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File # 91-272

Ordin. # 91-27

Resol. # _____

Item # 5019/5020

Other see RDA
file # 91-016

WEST VALLEY CITY, UTAH

ORDINANCE NO 91-27

AN ORDINANCE OF WEST VALLEY CITY, UTAH,
ADOPTING THE WILLOW WOOD CENTER PROJECT AREA
REDEVELOPMENT PLAN ENTITLED "WILLOW WOOD
CENTER NEIGHBORHOOD DEVELOPMENT PLAN," DATED
OCTOBER 3, 1991.

BE IT ORDAINED BY THE CITY COUNCIL OF WEST VALLEY CITY, UTAH AS
FOLLOWS:

SECTION 1. That said Ordinance of West Valley City, Utah, is
hereby enacted to read as follows:

WILLOW WOOD CENTER NEIGHBORHOOD DEVELOPMENT PLAN

Sections:

- 1. Neighborhood Development Plan.
- 2. Project Boundaries.
- 3. Purposes of Redevelopment Plan.
- 4. Plan Incorporated by Reference.
- 5. Plan Officially Designated.
- 6. Council Findings.
- 7. Housing Facilities.
- 8. Tax Increment Financing.

Section 1. Neighborhood Development Plan. It has become
necessary and desirable to adopt a redevelopment plan entitled,
"Willow Wood Center Neighborhood Development Plan," dated October
3, 1991.

Section 2. Project Boundaries. The legal description of the
boundaries of the project area covered by the redevelopment plan
entitled, "Willow Wood Center Neighborhood Development Plan," dated
October 3, 1991, is as follows, to-wit:

BK 6385PC0959

Beginning at the intersection of the west line of 3600 West Street and the north line of 3500 South Street, said point being South 89°58'56" West 33.00 feet and North 0°01'04" West 52.984 feet from the North Quarter Corner of Section 32, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said quarter corner being in the intersection of 3500 South Street and 3600 West Street and running; thence South 0°01'04" East 1153.00 feet along said west line of 3600 West Street; thence North 89°57'13" East 267.00 feet; thence North 0°01'04" West 110.00 feet; thence North 89°57'13" East 426.00 feet; thence South 0°01'04" East 360.85 feet to the centerline of 3650 South Street; thence North 89°57'13" East 296.41 feet along the centerline of 3650 South Street to the Southwest Corner of Engel Subdivision; thence North 0°00'46" West 1018.27 feet along the west line of said subdivision to the extension of the north line of 3540 South Street; thence North 89°57'00" East 211.35 feet along the said extension to the Southwest Corner of Lot 4, Granger Heights No. 4 Subdivision; thence North 89°57'00" East 161.00 feet along the south line of Lot 4 and Lot 3 of said subdivision to the Southeast Corner of said Lot 3; thence North 0°25'20" West 95.52 feet along the east line of said Lot 3 to the Northeast Corner of said Lot 3; thence North 89°57'00" East 161.00 feet along the north line of said subdivision to the Northeast Corner of Lot 1 of said subdivision, also being on the west line of Granger Heights Subdivision no. 1; thence North 0°25'20" West 237.00 feet along the west line of said subdivision to the Northwest Corner of said subdivision being on the section line which is also the centerline of 3500 South Street; thence North 0°25'20" West 53.00 feet to the north line of 3500 South Street; thence South 89°57'17" West 1520.13 feet along the north line of said 3500 South Street to the point of beginning.

Contains 31.18 acres.

Section 3. Purposes of Redevelopment Plan. The purpose and intent of the City Council of West Valley City with respect to the project area, is to accomplish the following purposes by adoption of the redevelopment plan entitled, "Willow Wood Center Neighborhood Development Plan," dated October 3, 1991.

A. Removal of impediments to land disposition and development through assembly of land into reasonably-sized and

shaped parcels serviced by improved public utilities and new community facilities.

B. Rehabilitation of land inimical to health and safety to assure sound long-term economic activity in the core area of West Valley City.

C. Elimination of environmental deficiencies, including among others, small and irregular lot subdivision, overcrowding of the land and inadequate access and off-street parking.

D. Achievement of an environment reflecting a high level of concern for architectural and urban design principles, developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.

E. Implement the tax increment financing provisions of the Utah Neighborhood Development Act, Utah Code Annotated, Section 17A-2-1247, et seq., which is incorporated herein by reference and made a part of this Ordinance.

F. Strengthening of the tax base and economic health of the entire community and of the State of Utah.

G. Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking, and other public improvements

Section 4. Plan Incorporated by Reference. The redevelopment plan entitled, "Willow Wood Center Neighborhood Development Plan," dated October 3, 1991, together with supporting documents is incorporated herein by reference, is attached hereto, and made a part of this Ordinance. Copies of said Plan shall be filed and

maintained in the office of the City Recorder for public inspection.

Section 5. Plan Officially Designated. The "Willow Wood Center Neighborhood Development Plan," dated October 3, 1991, is hereby designated as the official redevelopment plan of the project area.

Section 6. City Council Findings and Determinations. The City Council of West Valley City hereby determines and finds as follows:

A. The project area, as above described, is a "blighted area" as defined in Section 17A-2-1102, Utah Code Annotated 1953, as amended, and that the redevelopment of said area is necessary to effectuate the public purposes set forth in the Utah Neighborhood Development Act.

B. The redevelopment plan would redevelop the area in conformity with the Utah Neighborhood Development Act and is in the interests of the public peace, health, safety and welfare of the area and the community.

C. The adoption and carrying out of the redevelopment plan is feasible and economically sound.

D. The redevelopment plan conforms to the master plan or general plan of West Valley City.

E. The carrying out of the redevelopment plan will promote the public peace, health, safety and welfare of the community and will effectuate the purposes and policy of the Utah Neighborhood Development Act.

F. The condemnation of the real property, as provided for in the redevelopment plan, is necessary to the execution of the

redevelopment plan and adequate provisions have been made for the payment for property to be acquired as provided by law.

G. The Redevelopment Agency of West Valley City has a feasible method or plan for the relocation of families and persons displaced from the project area, if the redevelopment plan results in the temporary or permanent displacement of any occupants of housing facilities in the project area.

H. There are or are being provided in the project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment.

Section 7. Housing Facilities. The City Council of West Valley City is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area are displaced and that pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

Section 8. Tax Increment Financing. This Ordinance adopting the redevelopment plan adopted, "Willow Wood Center Neighborhood Development Plan," dated October 3, 1991, specifically incorporates the provisions of tax increment financing permitted by Section 17A-

2-1247, Utah Code Annotated 1953, as amended, which provides in part the following:

1. Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of Utah, any city, county, city and county, district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:

(a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included

after such effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and...

- (d) In a redevelopment project with a redevelopment plan adopted after April 1, 1983, that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into funds of the respective taxing agencies under subsection (a) shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency according to the limits set forth in subsection (e) to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such redevelopment agency after April 1, 1983, to finance or refinance, in whole or in part, such redevelopment project. Payment of tax revenues to the redevelopment agency shall be subject to and shall except uncollected or delinquent taxes in the same manner as payments of taxes to other taxing agencies are subject to collection. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as

shown by the last equalized assessment roll referred to in subsection (1)(a) of this section, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

SECTION 2. This ordinance shall take effect upon its first publication or posting.

PASSED by the City Council of West Valley City, Utah, this 7th day of November, 1991.

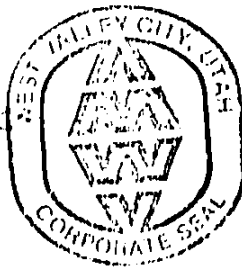
WEST VALLEY CITY

By Brent A. Anderson
Mayor

Attest:

Sharon M. Kendrick
Recorder

Deputy



NO FEE

5166031
09 DECEMBER 91 03:20 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
REC BY: SHARON WEST , DEPUTY