Development Project Area, as amended and as described in the Amended Center Point Community Development Project Area Plan is as follows, to-wit:

Center Point CDA Legal Description

A part of Section 15 and South Half of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point located South 0°11'57" West 69.12 feet from the Center of Section 15, Township 2 South, Range 1 West; thence South 89°56'13" West 53.02 feet to the northerly right of way of I-215; thence 5 courses along said northerly right of way as follows: (1) South 84°06'22" West 873.30 feet to a 1045.92 foot radius curve; (2) along said curve 294.56 feet to the right delta equals 16°08'09" long cord bears North 87°48'51" West 293.58 feet; (3) North 78°56'06" West 30.56 feet; (4) North 76°43'15" West 375.70 feet; and (5) North 67°15'40" West 138.90 feet to the southwest corner of Parcel 2115151031; thence along the westerly boundary of said Parcel two courses as follows: (1) North 89°56'25" East 40.82 feet and (2) North 0°03'09" West 148.20 feet to the southwest corner of Parcel 211515103; thence along the westerly and northerly sides of said Parcel two courses as follows: (1) North 0°02'55" West 281.79 feet and (2) North 89°56'30" East 191.63 feet to the Northwest corner of Parcel 211517602; thence North 89°56'23" East 285.63 feet to the Northeast corner of Parcel 2115176013, said point also being on the westerly property line of Parcel 2115176014; thence along the westerly property lines of Parcels 2115176014, 211517602, and 211517601 North 0°02'52" West 337.50 feet; thence South 89°57'05" West 9.77 feet to the west right of way of 1900 West Street; thence North 0°02'59" West 477.12 feet along said west right of way; thence South 89°56'22" West 82.94 feet to the southwest corner of Parcel 2115127004; thence North 0°04'28" West 1351.11

feet along the westerly property line of parcels 2115127004, 2115127003, 2115127002, and 2115127001 to the northwest corner of Parcel 2115127001 and the south right of way of 5400 South Street; thence along the northerly side of parcel 2115127001 North 89°48'56" East 127.05 feet; thence South 45°13'56" East 18.43 feet; thence North 0°00'39" West 119.03 feet to the north right of way of 5400 South Street; thence along said right of way South 89°44'40" West 77.17 feet to the southwest corner of Parcel 2110379013; thence along the west and north sides of said parcel North 0°13'19" West 611.96 feet and North 89°57'05" East 1211.30 feet to the west right of way of Redwood Road; thence North 89°57'05" East 53.18 feet to the westerly side of Parcel 2110451004; thence North 89° 57'05" East 52.86 feet to the easterly assumed right of way of Redwood Road; thence along said assumed right of way line South 0°03'00" East 256.84 feet to a point on the westerly line of Parcel 2110451004; thence four courses along said westerly property line as follows: (1) South 0°03'00" East 275.00 feet to a 25 foot radius curve to the left, (2) Along said curve 2.94 feet, delta equals 6°44'17" Long Cord bears South 3°25'08" East 2.94 feet, (3) North 89°43'32" East 18.62 feet, and (4) South 31°05'15" East 25.85 feet to the northerly right of way of 5400 South Street; thence four courses along said northerly right of way as follows: (1) North 89°53'30" East 264.90 feet to a 11544.20 foot radius curve to the right, (2) Along said curve 631.32 feet Delta equals 3°08'00" and Long Chord bears South 88°32'30" East 631.24 feet, (3) South 86°58'30" East 181.10 feet, and (4) South 87°13'58" East 205.54 feet; thence South 2°30'33" West 198.56 feet to the Northwest corner of Crosspointe Condominiums Part 1- Phase 2 said point also being on the easterly right of way of 1500 West Street;

thence South 183.19 feet along the easterly right of way of 1500 West Street to a point 64.23 feet perpendicularly distant from the northeasterly corner of parcel 21152010250000; thence West 64.23 feet to the northeasterly corner of said parcel, said point also being on the west right of way of 1500 West Street; thence along the northerly line of said parcel West 224.85 feet; thence five courses along the westerly line of said parcel as follows: (1) South 0°00'02" West 353.47 feet; (2) South 45°00'00" West 98.99 feet; (3) West 106.41 feet; (4) South 44°11'34" West 50.21 feet; and (5) South 564.34 feet to a point on the northerly line of parcel 21152510100000; thence along the northerly line of said parcel North 89°53'12" West 814.17 feet to the northwesterly corner of said parcel, said point also being on the east right of way line of Redwood Road; thence two courses southerly along the westerly line of said parcel as follows: (1) South 0°03'47" West 473.28 feet more or less and (2) South 44°42'47" East 22.58 feet more or less to the southwesterly corner of said parcel, said

point also being on the north right of way line of Thornhill Drive (5680 South Street); thence two courses southeasterly along the south line of said parcel and the north line of Thornhill Drive as follows: (1) South 89°37'17" East 52.11 feet to a point on a 609.48 foot radius curve to the right and (2) southeasterly along said curve 192.05 feet Delta equals 18°03'14" long chord bears South 80°20'16" East 191.25 feet to the northwesterly corner of parcel 21152520400000; thence along the northerly line of said parcel South 89°51'45" East 1018.90 feet to the northeasterly corner of said parcel said point also being on the west right of way of 1500 West Street; thence along the easterly line of said parcel and westerly right of way of 1500 West Street South 0°08'36" West 40.21 feet; to the Southeast corner of Parcel 211525204; thence two courses along said parcel as follows: (1) North 89°51'45" West 477.16 feet and (2) South 0°08'30" West 349.04 feet to the northeast corner of Parcel 2115251016; thence South 0°08'36" West 425.00 feet to the northerly right of way of I-215; thence seven courses along said right of way as follows: (1) North 54°09'30" West 54.92 feet, (2) North 47°34'26" West 50.00 feet, (3) North 57°56'00" West 139.03 feet to an 805.44 foot radius curve to the left, (4) Along said curve 301.70 feet Delta equals 21°27'43" and Long Chord bears North 58°18'19" West 299.94 feet to the Southeast corner of Parcel 2115251021, (5) North 71°36'25" West 74.03 feet, (6) North 18°56'34" West 2.28 feet to the southeast corner of Parcel 2115251019; and (7) North 77°57'30" West 276.42 feet to the southwest corner of Parcel 2115251019 and the east right of way line of Redwood Road; thence along the said right of way line South 0°03'47" East 430.20 feet more or less; and thence South 89°56'13" West 53.32 feet to the point of beginning.

Contains 6,719,727 square feet or 154.26 Acres.

A map of the Project Area is attached hereto as Exhibit "A."

Section 5. Amended Plan Incorporated by Reference. The Amended Plan, together with supporting documents, is incorporated herein by reference, and made a part of this Resolution. Copies of the Amended Plan shall be filed and maintained in the office of the Agency for public inspection.

Section 6. Effective Date and Time. This Resolution shall take effect immediately upon adoption. Pursuant to the provisions of the Act, the Amended Plan shall become effective at the time of the first publication of a summary of the City of Taylorsville ordinance adopting the Amended Plan.

IN WITNESS WHEREOF, the Redevelopment Agency of Taylorsville City has approved, passed and adopted this Resolution this 11<sup>th</sup> day of December 2013.

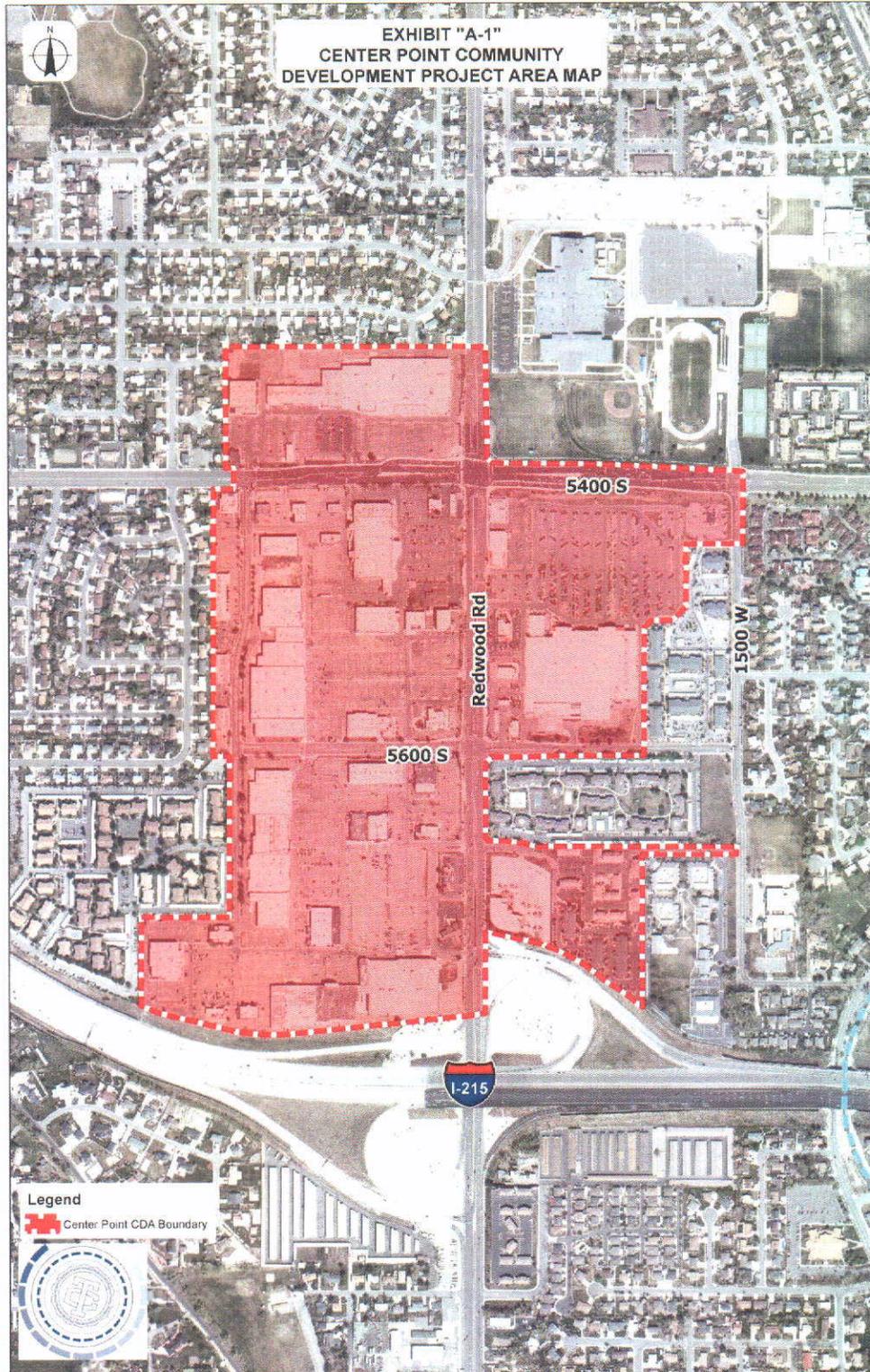
\_\_\_\_\_  
Dama Barbour, Chair

ATTEST:

\_\_\_\_\_  
Cheryl Peacock Cottle, Secretary

RECORD OF VOTE:	YES	NO	ABSENT
Dama Barbour	_____	_____	_____
Ernest Burgess	_____	_____	_____
Brad Christopherson	_____	_____	_____
Larry Johnson	_____	_____	_____
Kristie Overson	_____	_____	_____

EXHIBIT "A"  
MAP OF THE CENTER POINT COMMUNITY DEVELOPMENT PROJECT AREA





**Kevin Jacobs**  
Salt Lake County Assessor

**Richard Burgi**  
Chief Deputy Assessor

December 5, 2013

City of Taylorsville  
2600 West Taylorsville Blvd.  
Taylorsville, Utah, 84129

Attention: To whom it may concern

Re: Center Point CDA Revised Boundary

In November 2013 our office received from the Redevelopment Agency of Taylorsville City the "Notice of Adoption of City of Taylorsville Ordinance Adopting The Center Point Community Development Project Area Plan," and a copy of the Taylorsville Ordinance No. 13-27 that adopted the Plan. We have checked the legal description of the Center Point Community Development Project Area contained in the Plan and have found it contains errors in the boundary description of the Project Area. We understand that the Agency has determined the needed correction in the legal description to make the legal description of the Project Area close.

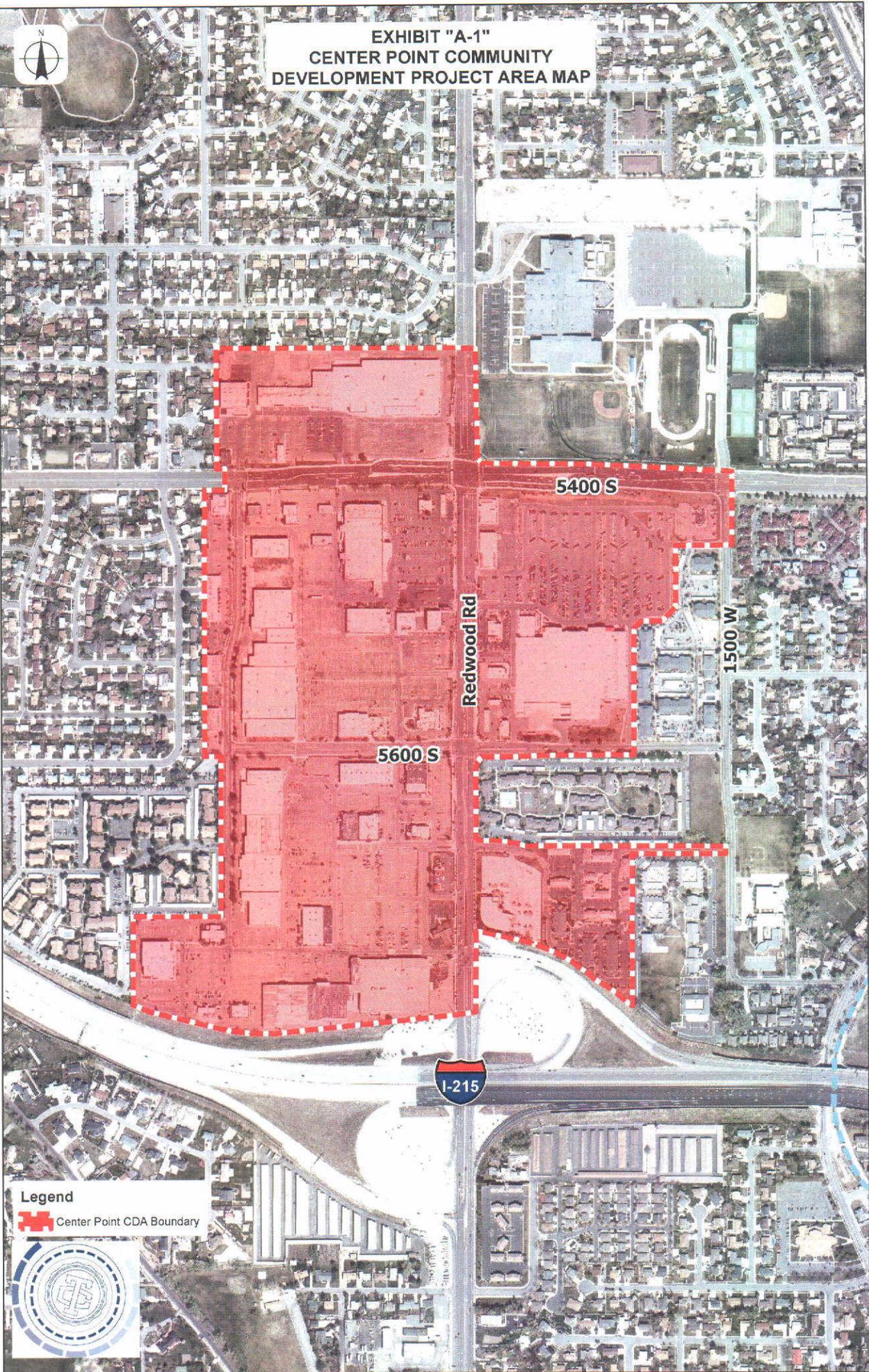
Pursuant to Utah Code Annotated § 17C-4-108 (2)(i), the Salt Lake County Assessor hereby requests that the Redevelopment Agency of Taylorsville City and the City of Taylorsville take appropriate action to amend the Project Area Plan to include the needed correction of the legal description, in order to avoid inconsistent boundary lines.

A handwritten signature in cursive script that reads 'Kevin Jacobs'.

Kevin Jacobs  
Salt Lake County Assessor



**EXHIBIT "A-1"**  
**CENTER POINT COMMUNITY**  
**DEVELOPMENT PROJECT AREA MAP**



**Legend**

 Center Point CDA Boundary





## Redevelopment Agency of Taylorsville City

2600 West Taylorsville Boulevard Taylorsville, Utah 84129  
Phone: 801-963-5400 Fax: 801-963-7891

### **CENTER POINT COMMUNITY DEVELOPMENT PROJECT AREA AMENDED LEGAL DESCRIPTION**

The Center Point Community Development Project Area is enclosed within the following boundaries:

A part of Section 15 and South Half of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point located South  $0^{\circ}11'57''$  West 69.12 feet from the Center of Section 15, Township 2 South, Range 1 West; thence South  $89^{\circ}56'13''$  West 53.02 feet to the northerly right of way of I-215; thence 5 courses along said northerly right of way as follows: (1) South  $84^{\circ}06'22''$  West 873.30 feet to a 1045.92 foot radius curve; (2) along said curve 294.56 feet to the right delta equals  $16^{\circ}08'09''$  long cord bears North  $87^{\circ}48'51''$  West 293.58 feet; (3) North  $78^{\circ}56'06''$  West 30.56 feet; (4) North  $76^{\circ}43'15''$  West 375.70 feet; and (5) North  $67^{\circ}15'40''$  West 138.90 feet to the southwest corner of Parcel 2115151031; thence along the westerly boundary of said Parcel two courses as follows: (1) North  $89^{\circ}56'25''$  East 40.82 feet and (2) North  $0^{\circ}03'09''$  West 148.20 feet to the southwest corner of Parcel 211515103; thence along the westerly and northerly sides of said Parcel two courses as follows: (1) North  $0^{\circ}02'55''$  West 281.79 feet and (2) North  $89^{\circ}56'30''$  East 191.63 feet to the Northwest corner of Parcel 211517602; thence North  $89^{\circ}56'23''$  East 285.63 feet to the Northeast corner of Parcel 2115176013, said point also being on the westerly property line of Parcel 2115176014; thence along the westerly property lines of Parcels 2115176014, 211517602, and 211517601 North  $0^{\circ}02'52''$  West 337.50 feet; thence South  $89^{\circ}57'05''$  West 9.77 feet to the west right of way of 1900 West Street; thence North  $0^{\circ}02'59''$  West 477.12 feet along said west right of way; thence South  $89^{\circ}56'22''$  West 82.94 feet to the southwest corner of Parcel 2115127004; thence North  $0^{\circ}04'28''$  West 1351.11 feet along the westerly property line of parcels 2115127004, 2115127003, 2115127002, and 2115127001 to the northwest corner of Parcel 2115127001 and the south right of way of 5400 South Street; thence along the northerly side of parcel 2115127001 North  $89^{\circ}48'56''$  East 127.05 feet; thence South  $45^{\circ}13'56''$  East 18.43 feet; thence North  $0^{\circ}00'39''$  West 119.03 feet to the north right of way of 5400 South Street; thence along said right of way South  $89^{\circ}44'40''$  West 77.17 feet to the southwest corner of Parcel 2110379013; thence along the west and north sides of said parcel North  $0^{\circ}13'19''$  West 611.96 feet and North  $89^{\circ}57'05''$  East 1211.30 feet to the west right of way of Redwood Road; thence North  $89^{\circ}57'05''$  East 53.18 feet to the westerly side of Parcel 2110451004; thence North  $89^{\circ}57'05''$  East 52.86 feet to the easterly assumed right of way of Redwood Road; thence along said assumed right of way line South  $0^{\circ}03'00''$  East 256.84 feet to a point on the westerly line of Parcel 2110451004; thence four courses along said westerly property line as follows: (1) South  $0^{\circ}03'00''$  East 275.00 feet to a 25 foot radius curve to the left, (2) Along said curve 2.94 feet, delta equals  $6^{\circ}44'17''$  Long Cord bears South  $3^{\circ}25'08''$  East 2.94 feet, (3) North  $89^{\circ}43'32''$  East 18.62 feet, and (4) South  $31^{\circ}05'15''$  East 25.85 feet to the northerly right of way of 5400 South Street; thence four

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