

CITY OF SOUTH SALT LAKE CITY COUNCIL

ORDINANCE NO. 2011-13

AN ORDINANCE ADOPTING THE CENTRAL POINTE URBAN RENEWAL PROJECT AREA PLAN, AS APPROVED BY THE CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY, AS AN OFFICIAL URBAN RENEWAL PROJECT AREA PLAN, AND DIRECTING THAT NOTICE BE GIVEN.

WHEREAS the City of South Salt Lake Redevelopment Agency (the “Agency”), having prepared a Draft Project Area Plan (the “Draft Plan”) for the proposed Central Pointe Urban Renewal Project Area pursuant to Utah Code Annotated (“UCA”) §§ 17C-2-102 & -103, and having held the required public hearing on the Draft Plan, has adopted on this same date the Draft Plan as the Official Urban Renewal Project Area Plan for the Central Pointe Urban Renewal Project Area; and

WHEREAS Section 17C-2-107 of the Utah Community Development and Renewal Agencies Act (the “Act”) mandates that, before an urban renewal project area plan approved by an agency under UCA § 17C-2-106 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency; and

WHEREAS the Act also requires that certain notice is to be given by the community legislative body upon its adoption of an Urban Renewal project area plan under UCA § 17C-2-108.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SOUTH SALT LAKE CITY COUNCIL AS FOLLOWS:

1. The City Council hereby adopts and designates the Central Pointe Urban Renewal Project Area Plan, as approved by the Agency on this date, as the *Official Urban Renewal Project Area Plan for the Central Pointe Urban Renewal Project Area* (the “Official Plan”), which Project Area is shown and described on the map and legal description, respectively, attached hereto as **EXHIBIT A** and incorporated herein by this reference.
2. The City Staff is hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-2-108, substantially in the form attached hereto as **EXHIBIT B**, whereupon the Official Plan shall become effective under UCA § 17C-2-108.
3. Pursuant to UCA § 17C-2-108, the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

4. This ordinance takes effect immediately upon publication and recording.

DATED this 26th day of OCTOBER, 2011.

BY THE CITY COUNCIL:


Casey R. Fitts, Council Chair

ATTEST:

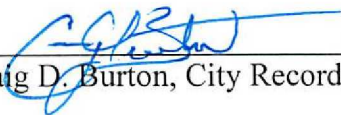

Craig D. Burton, City Recorder

City Council Vote as Recorded:

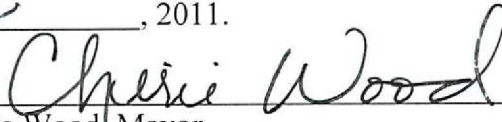
Fitts	<u>AYE</u>
Gold	<u>AYE</u>
Jones	<u>AYE</u>
Marshall	<u>AYE</u>
Rutter	<u>AYE</u>
Turner	<u>AYE</u>
Weaver	<u>AYE</u>

Transmitted to the Mayor's office on this 27th day of OCTOBER, 2011.

MAYOR'S ACTION: Approved


Craig D. Burton, City Recorder

Dated this 27 day of October, 2011.


Cherie Wood, Mayor

ATTEST:


Craig D. Burton, City Recorder

EXHIBIT A

CENTRAL POINTE URBAN RENEWAL PROJECT AREA BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, and the Northwest Quarter of Section 19, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point common to the centerline of 2100 South Street and the North Line of the South Salt Lake Corporate Limits Line, which is North 89°48'21" West 51.27 feet from the monument near the Intersection of 2100 South Street and Main Street, (Basis of Bearings is North 00°26'10" East 4660.53 feet along Main Street from the monument in the Intersection of 2700 South Street and the said monument in 2100 South Street), Running thence South 00°17'52" West 161.38 feet along the West Right-Of-Way Line of Main Street, to the northeast corner of the central pointe condominium property, parcel 1524238174; thence the following seven (7) courses and distances along said parcel; (1) North 89°59'13" West 141.11 feet; (2) South 34°02'42" West 118.25 feet; (3) North 89°59'13" West 95.10 feet; (4) South 00°10'58" West 160 feet; (5) South 89°59'13" East 95.10 feet; (6) North 60°20'22" East 75.75 feet; (7) South 89°59'13" East 140.86 feet, to the said West Right-Of-Way Line of Main Street; thence South 00°17'52" West 1548.64 feet along said West Right-Of-Way Line of Main Street to the South Right-Of-Way Line of Truman Avenue; thence South 89°49'04" East 899.91 feet along said South Right-Of-Way Line to the East Right-Of-Way Line of State Street; thence South 00°19'56" West 543.15 feet along said East Right-Of-Way Line to the North Right-Of-Way Line of Interstate 80 recorded as S2007-10-0809 in the Salt Lake County Surveyors Office and listed as U.D.O.T. Project SP-80-3 (68) 121; thence along said Right-Of-Way the following ten (10) courses and distances; (1) South 89°25'13" West 132.03 feet; (2) North 89°49'38" West 550.51 feet; (3) South 87°59'42" West 130.49 feet to a point of curvature with a 49.22 foot radius curve to the left, (4) along the arc of said curve 6.70 feet through a central angle of 07°47'43" (Chord Bears South 84°05'58" West 6.69 feet), to a point of tangency and a point on the East Right-Of-Way Line of Main Street; (5) South 82°00'09" West 80.87 feet to the West Right-Of-Way Line of said Main Street and a point of non curvature with a 19.69 foot radius curve to the left, (6) along the arc of said curve 16.83 feet through a central angle of 48°57'58" (Chord Bears North 65°14'53" West 16.32 feet), to a point of tangency; (7) North 89°44'16" West 696.54 feet to a point of curvature with a 19.68 foot radius to the left, (8) along the arc of said curve 8.81 feet through a central angle of 25°37'46" (Chord Bears South 77°26'49" West 8.73 feet), to the East Right-Of-Way Line of West Temple Street; (9) South 84°24'29" West 66.34 feet more or less to the West Line of said West Temple Street; (10) North 86°57'30" West 810.45 feet more or less to the West Right-Of-Way Line of 200 West Street; thence North 00°23'35" East 796.85 feet along said West Right-Of-Way Line to the South Right-Of-Way Line of Haven Avenue; thence the following Three (3) courses and distances along said South Right-Of-Way Line, (1) North 44°47'18" West 123.89 feet to a point of curvature with a 117.00 foot radius curve to the left, (2) along the arc of said curve 91.89 feet through a central angle of 44°59'57" (Chord Bears North 67°17'16" West 89.55 feet), to a point of tangency; (3) North 89°47'15" West 572.83 feet more or less to the centerline of 300 West Street; thence North 00°34'09" East 425.47 feet more or less along said centerline of 300 West Street, to a West extension of the South Line of Block 3, Rural Subdivision; thence South 89°52'25" East 668.79 feet along said South Line to the Southwest corner of parcel 1524204006; thence North 00°04'30" West 29 feet along the West Line of said parcel; thence South 89°52'25" East 75.33 feet along the North Line of said parcel, to the West Right-Of-Way Line of 200 West Street; thence North 00°10'20" East 1080.10 feet along said West Right-Of-Way Line, to the centerline of said 2100 South Street, said point also being on the North Line of the South Salt Lake Corporate Limits Line; thence the following Two (2) courses and distances along said centerline and said Corporate Limits Line, (1) South 89°44'31" East 848.79 feet to a street monument in the intersection of West Temple Street; (2) South 89°48'21" East 745.08 feet to the Point of beginning. Contains 108 ± Acres more or less.

PROPOSED CENTRAL POINTE URBAN RENEWAL PROJECT AREA MAP



- PROPOSED PROJECT AREA
- LITE RAIL

CENTRAL POINTE PROJECT AREA PLAN
 SOUTH SALT LAKE CITY, UTAH
 JANUARY 2010



EXHIBIT B

Notice of Adoption of Ordinance 2011-13 by the City of South Salt Lake City Council

Pursuant to Section 17C-2-108 of the Utah Code, the City of South Salt Lake City Council (the "City Council") is providing this notice with respect to Ordinance 2011-13 which was passed by the City Council on October 26, 2011, adopting the official Central Pointe Urban Renewal Project Area Plan (the "Official Plan"), as approved by the City of South Salt Lake Redevelopment Agency (the "Agency") on the same date, and directing that notice of adoption of the Official Plan be given as required by law. Ordinance 2011-13 and the Official Plan shall become effective upon publication of this notice, at which time the Agency may proceed to implement the Official Plan. The Official Plan is available for general public inspection at the office of the City of South Salt Lake, 220 E Morris Ave, City of South Salt Lake, Utah, during regular office hours of 8:00 am to 5:00 pm, Monday through Friday.

For a period of 30 days after the date of adoption of the Official Plan, any person in interest may contest the Official Plan or the procedure used to adopt it if the Official Plan or procedure fails to comply with applicable statutory requirements. After expiration of that 30-day period, no person may contest the Official Plan or procedure used to adopt it for any cause.

CENTRAL POINTE PROJECT AREA PLAN

CITY OF SOUTH SALT LAKE, UTAH

ADOPTED
OCTOBER 2011

PREPARED BY:
LEWIS YOUNG ROBERTSON &
BURNINGHAM, INC.

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INTRODUCTION

The City of South Salt Lake Redevelopment Agency ("Agency"), after a thorough examination of the statutory conditions¹ that exist in the Central Pointe Project Area, has determined that the Project Area needs redevelopment and rehabilitation to eliminate the current blighted condition and to ensure sound and viable economic growth. The Central Pointe Project Area Plan will lay the foundation for the redevelopment and revitalization of the Central Pointe Project Area, ensuring a dynamic social and economic environment by cultivating a wide spectrum of uses, including housing, mixed use development, office space, retail, and entertainment. The proximity of these activities to a user-friendly transit hub fosters a thriving environment for residents and visitors to live, work, play, and travel with ease.

The objective of the Project Area Plan is to eliminate the statutory conditions of blight by providing needed public improvements, encouraging rehabilitation and repair of deteriorated structures, facilitating land assembly and redevelopment which will result in employment opportunities and an expanded tax base; and by promoting redevelopment in accordance with applicable land use controls. This plan will guide and control the urban renewal undertakings in the Central Pointe Project Area.

UTAH CODE §17C-2-102

RECITALS OF PRECONDITIONS FOR DESIGNATING AN URBAN RENEWAL AREA

Pursuant to the provisions of §17C-2-101 of the Community Development and Renewal Agencies Act ("Act"), the governing body of the City of South Salt Lake Redevelopment Agency ("Agency") designated by resolution an urban renewal survey area on March 10, 2010. The governing body found that the survey area required a study that determined whether or not the urban renewal project was feasible and contained a description and map of the boundaries of the survey area; and

- ☐ Within one year from the date of authorization;
- ☐ The Agency caused to be conducted a blight study within the Survey Area; and
- ☐ Pursuant to §17C-2-102 of the Act, the Agency made a finding of blight for the Project Area following a public hearing held on January 19, 2011 (See Exhibit C); and
- ☐ Pursuant to the provisions of §17C-2-102(2)(a) and (b) of the Act, the City of South Salt Lake has a planning commission and general plan as required by law; and
- ☐ Pursuant to the provisions of §17C-2-102 of the Act, on the Agency's own motion, the Agency selected the Project Area hereinafter described comprising all or part of the survey area; and

¹ Utah Code Section 17C-2-303(1)(a)(iv)

- ☞ Pursuant to the provisions of §17C-2-102 of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency's deliberations and considerations regarding the Project Area.
- ☞ Pursuant to the provisions of §17C-2-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area plan from the State Board of Education and each taxing entity and has made a draft Project Area plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency held a public hearing on the draft plan on October 26, 2011.

DEFINITIONS

As used in this Urban Renewal Project Area Plan:

The term "Act" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

The term "Agency" shall mean the City of South Salt Lake Redevelopment Agency as designated by the City to act as the redevelopment agency, a separate body corporate and politic.

The term "Base taxable value" shall mean the taxable value of the property within the Project Area from which tax increment will be collected, as shown upon the assessment roll last equalized before the date of the taxing entity committee's approval of the first Project Area budget.

The term "Blight" or "Blighted" shall mean the condition of the Project Area that meets the requirements of Subsection 17C-2-303 of the Act.

The term "Blight study" shall mean the study to determine the existence or nonexistence of the statutory factors that constitute blight within the survey area as provided in Section 17C-2-301 of the Act.

The term "Community" shall mean the City of South Salt Lake.

The term "Legislative body" shall mean the City Council of South Salt Lake which is the legislative body of the community.

The term "Plan hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-2-102.

The term "Project Area" shall mean the geographic area described in the Project Area plan or draft Project Area plan where the urban renewal set forth in this Project Area plan or draft Project Area plan takes place or is proposed to take place (Exhibit A & B).

The term "Project Area budget" shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the urban renewal Project Area that includes:

- ☐ the base taxable value of property in the Project Area;
- ☐ the projected tax increment expected to be generated within the Project Area;
- ☐ the amount of tax increment expected to be shared with other taxing entities;
- ☐ the amount of tax increment expected to be used to implement the Project Area plan;
- ☐ the tax increment expected to be used to cover the cost of administering the Project Area plan;
- ☐ if the area from which tax increment is to be collected is less than the entire Project Area:
 - ☐ the tax identification number of the parcels from which tax increment will be collected; or
 - ☐ a legal description of the portion of the Project Area from which tax increment will be collected;
- ☐ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price; and
- ☐ for an urban renewal Project Area, the information required under Subsection 17C-2-201(1)(b).

The term "Project Area plan" shall mean the written plan that, after its effective date, guides and controls the urban renewal activities within the Project Area. Project Area plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term "Survey area" shall mean an area designated by a resolution adopted by the Agency Board for study to determine whether one or more urban renewal projects within the area are feasible.

The term "Taxes" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term "Taxing entity" shall mean a public entity that levies a tax on property within the Project Area.

The term "Taxing Entity Committee" shall mean a committee representing the interests of taxing entities, which consists of two representatives appointed by the Granite School District, two representatives appointed by resolution of the South Salt Lake City Council, two representatives appointed by Salt Lake County, one representative appointed by the State School Board and one representative of the remaining governing bodies of the other local taxing agencies.

The term "Tax increment" shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area designated

in the Project Area plan as the area from which tax increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

**UTAH CODE
§17C-2-103(1)(a)**

DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA

MAP OF THE PROJECT AREA

A legal description of the Project Area along with a map of the area is attached in Exhibit "A" and "B" and incorporated herein. The general boundaries of the Project Area are between approximately I-80 on the south, Main Street on the east with a small section of the Project Area extending east to State Street, 250 West on the west with a small section extending west to 300 West and 2100 South on the north.

**UTAH CODE
§17C-2-103(1)(b)**

GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE URBAN RENEWAL

GENERAL LAND USES

The current principal land uses in the area include commercial, industrial, manufacturing and a small number of residences. The property within the Project Area is underutilized and not generating full beneficial tax base to the Community. The following table summarizes the approximate acreage of existing land uses by land use type:

TYPE	ESTIMATED ACRES
Residential	5.03
Industrial	18.25
Commercial	51.25
Vacant	2.98
Other	3.55
Total	81.06

LAYOUT OF PRINCIPAL STREETS

The principal streets are Main Street (going north to south from 2100 south to I-80), State Street, 2100 South (going east to west bounded by State Street and 300 West), West Temple, 300 West, 200 West, Utopia Avenue, Haven Avenue, Truman Avenue and 2400 South. The Project Area map, provided in Exhibit A, shows the principal streets in the area.

POPULATION DENSITIES

The area population can be characterized as low-density. There are approximately 40 residential units located within the 81 acres that comprise the Project Area. With an average household size of 2.46,² this results in an estimated population density of 1.21 persons per acre.

² Census 2010 Data

BUILDING INTENSITIES

Buildings in the area are generally commercial and industrial structures. There are some detached single-family structures, duplexes and small apartment complexes throughout the Project Area. Some of the largest non-residential buildings in the Project Area include Granite Mill & Fixture Co. (2200 South Main Street), Hi-Grade Fine Meats (2160 South West Temple), and Mountain Land Design (2345 South Main Street). However, the property within the Project Area is still underutilized and not generating full beneficial tax base to the Community.

IMPACT OF URBAN RENEWAL ON LAND USE, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES AND BUILDING INTENSITIES

Urban renewal will mostly be comprised of the redevelopment of underutilized areas in the Project Area. The types of land uses will include: retail, mixed-use, office, high density residential, and transit oriented development. In order to redevelop the Project Area the Agency along with property owners, developers, and businesses will need to construct infrastructure improvements that enhance transportation and create better utilization of land.

LAND USE – South Salt Lake seeks to “capitalize on the (city’s) vast transit options by creating specific transit-oriented development land use plans.”³ Because of the centralized location of the Project Area, the Central Pointe TRAX station and the future Sugar House Streetcar, the Central Pointe area will promote Transit Oriented Development (TOD) and mixed-use development. Consistent with TOD, over time retail, office, mixed use and high-density residential development will occupy a larger share of the area’s acreage.

LAYOUT OF PRINCIPAL STREETS – The urban renewal of the Project Area will slightly alter the layout of principal streets in the area and enhance the traffic flow to the area. Current plans call for the creation of a street between Main Street and West Temple, running from Truman Avenue on the South to Utopia Avenue on the North, but the final location may slightly vary. This street layout will allow for better circulation for pedestrian, vehicle, and transit traffic. (See Exhibit D.)

POPULATION DENSITIES - As mixed-use and TOD communities are developed, a variety of higher density housing options will become available, thus increasing population densities. “City leaders realize that South Salt Lake is in a strategic location in the Salt Lake Valley and that permitting higher density housing is not only appropriate in certain areas but is also smart planning. Quality multi-family housing adds permanent, stable, and responsible residents to the City.”⁴ It is anticipated that approximately 2,000 additional multi-family residential units will be constructed in the Project Area. With an average household size of 2.46 it is estimated that population for the area will increase by 5,000 residents increasing the population density to 63 persons per acre.

BUILDING DENSITIES – Building densities will increase as some of the planned redevelopment will be multi-story structures for both residential and non-residential use. Retail redevelopment is anticipated to equal approximately 790,000 square feet, while

³ South Salt Lake General Plan 2009

⁴ South Salt Lake General Plan 2009

**UTAH CODE
§17C-2-103(1)(c).**

office redevelopment is anticipated to equal approximately 230,000 square feet. Residential redevelopment is estimated at approximately 2,000 units.

STANDARDS GUIDING THE URBAN RENEWAL

In order to provide maximum flexibility in the redevelopment of the Project Area, and to encourage and obtain the highest quality in redevelopment and design, specific redevelopment controls for the uses indentified above are not set forth herein. Each redevelopment proposal in the Project Area will be subject to appropriate elements of the City's General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each redevelopment proposal by an owner participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed redevelopment, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

The general standards that will guide urban renewal within the Project Area, adopted from South Salt Lake's Strategic Plan, are as follows:

CREATE A NEW CITY IMAGE

The Project Area will assist the City in creating a new City image by being a destination center and a new City gateway. To the west and south of the Project Area are Interstate 15 and Interstate 80 – two major highways which will provide convenient and easy access to the planned higher-density residential, mixed-use, entertainment, retail and office land uses contained in the Project Area Plan. The Sugar House Streetcar Transit route, which will begin at the Central Pointe TRAX Station and continue east along 2300 South, will connect the Project Area to Salt Lake City and the Sugar House RDA. With such a prime location, Central Pointe is sure to be a new City gateway and a destination center for the City.

SUPPORT QUALITY NEIGHBORHOODS

Transit proximity increases the walkability of the area. It offers opportunities for reduced parking requirements and higher density redevelopment as much of the population movement can be served by public transit. By encouraging a more walkable and pedestrian-friendly neighborhood, the Agency is supporting and promoting the development of quality neighborhoods. More detailed site plans and design guidelines for a walkable community should include the following requirements:

- ▣ Pedestrian-friendly features and amenities including trash receptacles, bicycle racks, benches, and pedestrian-oriented street lighting;
- ▣ Wide sidewalks and buffers from moving traffic;
- ▣ On-street parking;
- ▣ Landscaping and street trees;
- ▣ Pedestrian-oriented signage;

- ☐ Walkable urban design including first floor retail, permeable solid-to-void ratios, buildings and entrances oriented to the street, parking behind or to the sides of buildings; and
- ☐ Human scale architecture (*Buildings scaled to human physical capabilities have steps, doorways, railings, work surfaces, seating, walking distances, and other features that fit well to the average person*).

CREATE ECONOMIC VITALITY

The Project Area will create an attractive urban environment with diverse and complementary uses such as retail, professional services, housing, employment opportunities and entertainment all in close proximity to transit. A mixed-use environment will create the vitality and round-the-clock activities associated with active urban environments, and reinforce the vibrancy of shopping and employment destinations. By establishing retail and other mixed-uses along the Sugar-House Streetcar line and near TRAX Stations, the City is encouraging quality infill and increased economic vitality.

UTAH CODE
§17C-2-103(1)(d)

HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY URBAN RENEWAL

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality redevelopment and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Urban Renewal Project by accomplishing the following items:

THE PROVISION FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL, PUBLIC OR ANY COMBINATION OF THESE USES

The Project Area Plan allows for a mixed-use development containing commercial, residential, retail, office, industrial and light manufacturing uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the Salt Lake Valley.

THE PROVISION OF PUBLIC OR PRIVATE RECREATION AREA AND OTHER PUBLIC GROUNDS

Consistent with the City's General Plan, the urban renewal Project Area contains the creation of urban plazas, public and civic gathering areas, a pedestrian oriented promenade, open space and parks.

PROVISION OF PRIVATE OR PUBLIC INFRASTRUCTURE

The proposed urban renewal project will provide infrastructure in an area that has inadequate sidewalk, curb and gutter, street lighting and storm drain facilities. Additionally, the urban renewal project will plan for better utilization of transportation and remove pedestrian hazards through appropriate site access, signage, sidewalks and parking. The private and public infrastructures associated with the concept master plan

are essential to promoting urban renewal activities. Additionally, the increased retail redevelopment, including the clustering of and easier access to retail will better utilize the property in the area and will generate additional beneficial tax revenue for the community.

**UTAH CODE
§17C-2-103(1)(e)**

**CONFORMANCE OF THE PROPOSED REDEVELOPMENT TO THE
COMMUNITY'S GENERAL PLAN**

The proposed urban renewal is consistent with the City's General Plan which states, "South Salt Lake is poised to become a model urban community as the City continues to mature. Areas that were once hubs of industrial and business activity are transforming into residential and mixed use areas." The general plan further states, "The future City will consist of a variety of well defined and unique neighborhoods, vibrant shopping areas, destination nodes, and recreation and entertainment opportunities each creating safe and attractive places for future generations to live and enjoy."

The urban renewal will conform to the community's General Plan by supporting the following guiding principles contained in the City's General Plan:

- ☐ A balance of land uses to ensure economic vitality, adequate municipal services and a high quality of life;
- ☐ Redevelopment and infill opportunities with higher residential densities in select areas primarily those served by public transportation;
- ☐ Protecting and preserving areas designated for nonresidential use; and
- ☐ Revitalization of retail shopping areas, employment centers, industrial and institutional uses.

**UTAH CODE
§17C-2-103(1)(f)**

**HOW PROPOSED REDEVELOPMENT ACTIVITIES WILL REDUCE OR
ELIMINATE BLIGHT**

The Agency has made a finding of blight within the boundaries of the proposed Project Area. The Agency's blight finding was based, primarily, on the existence of the following factors within the Project Area:

- ☐ Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure;
- ☐ Significant non-compliance with current building code, safety code, health code, or fire code requirements or local ordinances;
- ☐ Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;
- ☐ Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities; and
- ☐ Criminal activity higher than that of comparable non-blighted area in the County.

It is the purpose of this urban renewal plan to eliminate such conditions of blight by providing needed public improvements; encouraging rehabilitation and repair of deteriorated structures; facilitating land assembly and redevelopment which will result

in employment opportunities and an expanded tax base; and by promoting redevelopment in accordance with applicable land use controls.

The proposed redevelopment will provide the increased funding necessary to prepare the area for redevelopment activities and reduce blight. The following may be used to prepare the area for redevelopment and reduce blight:

INFRASTRUCTURE - Provide funds to upgrade infrastructure including sidewalks, curb and gutter, street lights, pedestrian lighting, storm drain and streetscapes. These infrastructure upgrades will reduce the amount of code non-compliance in the Project Area and encourage private sector investment;

HOUSING - Provide funds for new moderate and low-income housing, thereby reducing physical dilapidation and unsafe conditions in residential areas;

CRIME - Reduce crime by (1) providing funds to encourage the development of vacant and underutilized parcels; (2) provide funds for higher density mixed-use development. These developments will encourage a higher volume of extended-hour human activity, resulting in safer neighborhoods and communities; and (3) provide funds to improve inadequate street and pedestrian-oriented street lighting;

STRUCTURE UPGRADES - Provide monetary incentives for current landowners who wish to upgrade or redevelop existing structures in order to eliminate physical dilapidation that current exists in the Project Area.

COMMUNITY PRIDE - Increase the sense of pride in the community by providing funds for parks, trails or other public gathering places.

Tenant Improvements – Tenant improvements may be used to decrease vacancy rates.

**UTAH CODE
§17C-2-103(1)(g)**

**DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE
OBJECT OF THE PROPOSED URBAN RENEWAL**

Located within the proposed Project Area is an existing abandoned rail right-of-way owned by Utah Transit Authority (UTA). Salt Lake City and the City of South Salt Lake "recognize the right-of-way as a potential resource for a community transit system that would connect to the larger regional transit system."⁵ Both cities have collaborated in cooperation with UTA and have recently been awarded \$26 million to develop a streetcar line spanning two miles from the Central Pointe TRAX station, located within the Project Area, to McClelland Street in the Sugar House business district.

One of the objectives of the proposed urban renewal area is to create a sustainable community compatible with the planned Sugar House Streetcar. It is expected that in addition to reducing automobile congestion and providing access to a regional transit

⁵Sugar House Transit Corridor Alternatives Analysis

network, the streetcar will support community and economic redevelopment, and enhance and support community goals for growth in the area.⁶

“By creating fundamental transit infrastructure that will further transform and reinforce this corridor as one of the region’s most walkable, livable, and sustainable communities, the (Streetcar) project is anticipated to attract a total of \$1.2 billion in development activity into the corridor by 2030, representing an increase of approximately 4,000 households and 7,700 permanent jobs.”⁷ While these figures represent estimates for the entire corridor from McClelland Street to the Central Pointe TRAX Station, the Project Area can assist current and future land-owners to create the best possible environment for attracting new households and jobs.

Redevelopment in the Market Station URA, just east of the Project Area includes residential, retail, and a commercial office space. There is proposed a two-phased redevelopment of approximately 200,000 square feet of both smaller retail and anchor retail space, 35,400 square feet of dining space, and 211,000 of residential/flex space (including office space). It is anticipated that residential, mixed-use, and office space land uses will be incorporated into the area over time as these are common development types for transit oriented developments. The Project Area is currently being planned in conjunction with the Market Station URA. The IBI Group, commissioned by the City and the Agency, has completed a master plan for both areas in order to provide for consistent use and promote sustainability by providing a variety of businesses that are compatible with the adjacent residential neighborhoods.

AH CODE
§17C-2-601

USE OF EMINENT DOMAIN

Under this plan, the Agency has determined that the use of eminent domain may be in the best interest for promoting the purposes of urban renewal and redevelopment. Therefore, in accordance with the Act, the Agency may choose to obtain property within the Project Area through the use of eminent domain, subject to the limitations set forth in the Act. To the extent the Agency chooses to use eminent domain it will commence the acquisition of property through eminent domain no later than five years from the effective date of this Project Area Plan.

UTAH CODE
§17C-2-103(1)(h)

METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE URBAN RENEWAL AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS

QUALIFIED OWNERS

This Project Area plan provides reasonable opportunities for owners of property in the Project Area to participate in the redevelopment of property in the Project Area if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

⁶Sugar House Transit Corridor Alternatives Analysis

⁷Sugar House Streetcar TIGER Grant Application

- ☐ Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- ☐ Owners may acquire adjacent or other properties in the Project Area;
- ☐ Owners may sell all or portions of their improvements to the Agency, but retain the land, and develop their properties;
- ☐ Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- ☐ Owners may sell all or portions of their properties to the Agency and obtain preferences to re-enter the Project Area;
- ☐ Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities of owners of property in the Project Area; and
- ☐ Other methods as may be approved by the Agency.

The Agency may extend reasonable preferential opportunities to owners and tenants in the Project Area ahead of persons and entities from outside the Project Area, to be owners and tenants in the Project Area during and after the completion of the urban renewal. To the extent the Agency determines that it is beneficial to have owners or tenants remain within the Project Area, plans for enhancing and promoting the concepts outlined in this Plan will be mutually discussed and agreed upon.

OTHER PARTIES

If no owner in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

PERSONS EXPRESSING AN INTEREST TO BECOME A DEVELOPER

The Agency has not nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area plan.

REASON FOR SELECTION OF THE PROJECT AREA

Due to the existence of statutory conditions that constitute blight, including substantial physical dilapidation, code violations, unsanitary or unsafe conditions, higher than average vacancy rates, and high criminal activity, the Project Area will likely not develop through normal market means.

The Project Area is centrally located in the Salt Lake Valley. The Project Area is bordered by Interstate 15 on the west and Interstate 80 on the south, allowing easy access to the Project Area from interstates with very high traffic counts. Additionally, there are high

**UTAH CODE
§17C-2-103(1)(i)**

traffic volumes on 2100 South on the north end of the Project Area and State Street to the east.

The planned Sugar House Streetcar will run through the Central Pointe Project Area. With over half of the Project Area within ½ mile of the streetcar station, there is tremendous potential to attract investment dollars. However, the existence of deteriorating and blighted structures is an obstacle to redevelopment, and funds are needed to renovate, rehabilitate, and in some cases demolish existing structures so that new development can be attracted to the area and so that it will be competitive in the market.

Additionally, the Central Pointe TRAX station and the UTA bus routes along 2100 South and State Street ideally position the Project Area to incorporate transit-oriented redevelopment. "As a result of a study commissioned by Envision Utah, the Central Pointe Station at 2100 South was identified as an area for transit-oriented development that could provide economic benefits to the community and improve eroding neighborhoods suffering from neglect."⁸

The Project Area is located along the western border of the Market Station URA. This location ideally positions the Project Area to take advantage of the economic and aesthetic revitalization happening "next door" by incorporating harmonious land uses including retail, office, mixed-use and higher density residential.

UTAH CODE
C-2-103(1)(j)

DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA PROCESS

PHYSICAL CONDITIONS

The Project Area consists of approximately 81 acres of relatively flat, publicly and privately owned land as shown on the Survey Area map. Vacant parcels consist mainly of dirt and weeds. There is very little, if any, landscaping surrounding commercial, retail and office buildings. Landscaping surrounding multi-family units is very limited. The Project Area has several streets with non-conforming uses consisting of single family residences, duplexes and small apartment complexes located between commercial, office and light industrial businesses. There are no streetscapes or pedestrian-oriented lighting in the Project Area.

SOCIAL CONDITIONS

The Project Area suffers from a lack of social connectivity and vitality. Residential units are randomly mixed among commercial, light industrial and office buildings. There are currently no parks, libraries, or other social gathering places in the Project Area. The lack of sidewalks on some streets and walking trails discourages foot traffic and access within the area. The abundance of chain link fences disconnects businesses from each other, pedestrians from businesses and serves as visual barriers. There is very little human activity in the Project Area after business hours.

⁸ Overview of South Salt Lake-Central Pointe Transit Plan

**UTAH CODE
§17C-2-103(1)(k)****ECONOMIC CONDITIONS**

The area has suffered from a lack of reinvestment related to: 1) high crime; 2) physical dilapidation and overall unattractive appearance of the area; 3) lack of cohesiveness; and 4) the need for additional and adequate infrastructure in the area.

**DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES
FOR FACILITIES LOCATED IN THE PROJECT AREA**

In general, tax incentives may be offered to achieve the urban renewal goals and objectives of this plan, specifically to:

- ☐ Reduce or eliminate blight;
- ☐ Reduce crime;
- ☐ Foster and accelerate economic development;
- ☐ Stimulate job development;
- ☐ Promote the use of transit and the walkability of the area;
- ☐ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☐ Promote an urban environment where residents can live, work, and play; and
- ☐ Provide attractive development for high-quality tenants.

**UTAH CODE
§17C-2-103(1)(m)****EXISTING BUILDINGS AND HISTORICAL BUILDINGS**

Historical buildings are defined as those which are included in or eligible for inclusion in the National Register of Historic Places or the State Register. There are currently no existing buildings or uses in the project area which are included in or eligible for inclusion in the National Register of Historic Places or the State Register.

**UTAH CODE
§17C-2-103(1)(l)
§17C-2-103(2)(a)
§17C-2-103(2)(a)(i)****THE BENEFIT OF ANY FINANCIAL ASSISTANCE OR OTHER PUBLIC
SUBSIDY PROPOSED TO BE PROVIDED BY THE AGENCY**

Due to the magnitude, complexity, and uncertainty of redevelopment timing, the Agency has determined that multiple Project Area budgets will be presented to the Agency and the Taxing Entity Committee (TEC) for purposes of better identifying the timing of Agency and TEC resources. While the following sections outline the general costs and benefits associated with the entire Project Area, each Project Area budget will require a separate analysis identifying the following:

- ☐ Timing of proposed redevelopment;
- ☐ Costs of urban renewal redevelopment;
- ☐ Proposed use of tax increment;
- ☐ Timing of triggering tax increment;
- ☐ Length and percentage of public participation needed; and
- ☐ Cost-benefit associated with the proposed redevelopment.

AN EVALUATION OF THE REASONABLENESS OF THE COSTS OF THE URBAN RENEWAL

The Agency believes that the additional redevelopment will result in increased revenues to the City and other taxing entities through: 1) additional property tax valuation and revenue; and 2) through additional business growth and job creation that will generate increased income tax, corporate franchise tax and sales tax revenues to State and local governments.

The cost of the public improvements to be constructed in the Project Area may need to be borne by developers, repayable in whole or in part with a portion of the Agency's share of the tax increment generated in the Project Area.

As of the date of this Project Area Plan, there was no redevelopment in the area being evaluated. It is the intent of the Agency to review the costs associated with each redevelopment project as it is proposed in the future. This review of costs will be included in the budget prepared for each project and will also be reviewed and approved by the TEC. A review of costs will include the following:

- ☐ Costs of infrastructure;
- ☐ Land costs;
- ☐ Costs of building, site redevelopment, etc.

§17C-2-103(2)(a)(ii)**EFFORTS THE AGENCY OR DEVELOPER HAS MADE OR WILL MAKE TO MAXIMIZE PRIVATE INVESTMENT**

The Agency proposes to use tax increment as an incentive to private developers to encourage and maximize private investment in the redevelopment of the Project Area. It is expected that through the use of tax increment in this manner, and through agreements with developers setting the developers' expected performance, private investment will be maximized to the extent reasonably possible. The Agency anticipates requesting competitive bids for redevelopment of key sites within the Project Area. The competitive bid process itself will encourage private investment. One of the major limiting factors for purely private redevelopment of the Project Area is high land costs, including required demolition. The Agency can best leverage private redevelopment by using tax increment to purchase, assemble, and prepare land for new development.

§17C-2-103(2)(a)(iii)**RATIONALE FOR USE OF TAX INCREMENT INCLUDING WHETHER THE PROPOSED DEVELOPMENT MIGHT REASONABLY BE EXPECTED TO OCCUR IN THE FORESEEABLE FUTURE**

Tax increment financing is a tool used for financing and stimulating urban renewal and economic redevelopment in areas where blight is present or economic activity is stagnant or declining. Due to the presence of the following statutory conditions that constitute blight, private investment is not expected to occur in the foreseeable future in the Project Area without incentives provided by tax increment.

- ☐ Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure;
- ☐ Significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances;

- ☐ Unsanitary or unsafe conditions that threaten the health, safety, or welfare of the community;
- ☐ Excessive vacancy, abandoned buildings or vacant lots;
- ☐ Criminal activity higher than that of comparable non-blighted areas.

Additional rationale for the use of tax increment in the Project Area includes:

- ☐ Unattractive appearance of the Project Area;
- ☐ Need for additional and upgraded infrastructure; and
- ☐ Existence of non-conforming use in the Project Area.

Without the economic incentives derived from tax increment financing, there are no indications that significant private investment will ever occur in the Project Area.

§17C-2-103(2)(a)(iv)

ESTIMATE OF THE TOTAL AMOUNT OF TAX INCREMENT THAT WILL BE EXPENDED IN UNDERTAKING URBAN RENEWAL AND THE LENGTH OF TIME FOR WHICH IT WILL BE EXPENDED

At the current time, no specific projects have been proposed for the Project Area. In the future, each project will be reviewed on an individual basis at which time the amount of tax increment that will be generated by, and expended for, the urban renewal, and the length of time for which it will be expended, will be provided to the TEC as they review the individual Project Area budgets. If necessary or required, the Project Area Plan will be amended to include these estimates.

UTAH CODE
§17C-2-103(2)(b)

ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE URBAN RENEWAL

§17C-2-103(2)(b)(i)

THE BENEFICIAL INFLUENCES UPON THE TAX BASE OF THE COMMUNITY

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity in the area, especially at a time when the construction sector of the economy is struggling. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

§17C-2-103(2)(b)(ii)

THE ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents and employees in the Project Area and in surrounding

areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional residents and employees in the area.

Business will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

Residents will likely make convenience purchases close to home, again assuming that desired goods and services are available. These purchases include items such as: food, convenience foods, personal services, video rentals, etc.

§17C-2-103(2)(b)(iii)

WHETHER THE ADOPTION OF THE PROJECT AREA PLAN IS NECESSARY AND APPROPRIATE TO REDUCE OR ELIMINATE BLIGHT

This Plan is necessary to remove Blight in the Project Area and to improve infrastructure in the area in order to make it a competitive redevelopment site at a key location in the middle of the Salt Lake Valley. Improvement of this area will spur redevelopment in surrounding areas as well.

**CENTRAL POINTE URBAN RENEWAL PROJECT AREA
LEGAL DESCRIPTION**

A part of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, and the Northwest Quarter of Section 19, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point common to the centerline of 2100 South Street and the North Line of the South Salt Lake Corporate Limits Line, which is North $89^{\circ}48'21''$ West 51.27 feet from the monument near the Intersection of 2100 South Street and Main Street, (Basis of Bearings is North $00^{\circ}26'10''$ East 4660.53 feet along Main Street from the monument in the Intersection of 2700 South Street and the said monument in 2100 South Street), Running thence South $00^{\circ}17'52''$ West 161.38 feet along the West Right-Of-Way Line of Main Street, to the northeast corner of the central pointe condominium property, parcel 1524238174; thence the following seven (7) courses and distances along said parcel; (1) North $89^{\circ}59'13''$ West 141.11 feet; (2) South $34^{\circ}02'42''$ West 118.25 feet; (3) North $89^{\circ}59'13''$ West 95.10 feet; (4) South $00^{\circ}10'58''$ West 160 feet; (5) South $89^{\circ}59'13''$ East 95.10 feet; (6) North $60^{\circ}20'22''$ East 75.75 feet; (7) South $89^{\circ}59'13''$ East 140.86 feet, to the said West Right-Of-Way Line of Main Street; thence South $00^{\circ}17'52''$ West 1548.64 feet along said West Right-Of-Way Line of Main Street to the South Right-Of-Way Line of Truman Avenue; thence South $89^{\circ}49'04''$ East 899.91 feet along said South Right-Of-Way Line to the East Right-Of-Way Line of State Street; thence South $00^{\circ}19'56''$ West 543.15 feet along said East Right-Of-Way Line to the North Right-Of-Way Line of Interstate 80 recorded as S2007-10-0809 in the Salt Lake County Surveyors Office and listed as U.D.O.T. Project SP-80-3 (68) 121; thence along said Right-Of-Way the following ten (10) courses and distances; (1) South $89^{\circ}25'13''$ West 132.03 feet; (2) North $89^{\circ}49'38''$ West 550.51 feet; (3) South $87^{\circ}59'42''$ West 130.49 feet to a point of curvature with a 49.22 foot radius curve to the left, (4) along the arc of said curve 6.70 feet through a central angle of $07^{\circ}47'43''$ (Chord Bears South $84^{\circ}05'58''$ West 6.69 feet), to a point of tangency and a point on the East Right-Of-Way Line of Main Street; (5) South $82^{\circ}00'09''$ West 80.87 feet to the West Right-Of-Way Line of said Main Street and a point of non curvature with a 19.69 foot radius curve to the left, (6) along the arc of said curve 16.83 feet through a central angle of $48^{\circ}57'58''$ (Chord Bears North $65^{\circ}14'53''$ West 16.32 feet), to a point of tangency; (7) North $89^{\circ}44'16''$ West 696.54 feet to a point of curvature with a 19.68 foot radius to the left, (8) along the arc of said curve 8.81 feet through a central angle of $25^{\circ}37'46''$ (Chord Bears South $77^{\circ}26'49''$ West 8.73 feet), to the East Right-Of-Way Line of West Temple Street; (9) South $84^{\circ}24'29''$ West 66.34 feet more or less to the West Line of said West Temple Street; (10) North $86^{\circ}57'30''$ West 810.45 feet more or less to the West Right-Of-Way Line of 200 West Street; thence North $00^{\circ}23'35''$ East 796.85 feet along said West Right-Of-Way Line to the South Right-Of-Way Line of Haven Avenue; thence the following Three (3) courses and distances along said South Right-Of-Way Line, (1) North $44^{\circ}47'18''$ West 123.89 feet to a point of curvature with a 117.00 foot radius curve to the left, (2) along the arc of said curve 91.89 feet through a central angle of $44^{\circ}59'57''$ (Chord Bears North $67^{\circ}17'16''$ West 89.55 feet), to a point of tangency; (3) North $89^{\circ}47'15''$ West 572.83 feet more or less to the centerline of 300 West Street; thence North $00^{\circ}34'09''$ East 425.47 feet more or less along said centerline of 300 West Street, to a West extension of the South Line of Block 3, Rural Subdivision; thence South $89^{\circ}52'25''$ East 668.79 feet along said South Line to the Southwest corner of parcel 1524204006; thence North $00^{\circ}04'30''$ West 29 feet along the West Line of said parcel; thence South $89^{\circ}52'25''$ East 75.33 feet along the North Line of said parcel, to the West

Right-Of-Way Line of 200 West Street; thence North $00^{\circ}10'20''$ East 1080.10 feet along said West Right-Of-Way Line, to the centerline of said 2100 South Street, said point also being on the North Line of the South Salt Lake Corporate Limits Line; thence the following Two (2) courses and distances along said centerline and said Corporate Limits Line, (1) South $89^{\circ}44'31''$ East 848.79 feet to a street monument in the intersection of West Temple Street; (2) South $89^{\circ}48'21''$ East 745.08 feet to the Point of beginning.

Contains $108 \pm$ Acres more or less.

EXHIBIT C
RESOLUTION: AGENCY'S FINDING OF BLIGHT

CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY

Resolution No. 2011-01

A RESOLUTION (1) MAKING A FORMAL FINDING OF BLIGHT WITHIN A PORTION OF THE CENTRAL POINTE SURVEY AREA, (2) SELECTING AND OFFICIALLY DESIGNATING THE CENTRAL POINTE URBAN RENEWAL PROJECT AREA, AND (3) AUTHORIZING THE PREPARATION OF A DRAFT PROJECT AREA PLAN AND DRAFT PROJECT AREA BUDGET.

WHEREAS on March 10, 2010, the City of South Salt Lake Redevelopment Agency (the "Agency") adopted a resolution designating an urban renewal survey area known as the *Central Pointe Survey Area* (the "Original Survey Area") in accordance with the provisions of the Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act, Chapters 1 & 2 of Title 17C of the Utah Code (the "Act"); and

WHEREAS on May 12, 2010, the Agency adopted a resolution expanding the Original Survey Area (the "Expanded Survey Area"); and

WHEREAS the Agency authorized a blight study (the "Blight Study") to be conducted and prepared within the Expanded Survey Area pursuant to the provisions of Utah Code Annotated ("UCA") Section 17C-2-102; and

WHEREAS the results of the completed Blight Study, which are incorporated herein by this reference, were presented to and received by the Agency on January 19, 2011, at a blight hearing held pursuant to and in accordance with UCA Section 17C-2-302 along with public comment and input.

THEREFORE, BE IT RESOLVED BY THE CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY AS FOLLOWS:

A. Finding of Blight.

1. The Agency, having considered all evidence presented to it, finds credible and persuasive the evidence set forth in the Blight Study, demonstrating the existence within some, but not all, of the Expanded Survey Area of blight within the meaning of UCA Section 17C-2-303. That portion of the Expanded Survey Area which is found to contain blight is referred to as the "Blighted Area" and a map of the Blighted Area is attached as **Exhibit A** and incorporated herein by this reference. The Blighted Area is such that its present condition or use substantially impairs the sound growth of the City of South Salt Lake, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the Blighted Area of the following factors:

(A) one of the following, although sometimes interspersed with well maintained buildings and infrastructure:

(I) substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or

(II) significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances;

(B) unsanitary or unsafe conditions in the Blighted Area that threaten the health, safety, or welfare of the community;

(C) excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;

(D) criminal activity in the Blighted Area, higher than that of comparable non-blighted areas in South Salt Lake City or Salt Lake County.

2. The Agency also finds that at least 50% of the parcels within the Blighted Area are affected by at least one of the foregoing factors, but not necessarily the same factor, and the affected parcels comprise at least 66% of the acreage of the Blighted Area. In addition, the Blighted Area consists predominantly of nongreenfield parcels and is currently zoned for urban purposes and generally served by utilities, and at least 50% of the parcels within the Blighted Area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses.
3. The Agency adopts the Blight Study, as presented at the blight hearing on January 19, 2011, as part of its findings of fact.
4. After carefully considering the Blight Study and all public comment presented at the blight hearing held on January 19, 2011, the Agency finds that the Blighted Area is in fact blighted within the meaning of the Utah statutes.

B. Selection of the Project Area.

In order to address and remedy the blight within the Blighted Area, as contemplated by the Act, the Agency, pursuant to the provisions of UCA Section 17C-2-102(1)(a)(ii)(B)(II), selects and designates an urban renewal project area, consisting of the entire Blighted Area, to be known hereafter as the Central Pointe Urban Renewal Project Area (the "Project Area").

C. Preparation of the Draft Project Area Plan and Draft Project Area Budget

1. The Agency counsel and staff, severally and collectively, are directed and authorized to:
 - i. prepare the Draft Project Area Plan for the Project Area as required by and in accordance with UCA Sections 17C-2-102 and 17C-2-103.
 - ii. prepare the Draft Project Area Budget for the Project Area as required by and in accordance with UCA Section 17C-2-201.
 - iii. undertake all such actions as may be required by the Act or which may otherwise be necessary or desirable to the successful completion of the proposed Central Pointe Urban Renewal Project (should such a project ultimately be undertaken), including the holding of all necessary hearings and the preparation, publication and/or mailing of statutorily required notices therefore.

D. This Resolution shall take effect upon its adoption.

ADOPTED AND APPROVED this January 19, 2011.

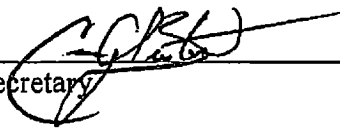


Attest:

Secretary

CITY OF SOUTH SALT LAKE
REDEVELOPMENT AGENCY

Chair



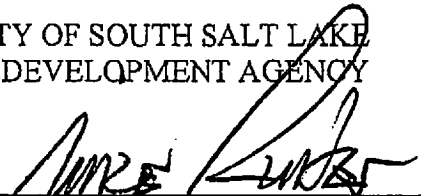


Exhibit A
 "Blighted Area" and "Central Pointe Urban Renewal Project Area"

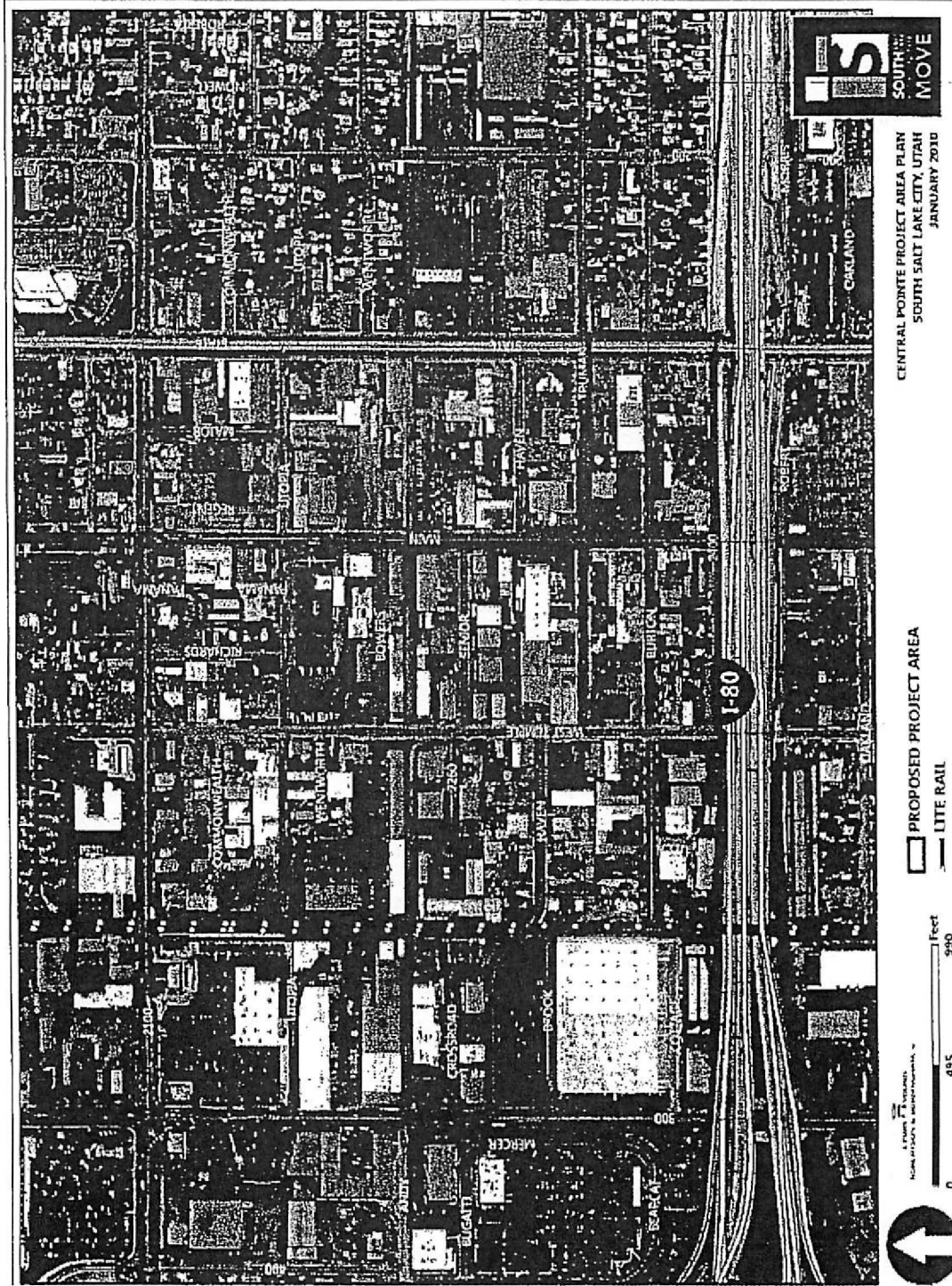
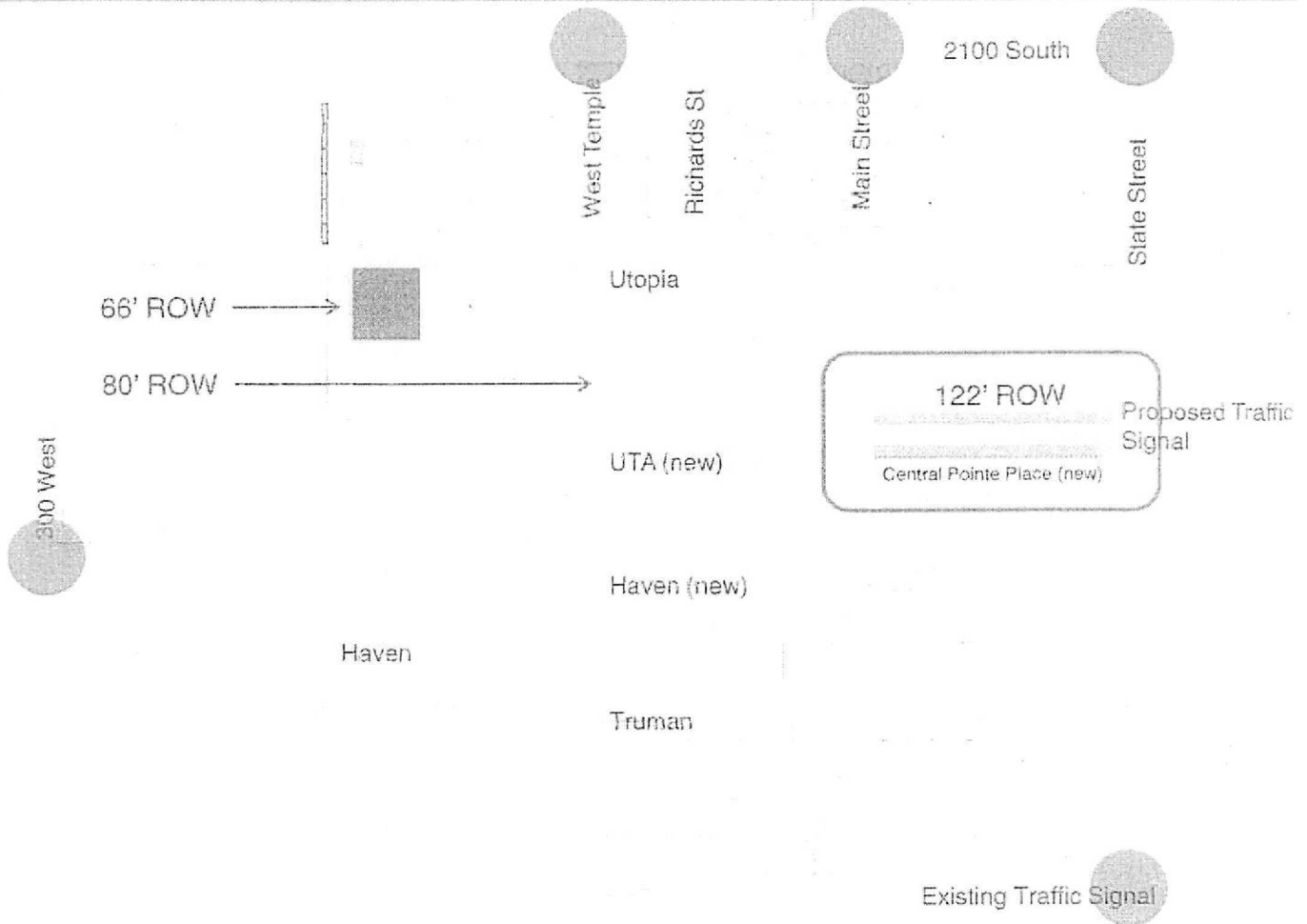


EXHIBIT D
LAYOUT OF PROPOSED PRINCIPAL STREETS

Concept Master Plan – Proposed Streets



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CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
CITY OF SOUTH SALT LAKE, ATTN: CRAIG BURTON 220 E MORRIS AVE SOUTH SALT LAKE CITY UT 84115	9001382697	11/1/2011

ACCOUNT NAME	
CITY OF SOUTH SALT LAKE,	
TELEPHONE	ADORDER# / INVOICE NUMBER
8014836000	0000738090 /
SCHEDULE	
Start 10/31/2011	End 10/31/2011
CUST. REF. NO.	
Legal Notice	
CAPTION	
Notice of Adoption of Ordinance 2011-13 by the City of South Salt Lake City Council Pursuant	
SIZE	
52 Lines	1.00 COLUMN
TIMES	RATE
3	
MISC. CHARGES	AD CHARGES
TOTAL COST	
70.00	

Notice of Adoption of Ordinance 2011-13 by the City of South Salt Lake City Council
Pursuant to Section 17C-2-108 of the Utah Code, the City of South Salt Lake City Council (the "City Council") is providing this notice with respect to Ordinance 2011-13 which was passed by the City Council on October 26, 2011, adopting the official Central Pointe Urban Renewal Project Area Plan (the "Official Plan"), as approved by the City of South Salt Lake Redevelopment Agency (the "Agency") on the same date, and directing that notice of adoption of the Official Plan be given as required by law. Ordinance 2011-13 and the Official Plan shall become effective upon publication of this notice, at which time the Agency may proceed to implement the Official Plan. The Official Plan is available for general public inspection at the office of the City of South Salt Lake, 220 E Morris Ave, City of South Salt Lake, Utah, during regular office hours of 8:00 am to 5:00 pm, Monday through Friday. For a period of 30 days after the date of adoption of the Official Plan, any person in interest may contest the Official Plan or the procedure used to adopt it if the Official Plan or procedure fails to comply with applicable statutory requirements. After expiration of that 30-day period, no person may contest the Official Plan or procedure used to adopt it for any cause.
738090 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Notice of Adoption of Ordinance 2011-13 by the City of South Salt Lake City Council Pursuant to Section 17C-2-108 of the Utah Code, the City of South Salt Lake FOR CITY OF SOUTH SALT LAKE, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY.

PUBLISHED ON Start 10/31/2011 End 10/31/2011

SIGNATURE *Sally Taylor*
DATE 11/1/2011

VIRGINIA CRAFT
Notary Public, State of Utah
Commission # 581469
My Commission Expires
January 12, 2014

Virginia Craft

**THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT**