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Chief Deputy
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Chief Deputy
Justice Division

Blake Nakamura
Chief Deputy
Justice Division

DISTRICT ATTORNEY
SALT LAKE COUNTY
SIM GILL

October 14, 2013

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10/15/2013 03:46 PM \$0.00
Book - 10185 Pg - 3961-3999
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CO DISTRICT ATTORNEY
BY: CDC, DEPUTY - MA 39 P.

Gary Ott.
County Recorder
2001 S State Street, #N1600
Salt Lake City, UT 84190

Re: *Magna Main Street Community Development Project Area Plan—to satisfy recording requirement under Utah Code Ann. § 17C-4-107.*

Dear Mr. Ott:

On September 17, 2013, the Salt Lake County Council adopted the Magna Main Street Community Development Project Area Plan (the "Plan") for the Magna Main Street Project Area (the "Project Area"). Pursuant to Utah Code Ann. § 17C-4-107, the Redevelopment Agency of Salt Lake County (the "Agency") hereby transmits the following documents related to the Project Area to be recorded with the Salt Lake County Recorder's Office:

- (1) A description of the land within the Project Area (as described in Exhibit B of the Plan, which is attached hereto as **EXHIBIT 1**);
- (2) Agency Resolution No. 77, attached hereto as **EXHIBIT 2**, approving and adopting the Magna Main Street Community Development Project Area Plan for the Magna Main Street Project Area; and
- (3) Salt Lake County Ordinance No. 1757, attached hereto as **EXHIBIT 3**, adopting the Magna Main Street Community Development Project Area Plan as the official community development project area plan for the Magna Main Street Project Area.

Please feel free to contact me if you have any further questions.

Respectfully,

STEPHEN M. BARNES
Deputy District Attorney
Tax and Revenue Unit

cc: Paul Bringhurst (via email)
Christine Richman (via email)



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Ent 11742201 BK 10185 PG 3961

EXHIBIT 1

**MAGNA MAIN STREET
COMMUNITY DEVELOPMENT AREA
PLAN**

July 17, 2013

*By:
GSBS Richman Consulting*

SALT LAKE COUNTY REDEVELOPMENT AGENCY

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1. Introduction and Overview

Salt Lake County Redevelopment Agency commissioned a study in 2007 to evaluate and prioritize the various potential urban renewal, economic development and community development tax increment producing areas in unincorporated Salt Lake County. As a result of that analysis several areas of underperforming commercial property were identified in the Magna, Kearns and Millcreek townships. One of the highest priority recommendations was to either extend the existing Magna West Main Street redevelopment project area or create a new Urban Renewal or Community Development project area for the remaining portion of Magna Main Street from the eastern boundary of the Magna West Main Street project to 8400 West.

The Magna West Main Street project area was created in the late 1980s to fund streetscape and targeted façade improvements on Main Street. The project area boundaries extended west from approximately 8800 West to 9200 West. The Magna West Main Street project area expires in 2014. This proposed plan creates a new Community Development Area that includes the original Magna West Main Street project boundaries and extends the eastern boundary to the intersection of Main Street and 8400 West. In the interim, between the 2007 prioritization study and this proposed Project Area Plan a development proposal was submitted for the “Flangas” property at the eastern boundary of the proposed project area. The development proposal has not moved forward but the large parcels at the intersection of Main Street and 8400 West are still a viable development location if the extraordinary infrastructure and demolition costs can be addressed. In addition, Salt Lake County received a grant from the U.S. Department of Transportation to extend the streetscape improvements associated with the original Magna West Main Street project area to the intersection of Main Street and 8400 West. This streetscape project represents a significant new public investment in the area. These intervening events may result in increased property values in the area that can be captured and reinvested into the Magna Main Street area through a tax increment producing area such as a community development area.

Salt Lake County Redevelopment Agency requested GSBS Richman Consulting prepare a draft Community Development Project Area Plan in conformance with the requirements of Utah Code Annotated § 17C-4-103 for the project area extending west from the intersection of 8400 West and Main Street to approximately 9200 West. A map of the proposed project area is included as Exhibit A.

Creation of the area will allow the RDA to capture and reinvest additional value in the project area to enhance community and economic development opportunities along Main Street. The primary purpose of the project area is to enhance commercial opportunities and provide a gateway and connection between traffic on 8400 South and the Magna Main Street shopping area to the west. Community and economic development within the proposed project area will also provide tools to increase the viability of the Magna Main Street commercial area by enhancing urban design. This plan will guide and control the community development undertakings in the Magna Main Street Project Area.

2. Recitals of Preconditions for Designating a Community Development Project Area

- a. Pursuant to the provisions of § 17C-4-101 of the Community Development and Renewal Act ("Act"), the governing body of the Salt Lake County Redevelopment Agency ("Agency") authorized, by resolution, preparation of a draft project area plan for the Magna Main Street area on July 16, 2013;
- b. Pursuant to the provisions of § 17C-4-102(1)(a) of the Act, the Agency has prepared a draft community development project area plan and conducted appropriate examination, investigation and negotiation regarding the project area plan; and
- c. Pursuant to the provisions of § 17C-4-102(1)(b) of the Act, the Agency has made a draft of the project area plan available to the public at the agency's offices during normal business hours, provided notice of the plan hearing and held a public hearing on the draft plan on September 10, 2013.

3. Definitions

As used in this Community Development Project Plan:

- a. "**Act**" the current Utah Community Development and Renewal Agencies Act as found in Title 17C, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor law or act.
- b. "**Agency**" means the Salt Lake County Redevelopment Agency as designated by the County to act as the Community Development and Renewal Agency.
- c. "**Base tax amount**" means the taxable value of the property within a project area from which tax increment will be collected, as established in accordance with § 17C-4-201 of the Act.
- d. "**Bond**" means any bonds, notes, interim certificates, debentures, or other obligations issued by the Agency.
- e. "**County**" means Salt Lake County.
- f. "**Community**" means the County.
- g. "**Community Development**" means development activities within a community, including the encouragement, promotion, or provision of development.
- h. "**Legislative body**" means the County Council of Salt Lake County which is the legislative body of the community.
- i. "**Plan hearing**" means the public hearing on a draft project area plan required under Subsection 17C-4-102(1)(d) of the Act.

Community Development Plan

- j. **"Planning commission"** means the Salt Lake County Planning and Zoning Commission established pursuant to law or charter.
- k. **"Project area"** means the geographic area described in a project area plan or draft project area plan where the community development set forth in this project area plan takes place or is proposed to take place.
- l. **"Project area plan"** means a written plan that, after its effective date, guides and controls community development activities within the project area. In most contexts, project area plan refers to this document and all of the attachments to this document.
- m. **"Tax increment"** means the difference between the amount of property tax revenues generated each tax year by all taxing entities in accordance with all resolutions and/or interlocal agreements approved or adopted under § 17C-4-201(2) of the Act from the area within a project area designated in the project area plan as the area from which tax increment is to be collected, using the agreed base year and agreed base taxable value and the amount of property tax revenues that would be generated from that same area using the base taxable value of the property.

4. Description of the Proposed Community Development Area

a. Map of the Project Area

The map of the Project Area is attached as Exhibit "A" and incorporated herein. The general boundaries of the approximately 160 acre project area are roughly the properties abutting Magna Main Street (2700 South) from all corners of the intersection with 8400 West to 9200 West in Magna, Salt Lake County, Utah.

b. Legal Description

A legal description of the area is attached as Exhibit "B" and made a part of this plan.

5. A Summary of Land Use, Principal Streets, Population Densities, Building Intensities and the Conceptual Plan for the Proposed Project Area

a. Existing Land Use Map

A map of existing zoning in the project area is included as Exhibit "C" and made a part of this plan. It indicates the layout of principal streets serving the area.

The principal streets are 8400 West (SR 111) and Magna Main Street (2700 South). Principal land uses in the area are residential, public and commercial including office and retail uses.

b. Population Densities

The area is a commercial and residential area that can be characterized as low intensity daytime and evening use. There are low- and medium-density residential neighborhoods and low density commercial areas surrounding the area.

c. Building Intensities

Buildings in the area are generally single-story commercial, residential and community structures including a County library and senior center, U.S. Post Office, several churches, gas stations, restaurants, auto body shops and other local retailers. There are also single family homes and vacant commercial buildings and lots.

d. Impact of Community Development on Land Use, Population Densities and Building Intensities

i. *Conceptual Plan*

The proposed project area plan does not contemplate a change in overall land use. The proposed plan contemplates an improvement and upgrade of infrastructure and urban design and an increase in density and diversity of existing uses to take advantage of the MAX line and connections to the regional TRAX system.

ii. *Impact of Community Development*

Community development will consist of a combination of public infrastructure improvements, low interest loans or grants for façade improvements and development of vacant or underutilized areas in the Project Area.

6. Standards Guiding Development

In order to provide maximum flexibility in the development of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to: appropriate elements of Salt Lake County's General Plan; the Zoning Ordinance of the County; deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the County; and, as required by ordinance or agreement, review and recommendation of the Salt Lake County Planning and Zoning Commission and approval by the Agency. Development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describe the extent of development proposed, and any other data determined necessary or requested.

7. How the Purposes of State Law would be Attained by the Community Development

The purposes of the Act will be attained as a result of the proposed community development project by accomplishing the following items:

a. Planning, Design, Development, Demolition, Clearance, Construction, Rehabilitation, or any Combination of These

The proposed community development project includes a combination of planning, design, development, demolition, construction, and rehabilitation of public infrastructure and private structures and property within the project area.

b. The Provision of Residential, Commercial, Industrial, Public or any Combination of These Uses

The proposed community development project is a development containing public, residential, retail, community and office uses.

c. Provision of Public Infrastructure

The proposed community development project will upgrade existing infrastructure in an area that has obsolete public infrastructure and inadequate internal circulation and pedestrian access to support future development. In particular the streetscape elements along Main Street west will be extended through the project area. Other projects may be undertaken to enhance the economic viability of the area.

8. Conformance of the Proposed Community Development to the Community's General Plan

Proposed community development projects shall conform to the general plan of the County in the following respects:

a. Zoning Ordinances

The property is currently zoned C-2, C-3 and residential zoning designations including RM, R 2-6.5, R 1-6 and R 1-6/zc. The currently permitted land uses in the area will not be changed as a result of this plan except for increases in the diversity of retail and residential uses within the Project Area. However, the County may or may not determine to approve zoning ordinance amendments in order to aid in or promote community development or for other reasons. Such changes require separate applications and public hearings.

b. Conceptual Plan

The Magna Township General Plan adopted in 2009 identifies Main Street improvements and improvements at the intersection of 8400 West and Main Street as key components of implementation of the plan. The planned improvements, also contemplated by this project area plan, will enhance the viability of existing development and provide opportunities for new development along Main Street.

c. Building Code

The proposed project will be constructed in accordance with the building codes of Salt Lake County. In addition, new and refurbished buildings accessing project funds may be required to meet higher standards such as LEED silver or energy star criteria as appropriate.

9. Community Development Purposes and Objectives

Title 17C of the Utah Code contains no explicit statement of purpose for Community Development Project Areas although the definition of Community Development states that Community Development includes the encouragement, promotion or provision of development.

The proposed Magna Main Street-Community Development Project Area furthers the purposes of Title 17C by:

- Promoting development of Main Street through infrastructure improvements,
- Encouraging development along Main Street by identifying priority development goals, and
- Increasing the diversity of the tax base in the area.

The real property located within the proposed Project Area is intended to be used for the construction or improvement of commercial, office and residential structures.

10. Description of the Specific Project that is the Object of Proposed Community Development

The proposed Community Development Project Area is approximately 160 acres of publicly- and privately- owned property located in the County. The approximate boundaries of the project area are the properties at the intersection of 8400 West and Main Street extending west along Main Street to 9200 West. Current land uses in the project area include public, community, commercial and residential. Parcels within the project area are owned by the following property owners:

Owner Name	Acres	Owner Name	Acres
2465 SOUTH #1 LLC	0.30	ARNOLD, ROBERT A	0.26
2629 SOUTH A SERIES OF CRUZ PROPERTIES,	0.19	ARTHUR-MAGNA MILLMEN'S UNION LOCAL 392	0.45
2631 SOUTH SERIES OF CRUZ PROPERTIES, LL	0.18	AUTONOMY, INC	0.02
ADAMS, JAMES L & SUZANNE M; JT	0.15	AYRAPETOV, VALERIY	0.09
ADDIS, FREDERICK P & HELEN N; TRS	0.17	BAGDOIAN, SARAH K	0.21
AGUILERA, RAMON	0.13	BANK OF AMERICAN FORK	0.21
ALIZADEH, HOSSEIN & NADERI, MARYAM; JT	0.48	BARBER, DESSIE & CATTEN, BONNIE; JT	0.12
ALLEN, DAVID B	0.10	BARBER, DESSIE & CATTEN, BONNIE; JT	0.12
ALLEN, DAVID B	0.02	BARNEY, BRIAN R	0.23
ALLRED, SARAH A	0.10	BAWDEN, DARRELL W & BARBARA D & DOUGLAS	0.10
ANDERSON PROPERTIES INC	1.18	BAWDEN, DARRELL W & BARBARA D & DOUGLAS	0.10
ANDRUS, KEVIN R	0.06	BAWDEN, DOUGLAS L & CAROL S; JT	0.29
ANGELOS, DOROTHY V & VOSNOS, STEVE (JT)	0.50	BEACH, CHRISTINA M & GREGORY L; JT	0.14
ARGUETA, JUAN	0.07	BECK, ADA MAY; TR	0.23

Community Development Plan

Owner Name	Acres	Owner Name	Acres
BEERLY, RICK M	0.30	DUNYON, JAMES N	0.36
BEHUNIN, NANCY E	0.55	DUTSON, ADAM D	0.15
BELL, VICTOR	0.27	EKKER, GILBERT	0.16
BENNETT, ROBERT T	0.13	ELK STONE REALTY LLC	1.26
BIDE A WEE HOLDINGS #1 LLC	0.15	ELLERTSON, RANDY W	0.16
BIRD, D SCOTT & LORI; TRS	0.15	FALVO, FRANK & MARY F; TRS	0.05
BISHOP, KENNETH W	0.09	FALVO, FRANK & MARY F; TRS	0.05
BLACK, DILLAN J	0.13	FALVO, FRANK & MARY; TC	0.05
BOLEN, CASEY	0.13	FAUDO, LUIS	0.13
BONDE, JAMES & MARGARITA; JT	0.13	FEDERAL HOME LOAN MORTGAGE CORPORATION	0.19
BROWER, CHRISTOPHER JD & CHRISTINE D; JT	0.16	FEDERAL HOME LOAN MORTGAGE CORPORATION	0.13
BROWNSTONE BUILDING, LLC	0.23	FIELDS, NOEL	0.06
BRUNDLE, DAVID & BRUNDLE & BRUNDLE CONST	0.10	FIRST CONGREGATIONAL CHRISTIAN CHURCH OF	0.47
BRUNDLE-SWEAZEY, DAWN A; TR (TST)	0.12	FISHER, EUGENE L	0.30
BRUNDLE-SWEAZEY, DAWN A; TR (TST)	0.12	FLANAUT, CHRIS	0.13
BRUNDLE-SWEAZY, DAWN A; TR (TST)	0.49	FLANGAS, ARTHUR L	0.43
BUCK, RYAN	0.13	FOLLETT, WILLIAM L JR	0.40
CABRERA, RICHARD P & SUSAN T (JT)	0.55	FORSYTH, KEVIN D & MELISSA G; JT	0.18
CARFARO, STEVE	0.14	GABBITAS, J CARL	0.11
CARTER, E PAUL & LOUISE W; JT	0.20	GAGE, DRUE A & LESLIE A; JT	0.22
CAULFIELD ENTERPRISES INC	0.64	GARCIA, JAVIER & ANA K; JT	0.13
CHRIST PRESBYTERIAN CHURCH INC	0.82	GARDNER, BENNION E & KIERA M; JT	0.16
CHRISTENSEN, BOYD L	0.33	GARFIELD SMELTERMEN'S CREDIT UNION	0.26
CHRISTOPHER DIEHL LODGE #19 F & A M	0.15	GILES, WESLEY & JESSICA; JT	0.17
CHRISTOPHER DIEHL LODGE NO 19 F. & A. M	0.12	GLAITTLI, LETHA E	0.18
CIRAULO, SUZANNE	0.14	GMAC MORTGAGE, LLC	0.15
CLARK, GARY V	0.05	GOOCH, WILLIAM A & HOWE, DEBORA A; JT	0.12
COLOSIMO, ERNEST & MARY L; TRS (E&MLCFT)	0.17	GOODRICH, BRADLEY D	0.26
COLOSIMO, ERNEST & MARY L; TRS (E&MLCFT)	0.13	GOTTFREDSON INVESTMENTS LTD	0.13
COLOSIMO, ERNEST & MARY L; TRS (E&MLCFT)	0.09	GRIFFITH, JAMES P	0.10
COLOSIMO, MARY LOU; ET AL	0.17	GULL, BRADLEY M	0.23
COMMUNITY DEVELOPMENT COPORATION OF UTAH	0.16	GUNNING, WESLEY G	0.14
COMMUNITY DEVELOPMENT CORPORATION OF UTA	0.13	H & M PROPERTY MANAGEMENT LLC	0.15
COMMUNITY DEVELOPMENT CORPORATION OF UTA	0.19	HAM, JOHN S	0.18
CONNELLY, CARL E	0.16	HAM, JOHN S	0.46
CONNELLY, CARL E	0.17	HANSEN, HELEN T. & PROKOPIS, THEROS	0.06
CONNELLY, CARL E	0.14	HANSON, JEFFREY & KENNEDY, HELEN M; TC	0.13
COPPERKING I INC	0.13	HARDING, ROBERT H & CAROL F; TRS	1.38
COPPERKING I INC	0.07	HARDING, ROBERT H & CAROL F; TRS	0.77
COPPERTREE-MAGNA LLC	6.00	HARRIS, TWYLA	0.11
CRUZ, DAVID	0.19	HART, GUY L	0.15
CURLEY, EDDIE L	0.18	HARWOOD, BETH L & NASH, CONNIE M; JT	0.12
CYPRUS PROPERTIES LLC	0.07	HASTINGS, CHARLES R & MIMMIE JEAN; JT	0.20
CYPRUS PROPERTIES LLC	0.09	HEINE, ROBERT R	0.16
DAVIS, JOY C	0.25	HERLIN, ROBERT D II	0.14
DAVIS, MAR RAE Y; ET AL	0.10	HERNANDEZ, MARIA C	0.94
DAVIS, STEVE A	0.28	HOBBS, TIMOTHY C	0.11
DELATORE, GILBERTO V; TR (GVDT)	0.77	HOWE, DEBORA A	0.15
DELATORE, GILBERTO V; TR (GVDT)	0.27	HUGGARD, ARTHUR D; ET AL	4.03
DONAHUE, JAMES D & GROW, HALEY; JT	0.17	HUGGARD, ARTHUR D; ET AL	0.27
DOTY, JERAMIE T & DANETTE L; JT	0.52	HUSSEINI, ALI M EL	0.13
DOUTIS, HARRY	0.15	IMIG, SABRINA	0.12
DROWN, EVE	0.07	J2PM, INC	0.18

Community Development Plan

Owner Name	Acres	Owner Name	Acres
JACOB, NATHAN & AMANDA; JT	0.14	LISH, GAEL S & SEVERNAK, HELEN M; JT	0.18
JACOBSON, RICHARD N	0.12	LOPEZ, LUCIO G	0.14
JADE STONE INVESTMENTS LLC	0.12	LOWE, BRETT L	0.23
JADE STONE INVESTMENTS LLC	0.12	LUJAN, LEONARD & JAMIE; JT	0.12
JADE STONE INVESTMENTS LLC	0.12	LYNCH, JAMES R	0.14
JAIMES, GRACIELA	0.10	MAGNA CHRISTIAN CHURCH	0.23
JENKINS, JOHN C	0.12	MAGNA CHRISTIAN FELLOWSHIP CHURCH	0.34
JENKINS, WILLIAM R	0.08	MAGNA MART LLC	0.22
JENKS, WILLIAM, III & JENKS, BECKY; TC	0.10	MAGNA MOSQUITO ABATEMENT DIST.	0.12
JERALD H MERRILL SENIOR HOUSING CORPORAT	1.38	MAGNA MOSQUITO ABATEMENT DIST.	0.23
JERALD H MERRILL SENIOR HOUSING CORPORAT	0.05	MAGNA MOSQUITO ABATEMENT DIST.	0.23
JOHNSON, TERRY B	0.30	MAGNA MOSQUITO ABATEMENT DIST.	0.12
JONES, LEILANI & HOWARD, JAMES; JT	0.20	MAGNA MOSQUITO ABATEMENT DISTRICT	0.12
KAP PROPERTIES LTD	0.08	MAGNA MOSQUITO ABATEMENT DISTRICT	0.12
KARRMANN, CHRISTOPHER M	0.13	MAGNA WATER CO	0.18
KEITH, RODNEY	0.14	MAGNA WATER CO	0.17
KENDALL, MARLOW K	0.02	MAGNA-GARFIELD VETERANS OF FOREIGN WARS	0.12
KENDALL, MARLOW K	0.19	MARTHA'S TERRACE HOUSING CORPORATION	0.83
KENNECOTT UTAH COPPER CORP	14.12	MARTY, TRAVIS R & JOELLA C; JT	0.07
KENNECOTT UTAH COPPER CORP	3.73	MCCAULEY, JUANITA T	0.16
KENNECOTT UTAH COPPER CORPORATION	0.16	MCCAULEY, KENNETH M & JUANITA T; JT	0.48
KENNECOTT UTAH COPPER CORPORATION	0.45	MCDONALD, BEN & RANDIE M; JT	0.10
KENNECOTT UTAH COPPER CORPORATION	3.61	MCGREGOR, DEBRA	0.13
KENNECOTT UTAH COPPER CORPORATION	0.61	MCKELLAR, PERRY L; ET AL	0.13
KENNER, ALLEN L & ARVILLA A; TRS (K FAM	0.13	MCQUAID, WILLIAM R. & MARGARET J.	0.15
KENNER, ALLEN L & ARVILLA A; TRS (KFT)	0.10	MEMMOTT, RAY & KATHLEEN; JT	0.26
KENNER, ALLEN L & ARVILLA A; TRS (KFT)	0.22	MERIT PROPERTIES, LLC	0.15
KHAN, SOHAIL	0.69	MERIT PROPERTIES, LLC	0.15
KHAN, SOHAIL	0.08	MERIT PROPERTIES, LLC	0.17
KIM, CHAE	0.25	MESTAS, MANUEL F & ROSA P; JT	0.92
KINDT PROPERTIES, LLC	0.32	MILLS, HOWARD F & HELEN E; LIFE ET AL	0.12
KINDT PROPERTIES, LLC	0.32	MITCHELL, MYRON & JULIE S; JT	0.24
KING, STERLING F & LOIS; JT	0.07	MITCHELL, MYRON & JULIE S; JT	0.50
KIRK, CATHY A	1.08	MITCHELL, MYRON & JULIE; TC	0.26
KISANA, ANDREW	0.16	MITCHELL, NOLAN G & MARILEE F; JT	0.20
KONE, RANDOLPH A; TR	0.15	MITCHELL, NOLAN G & MARILEE F; JT	0.22
KRAJA, ASLAN & ILMIHA; TRS	0.14	MIYA, KATSU & GRACE N; TRS	0.05
KRAJA, ASLAN & ILMIHA; TRS	0.14	MIYA, KATSU & GRACE N; TRS	0.11
KRAJA, ASLAN & ILMIHA; TRS	0.10	MOESSER, JOSEPH	0.05
KUMARELAS, EUGENIA & JAMES; TC	0.06	MOFFAT, JOSH	0.19
LAFLEUR, HAL A; ET AL	0.06	MONTOYA, ROCKY A	0.13
LAMM, JOHNNY	0.30	MORALES, ADOLFO & GAMINO, MARIA; TC	0.17
LAMM, JOHNNY L	0.12	MORTENSEN, HEATHER	0.22
LAMM, JOHNNY L	0.13	MOTHERSHEAD, LLOYD D & LUANNA; JT	0.17
LARSEN, BRYAN R & RUSTIE K; JT	0.17	NAK, LARRY J & SHIRLEY H; JT	0.20
LARSEN, LONITA	0.26	NASH, ADREN D & CONNIE M; JT	0.25
LARSEN, LONITA	0.16	NENBEE, INNOCENT K & CHARITY L; JT	0.16
LARSEN, RONALD E & KATHLEEN; JT	0.23	NEROMILIOTIS, GRIGORIOS	0.12
LARSON, DAVID R	0.03	NICE, ROSEMARY V & VERL J; JT	0.12
LATIMER, NOALL & R LAYNE (JT)	0.21	NICHOLAS, NONDAS & BOBBIE N; JT	0.53
LAYTON, DUSTIN J	0.08	NIELSEN, DINAH	0.01
LEE, BONNIE	0.10	NIELSEN, DINAH	0.01
LEE, BONNIE	0.10	NIELSEN, DINAH	0.01

Community Development Plan

Owner Name	Acres	Owner Name	Acres
NIELSEN, DINAH	0.15	RILK, CHRISTIAN R & NICHOLE J; JT	0.17
NIELSEN, JACK T	0.33	RM OSBORN PROPERTIES LLC	0.20
NIELSEN, JACK T	0.10	RUSHTON, ROBERT	0.27
NIELSEN, JACK T	0.14	RUSHTON, ROBERT D	0.01
NIELSEN, JACK T	0.06	SALAZAR, MAX	0.14
NIELSEN, JACK T	0.06	SALISBURY, SAM J & JORLENE; JT	0.31
OBRAY, REX J & ELLEN; JT	0.23	SALT LAKE CO FIRE STATION	0.28
OLEA, JOSE F & MARIA C; JT	0.29	SALT LAKE COUNTY	2.27
OLENE WALKER HOUSING LOAN FUND	0.13	SALT LAKE COUNTY	0.01
OLMOS, SUSANA B S	0.13	SALT LAKE COUNTY	0.02
OQUIRRH HILLS PROPERTY LLC	1.80	SALT LAKE COUNTY	0.01
OQUIRRH HILLS PROPERTY LLC	0.27	SALT LAKE COUNTY	0.14
OQUIRRH HILLS PROPERTY LLC	0.20	SALT LAKE COUNTY	0.07
OQUIRRH HILLS PROPERTY LLC	1.10	SALT LAKE COUNTY FREE PUBLIC LIBRARY	0.02
OQUIRRH HILLS PROPERTY LLC	6.06	SALT LAKE VALLEY FIRE SERVICE AREA	0.28
OQUIRRH HILLS PROPERTY LLC	0.66	SALT LAKE VALLEY FIRE SERVICE AREA	0.29
OQUIRRH HILLS PROPERTY LLC	1.04	SANDOVAL, ALIES	0.13
OQUIRRH HILLS PROPERTY LLC	0.21	SHACKELFORD, WILLIAM E. & IRENE B.	0.30
OQUIRRH HILLS PROPERTY LLC	0.16	SHEPHERD, AMANDA K & YATES, AMANDA K; JT	0.26
OQUIRRH HILLS PROPERTY LLC; ET AL	0.97	SKIBY, CHRISTINE M	0.18
OQUIRRH HILLS PROPERTY LLC; ET AL	6.04	SMITH, BRUCE M	0.12
ORTON, TERRIE G	0.07	SORENSEN, BOYCE R & BARBARA J; TC	0.17
OSBORN SPECIALTY SEWING INC (FBO DAVE OS	0.21	STAHL, CRAIG H	0.04
OSBORN SPECIALTY SEWING INC (FBO DAVE OS	0.23	STAHL, J HOWARD & BONNIE M; JT	0.16
OSBORN, DAVID R	0.25	STROMNESS MPO, LLC	2.83
OSBORN, DAVID R	0.26	SUAREZ, JOSE	0.17
OSBORN, DAVID R; ET AL	0.15	SUDBURY, LOUIS B & KATHERINE J; JT	0.34
PACHECO, JOSETTE & THOMAS; TC	0.12	SWEETPEA PROPERTIES, LLC	0.40
PADILLA, OFELIA	0.20	TALBOT, ARTHUR L	0.17
PANOPULOS, BETTY & LEWIS G; TC	0.17	TALBOT, ARTHUR L	0.17
PAPANIKOLAS BROTHERS	0.15	TALBOT, ELWIN L	0.23
PAPANIKOLAS BROTHERS, INC	0.07	THOMPSON, JOSEPH M	0.12
PAPANIKOLAS, JOHN; ET AL	0.04	THOMPSON, PATRICA	0.20
PAPANIKOLAS, MICHAEL J; ET AL	0.08	TIFFER, RENE SR & TERESA J; JT	0.16
PARSONS, ALAN	0.06	TOMITA, WILLIAM M	0.29
PARSONS, ALAN	0.06	TRUJILLO, CARL J	0.12
PARSONS, ALAN T	0.06	TRUJILLO, JAIME	0.12
PATTEN, CHARLES & ANDREW; TC	0.17	TRUONG, HOANG-ANH	0.14
PECKHAM, VICKY L	0.14	TRUSTEES OF CHRISTOPHER DIEHL LODGE NO	0.15
PEEL, BRINT D & LISA S; JT	0.66	TRUSTEES OF CHRISTOPHER DIEHL LODGE NO	0.15
PEME, CHRISTIAN I	0.12	U S WEST COMMUNICATIONS INC	0.34
PERRY, CAMERON; TR (CITR)	5.32	UTAH'S ETHNIC & MINING MUSEUM OF MAGNA	0.16
PMM ASSOCIATES LTD LP	0.36	UTAH'S ETHNIC & MINING MUSEUM OF MAGNA	0.01
POWELL, STEVEN N	0.13	VALA, JARMILA & JIRI; TRS	0.14
PRAZEN, SHANNON	0.06	VALENCIA, JOSE A & VALERIE R; JT	0.17
PRESTIGE PLANTS INC & DROWN, EVE	0.11	VELASQUEZ, DENNIS & DOROTHY M; JT	0.11
PRINCETON PROPERTIES LLC LC	0.13	VINA ENTERPRISES LLC	0.07
PROKOPIS, BILL	0.20	VINECKE, JOSH	0.21
QUESTAR GAS COMPANY (STATE TAX COMMISSIO	0.07	VINECKE, JOSH	0.21
RAMIREZ, MARIA C	0.17	WAGSTAFF INVESTMENTS LLC	1.32
RAST, CHARITY K	0.14	WALGAMOTT, RODNEY G & JOLINE M; JT	0.04
RELIABLE RENTALS INC	0.20	WALGAMOTT, RODNEY G & JOLINE M; JT	0.15
REYNOLDS, MELISSA & WESTON; JT	0.17	WALGAMOTT, RODNEY G & JOLINE M; JT	0.06

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Owner Name	Acres
WALGAMOTT, RODNEY G & JOLINE M; TC	0.11
WARE, AILEEN F; TR	0.09
WARREN, ROBERT S & COLENE; TRS	0.23
WATTERSON, BENJAMIN	0.18
WEBB, SANDRA; TR	0.18
WEBSTER COMMUNITY CENTER INC	0.30
WEBSTER COMMUNITY CENTER INC	0.36
WEBSTER COMMUNITY CENTER INC	0.15
WEEKS, DEBRA L; ET AL	0.13
WEEKS, SETH V	0.12
WIECHERT, DENNIS A. & ALICE M.	0.13
WILLIAMS, FARRELL & PAXTON, JESSICA; JT	0.13
WILSON, GEORGE W	0.02
WILSON, GEORGE W	0.16
WIMBERLEY, JAMES R	0.14
YOUNG, ANDREW L & NAYLOR, ASHLIE E; TC	0.16
ZAMORANO, RAMON	0.21
Non-taxable	0.11
Non-taxable	0.10
Non-taxable	0.15
Non-taxable	0.45
Non-taxable	0.13
Non-taxable	0.01
Non-taxable	0.03
Total	132.24

Source: Salt Lake County Assessor's Office

11. Method of Selection of Private Developers to Undertake Community Development

The agency has identified the following rules to guide participation of property owners, developers and other interested parties in undertaking implementation of this Plan. These rules will be followed by the Agency in selecting private developers to undertake community development within the Project Area according to terms and conditions established by the Agency. A summary is as follows:

a. Qualified Owners

The community development plan provides reasonable opportunities for owners of property in the project area to participate in the development of property in the project area if they enter into a participation agreement with the Agency. The following rules apply:

- i. Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- ii. Owners may acquire adjacent or other properties in the project area;
- iii. Owners may sell all or portions of their improvements to the Agency, but retain the land, and develop their properties;
- iv. Owners may sell all or portions of their properties to the Agency and purchase other properties in the project area;
- v. Owners may sell all or portions of their properties to the Agency and obtain preferences to re-enter the project area;
- vi. 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
- vii. 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 community development.

b. 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), private negotiation, or some other method of identification approved by the Agency.

c. 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 County decide whether or not to adopt a community development plan for the project area.

12. Reasons for Selection of Project Area

The project area was selected as a result of a multi-year analysis that identified the Magna Main Street area as an under-performing commercial area. The surrounding neighborhoods are at risk for deterioration and declining values. Although the investment in improved streetscape and other investments in the Magna West Main Street project area have resulted in increased value in that area, the remaining areas of Main Street continue to deteriorate and decline. The proposed project area will enhance the Main Street area as well as allow continued improvement in the West Main Street project area by enhancing visibility and access.

13. Description of Physical, Social and Economic Conditions Existing in the Project Area

The project area has suffered from a lack of investment as a result of: inadequate and deteriorating infrastructure and a comprehensive and agreed upon vision for redevelopment of the area.

14. Description of Tax Incentives Offered

Salt Lake County Redevelopment Agency proposes to offer property owners and developers reimbursement for costs associated with installation of necessary public infrastructure, improvement of existing commercial structures in the area and development of new commercial and residential uses. Tools may include grants and low interest loans to property owners and developers as well as land write downs and reimbursement for installation of improvements. The source of funds for reimbursement will be tax increment generated through investment in the project area.

15. Benefits Analysis

Requirements of Analysis

The Benefits Analysis is prepared in full compliance with UCA § 17C-4-103(11) and addresses the following issues as outlined in the Act:

- a. The beneficial influences upon the tax base of the community; and
- b. The associated business and economic activity likely to be stimulated by the community development.

Analysis

The following analysis is organized according to the above-outlined sections of Utah Code.

a. The beneficial influences upon the tax base of the community:

Investment in improved infrastructure, rehabilitation of existing commercial properties and development of new commercial and residential uses within the project area will increase the assessed value and tax base of the community. Many of the existing structures are in need of repair and underutilized. In addition to increased assessed value, improvement will increase sales volumes and result in increased taxable sales in the area.

b. The associated business and economic activity likely to be stimulated

The project area includes Magna's historic commercial area. The planned infrastructure and property improvements in the proposed project area will improve visibility and access to Magna Main Street and result in increased community and economic activity both within the proposed project area.

16. Review of Community Development Proposals

Each community development 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 community development proposed, 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 County.

17. Implementing the Plan

This Community Development Project Area Plan shall be implemented as approved by the Agency. Techniques to implement the plan may include property acquisition, disposition, relocation and development. They are to be accomplished by:

a. Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area, by gift, devise, exchange, contract, purchase or any lawful method. The Agency is authorized to acquire any other interest in real property less than fee title such as leasehold interests, easements, rights of way, etc. by negotiation, gift, devise, exchange, purchase, or other lawful method.

b. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

c. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, financing, construction, or operation of this project. The Agency shall seek the aid and cooperation of such public bodies in order to accomplish the purposes of community development and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies owning or intending to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in the plan to ensure that present uses and any future development by public bodies will conform to the requirements of this plan.

d. Property Management

During such time that property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for community development.

e. Property Disposition and Development

The Agency is authorized to demolish and clear buildings, structures, and other

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improvements from any real property in the Project Area as necessary to carry out the purposes of this plan. The Agency is authorized to install and construct facilities, and public utilities, within the project area, not prohibited by law, which are necessary to carry out this plan. The Agency is authorized to prepare, or cause to be prepared as building sites, any real property in the Project Area. The Agency is also authorized to rehabilitate, or to cause to be rehabilitated, any building or structure in the Project Area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the Project Area not owned by the Agency.

For the purposes of this plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development as permitted in the plan. Real property may also be conveyed by the Agency to the County or any other public body without charge.

The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this plan. All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this plan

f. Development

To the maximum extent possible, objectives of the plan are to be accomplished by private enterprise with Agency assistance and review. To provide adequate safeguards to ensure that the provisions of this plan will be carried out, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this plan by leases, deeds, contracts, agreements, declarations of restrictions, provision of the County ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude, or any other provision necessary to carry out this plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the Project Area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the project and is consistent

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with this plan. During the period of development in the Project Area, the Agency shall insure that the provisions of this plan and of other documents formulated pursuant to this plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules. Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this plan and all applicable federal, state, and local laws. For the purposes of this plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

18. Project Financing

a. Tax Increment Provisions

The Community Development Plan specifically incorporates the provisions of tax increment financing permitted by the Act, as more specifically set forth in § 17C-4 Part 2 of the Act.

b. Procedures for Collection of the Tax Increment

Before the Agency may collect tax increment from the Project Area, it shall undertake the following:

- i. Obtain the consent of a taxing entity or public entity to the Agency receiving tax increment funds for the community development project,
- ii. Obtain the approval and adoption of each resolution or interlocal agreement to provide funds for the community development project area in accordance with § 17C-4-202,
- iii. File a copy of the resolution or interlocal agreement as directed in § 17C-4-203 and
- iv. Prepare and adopt project area budget.

19. Provisions for Amending Plan

The community development plan may be amended or modified at any time by the Agency in the same manner as if the amendment or modification constituted a Project Area Plan being originally proposed or as provided in the Act.

EXHIBITS

EXHIBIT A
MAGNA MAIN STREET PROJECT AREA MAP



Magna Main Street

May 13, 2013

Sources: Salt Lake County, AGRC



GSBS  **Richman**
CONSULTING

**EXHIBIT B
MAGNA MAIN STREET PROJECT AREA DESCRIPTION**

A Community Development Area located in the Southeast Quarter of Section 19; the South Half of Section 20; the North Half of Section 29; and the Northeast Quarter of Section 30, Township 1 South Range 2 West, Salt Lake Base and Meridian. The boundary of said Community Development Area is described as follows:

1. Beginning at the southwesterly corner of Lot 121, (Parcel 14-20-351-051) Coppertree Subdivision as platted and recorded in Book 2004 at Page 11 in the Office of the Salt Lake County Recorder; thence
2. Easterly and Southeasterly along a southerly and southwesterly boundary line of said Coppertree Subdivision, and a southeasterly projection thereof, to the southeasterly right of way line of Chromium Way; thence
3. Northeasterly along said southeasterly right of way line of Chromium Way, and an easterly projection thereof, to the easterly right of way line of Titanium Drive; thence
4. Southerly along said easterly right of way line of Titanium Way to the southwesterly corner of Lot 147 (Parcel 14-20-351-049) of said Coppertree Subdivision; thence
5. Easterly along the southerly line to the southeasterly corner of said Lot 147, being a point in the westerly boundary line of Parcel 14-20-351-016; thence
6. Northerly along said westerly boundary line to the northwesterly corner of said Parcel 14-20-351-016; thence
7. Easterly along the northerly boundary line of said Parcel 14-20-351-016, and an easterly projection thereof, to the easterly right of way line of Belva Lane (8590 West Street); thence
8. Northerly along said easterly right of way line of Belva Lane to the northwesterly corner of Parcel 14-20-377-021; thence
9. Southeasterly along the northeasterly boundary line of said Parcel 14-20-377-021 and Parcels 14-20-377-011, 14-20-378-001, 14-20-378-007, and projections thereof, to a northerly projection of the westerly right of way line of 8490 West Street; thence
10. Southerly along said projected westerly right of way line of 8490 West Street to a point perpendicularly westerly from the northwesterly corner of Parcel 14-20-379-006; thence
11. Easterly to said northwesterly corner of Parcel 14-20-379-006; thence
12. Southeasterly along the northeasterly boundary line of said Parcel 14-20-379-006 to the northwesterly corner of Parcel 14-20-379-008; thence
13. Easterly along the northerly boundary line of said Parcel 14-20-379-008, and an easterly projection thereof to the easterly right of way line of 8400 West Street; thence
14. Northerly along said easterly right of way line of 8400 West Street to a westerly corner of Parcel 14-20-402-003; thence
15. Northeasterly and Southeasterly along the northwesterly and northeasterly boundary lines of said Parcel 14-20-402-003 to a point in the northwesterly boundary line of Parcel 14-20-402-004; thence
16. Northeasterly, Easterly, Southwesterly, and Southeasterly along the northwesterly, southeasterly, and northeasterly boundary lines of said Parcel 14-20-402-004 to the northwesterly corner of Parcel 14-20-452-002; thence
17. Southeasterly and Southwesterly along the northeasterly and southeasterly boundary lines of said Parcel 14-20-452-002 and a southwesterly projection thereof, to the southwesterly right of way line of 2700 South Street; thence
18. Southeasterly along said southwesterly right of way line of 2700 South Street to the northeasterly corner of Parcel 14-29-205-002; thence
19. Southerly along the easterly boundary lines of said Parcel 14-29-205-002 and Parcel 14-29-205-001, to the northerly boundary line of the Breeze Estates Subdivision, as platted and recorded in Book 1978, Page 2 in the office of said Recorder; thence.
20. Westerly and Southerly along said northerly boundary line and a westerly boundary line of said Breeze Estates Subdivision, being a southerly and easterly boundary line of said Parcel 14-29-205-001, to the northeasterly boundary line of the Den-Mar Subdivision as platted and recorded in Book R, Page 11 in the office of said Recorder; thence

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21. Northwesterly along the northeasterly boundary line of said Del-Mar Subdivision, and a southwesterly boundary line to the southwesterly corner of said Parcel 14-29-205-001; thence
22. Northerly along a westerly boundary line of said Parcel 14-29-205-001 to a southeasterly corner of Parcel 14-29-201-002; thence
23. Westerly along the southerly boundary line of said Parcel 14-29-201-002 and a westerly projection thereof to the westerly right of way line of 8400 West Street; thence
24. Southerly along said westerly right of way line of 8400 West Street to the northerly boundary line of the Flangas Subdivision, as platted and recorded in Book Q, Page 93 in the office of said Recorder, said point being the southeasterly corner of Parcel 14-29-127-028; thence
25. Westerly and Northerly along northerly and easterly boundary lines of said Flangas Subdivision, being southerly and westerly boundary lines of said Parcel 14-29-127-028 to a southwesterly corner of said Parcel 14-29-127-028; thence
26. Northerly and Westerly along southerly and westerly boundary lines of said Parcel 14-29-127-028 to the southeasterly corner of the Oquirrh Hills Subdivision as platted and recorded in Book K, Page 75 in the office of said Recorder; thence
27. Northerly along the easterly boundary line of said Oquirrh Hills Subdivision to the southeasterly corner of Lot 52 (Parcel 14-29-127-003) of said Oquirrh Hills Subdivision; thence
28. Westerly along the southerly line of Lots 52 and 5 of said Oquirrh Hills Subdivision, and projections thereof, to the easterly right of way line of 8560 West Street; thence
29. Northerly along said easterly right of way line of 8560 West Street to a point perpendicularly easterly from the southeasterly corner of Parcel 14-29-104-020, said point being 10 feet South of the northeast corner of Lot 34, Block 8 of the Reynolds Subdivision as platted and recorded in Book G, Page 72 in the office of said Recorder; thence
30. Westerly along the southerly boundary of said Parcel 14-29-104-020, and projections thereof, to the easterly line of Lot 15, Block 8 (Parcel 14-29-104-008) of said Reynolds Subdivision; thence
31. Southerly along said easterly line to the southeasterly corner of said Lot 15, Block 8, Reynolds Subdivision; thence
32. Westerly along the southerly lines of Lot 15 Block 8, Lot 28 Block 7, and Lot 15 Block 7 of said Reynolds Subdivision, and projections thereof, to the westerly right of way line of 8650 West Street (Louise Lane); thence
33. Southerly along said westerly right of way line of 8650 West Street to the southeasterly corner of Parcel 14-29-102-018; thence
34. Westerly along the southerly boundary lines of Parcel 14-29-102-018 and 14-29-102-008 to the easterly right of way line of Cyprus Lane; thence
35. Southerly along said easterly right of way line of Cyprus Lane to a point perpendicularly easterly from the southeasterly corner of Parcel 14-29-101-055; thence
36. Westerly along the southerly line of said Parcel 14-29-101-055, and projections thereof, to the southeasterly corner of said Parcel 14-29-101-055; thence
37. Northerly along the westerly boundary line of said Parcel 14-29-101-055 to a point in the southerly boundary line of Parcel 14-29-101-027; thence
38. Westerly along said southerly boundary line of Parcel 14-29-101-027 to a point in the easterly boundary line of Parcel 14-29-101-040; thence
39. Southerly along said easterly boundary line of Parcel 14-29-101-040 to a northerly boundary line of Cyprus Lane Subdivision as platted and recorded in Book 1998, Page 232 in the office of said Recorder; thence
40. Westerly, Northerly, and Westerly along northerly and easterly boundary lines of said Cyprus Lane Subdivision to a point in the easterly boundary line Spencer's Annex Subdivision as platted and recorded in Book G, Page 2 in the office of said Recorder; thence
41. Northerly along said easterly boundary line to the southeasterly corner of Lot 7 (Parcel 14-29-101-012) of said Spencer's Annex Subdivision; thence
42. Westerly along the southerly line of said Lot 7 Spencer's Annex Subdivision and a westerly projection thereof, to the westerly right of way line of Spencer Avenue; thence
43. Northerly along said westerly right of way line of Spencer Avenue to the southeasterly corner of Lot 7 (Parcel 14-30-229-026) of the Browns Townsite, an unrecorded subdivision; thence
44. Westerly along the southerly line to the southwesterly corner of said Lot 7 Browns Townsite Subdivision; thence

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45. Southerly along the westerly boundary line of said Browns Townsite Subdivision to the northeasterly corner of Lot 32 (Parcel 14-30-229-025) of the Fairview Park, an unrecorded subdivision; thence
46. Westerly along the northerly boundary line of said Fairview Park Subdivision to the easterly right of way line of 8850 West Street; thence
47. Northerly along said easterly right of way line of 8850 West Street to a point perpendicularly easterly from the southeasterly corner of Parcel 14-30-228-017 which point is 55 feet South of the northeasterly corner of Lot 30 of said Fairview Park Subdivision; thence
48. Westerly along the southerly boundary line to the southwesterly corner of said Parcel 14-30-228-017; thence
49. Northerly along the westerly boundary line of said Parcel 14-30-228-017 to the southeasterly corner of Parcel 14-30-228-029; thence
50. Westerly along the southerly boundary line of said Parcel 14-30-228-029 to the easterly right of way line of 8900 West Street; thence
51. Northerly along said easterly right of way line of 8900 West Street to a point perpendicularly easterly from the southeasterly corner of Parcel 14-30-227-015; thence
52. Westerly along the southerly boundary line of said Parcel 14-30-227-015 to a point in the easterly boundary line of Parcel 14-30-227-003; thence
53. Southerly along said easterly boundary line of Parcel 14-30-227-003 to the northwesterly corner of Lot 1 (Parcel 14-30-227-017) of the Garden Lot, an unrecorded subdivision; thence
54. Southerly along a westerly boundary line said Garden Lot Subdivision and easterly boundary line of said Parcel 14-30-227-003 to the northerly right of way line of 2800 South Street; thence
55. Westerly along said northerly right of way line of 2800 South Street to an easterly boundary line of the Magna Addition Subdivision as plotted and recorded in Book G Page 63 in the office of said Recorder; thence
56. Northerly and Westerly along easterly and northerly boundary lines of said Magna Addition Subdivision being westerly and southerly boundary lines of said Parcel 14-30-227-003, to the southeasterly corner of Parcel 14-30-227-023; thence
57. Westerly along the southerly line of said Parcel 14-30-227-023 to the easterly right of way line of 8950 West Street; thence
58. Southerly along said easterly right of way line of 8950 West Street to a point perpendicularly easterly from the southeasterly corner of Lot 16, Block 3 (Parcel 14-30-226-020) of said Magna Addition Subdivision; thence
59. Westerly along the southerly line of said Lot 16, Block 3, and prolongation thereof, to a westerly boundary line of said Magna Addition Subdivision; thence
60. Southerly along said westerly boundary line of Magna Addition Subdivision to the southeasterly corner of Lot 15, Block 9 (Parcel 14-30-226-011) of the unrecorded Chambers Park Subdivision; thence
61. Westerly along the southerly line of said Lot 15, Block 9 to the easterly right of way line of 9000 West Street; thence
62. Southerly along said easterly right of way line of 9000 West Street to an easterly projection of the southerly line of Lot 36, Block 10 (Parcel 14-30-209-025) of said unrecorded Chambers Park Subdivision; thence
63. Westerly along the southerly line of said Lot 36, and projections thereof to the centerline of a vacated alley; thence
64. Northerly along said vacated alley centerline to an easterly projection of the southerly line of Lot 18, Block 10 (Parcel 14-30-209-009) of said unrecorded Chambers Park Subdivision; thence
65. Westerly along the southerly line of said Lot 18, Block 10 and projection thereof to the westerly right of way line of 9050 West Street; thence
66. Northerly along said westerly right of way line of 9050 West Street to the northeasterly corner of Lot 29, Block 11 (Parcel 14-30-207-019) of said unrecorded Chambers Park Subdivision; thence
67. Westerly along the northerly line of said Lot 29, Block 11 and westerly projection thereof to the centerline of a vacated alley; thence
68. Southerly along said vacated alley centerline to an easterly projection of the southerly boundary line of Parcel 14-30-207-031; thence
69. Westerly along the southerly boundary line of said Parcel 14-30-207-031, and projections thereof, to the easterly right of way line of 9100 West Street; thence

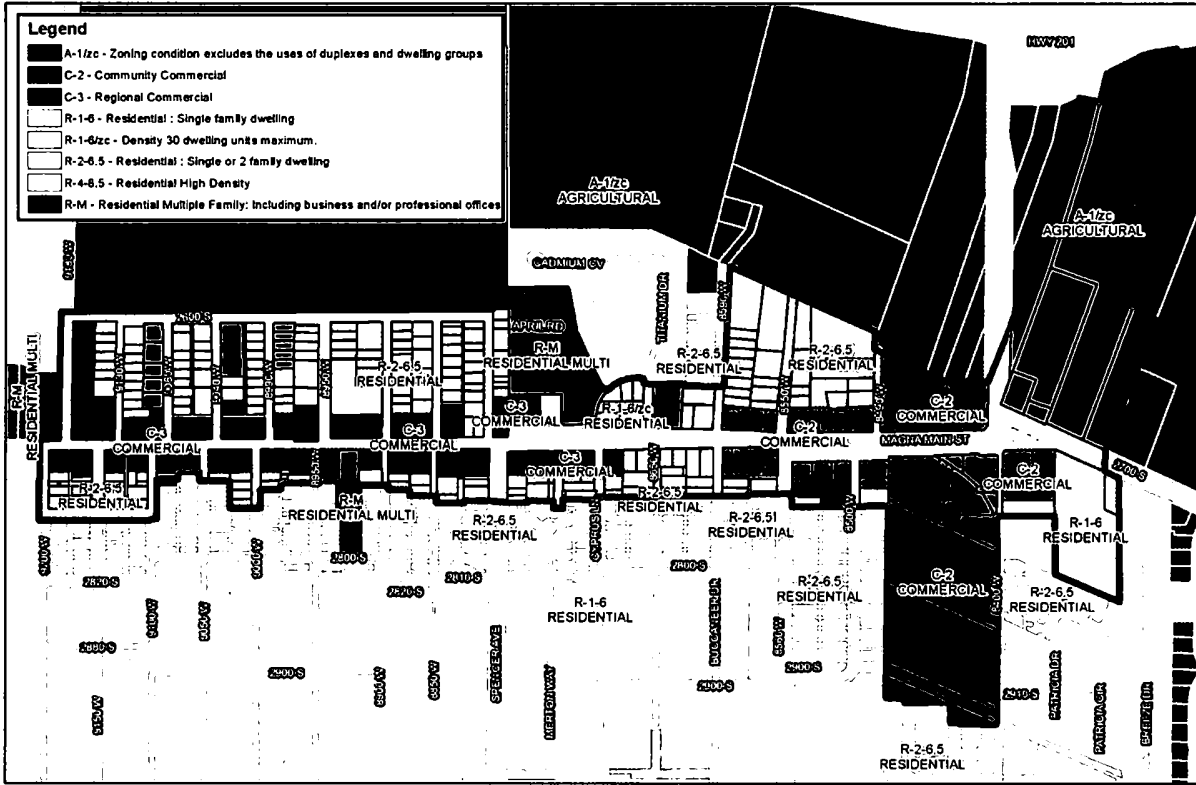
Community Development Plan

70. Southerly along said easterly right of way line of 9100 West Street to an easterly projection of the southerly right of way line of 2760 South Street (Magna 100 South Street); thence
71. Westerly along said southerly right of way line of 2760 South Street, and projections thereof, to the westerly right of way line of 9200 West Street; thence
72. Northerly along said westerly right of way line of 9200 West Street, and projections thereof, to the northerly right of way line of 2700 South Street (Magna Main Street); thence
73. Easterly along said northerly right of way line of 2700 South Street to the westerly right of way line of 9180 West Street; thence
74. Northerly along said westerly right of way line of 9180 West Street to a westerly projection of the northerly right of way line of 2600 South Street; thence
75. Easterly along said northerly right of way line of 2600 South Street, and projection thereof, to the easterly right of way line of 8800 West Street and the westerly boundary line of parcel 14-19-480-001; thence
76. Northerly along said easterly right of way line of 8800 West Street and westerly boundary line to the northwesterly corner of said Parcel 14-19-480-001; thence
77. Easterly along the northerly boundary line of said Parcel 14-19-480-001 to the westerly line of the Southwest Quarter of said Section 20; thence
78. Northerly along said westerly line of the Southwest Quarter of Section 20 to the southwesterly corner of said Lot 121, Coppertree Subdivision, being the point of beginning.

The above described Community Development Area contains 160 acres, more or less

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**EXHIBIT C
MAGNA MAIN STREET AREA CURRENT ZONING**



Magna Main Street

Sources: Salt Lake County, AGRC



GSBS Richman
CONSULTING

EXHIBIT "D"

SUPPORTING DOCUMENTS

Magna East Main Street Community Development Area Project Area Plan

June 3, 2013

The following documents are part of the Community Development Plan dated June 3, 2013 and are incorporated by reference. The documents support the statements and findings incorporated in the Magna East Main Street Community Development Plan.

- 1. *Title 19 - Uniform Zoning Ordinance, Salt Lake County, Utah, 1986, as amended.***
- 2. *Magna Township General Plan, Salt Lake County, Utah, 2009***

EXHIBIT 2

REDEVELOPMENT AGENCY OF SALT LAKE COUNTY

RESOLUTION NO. 77

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY
ADOPTING A COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE
MAGNA MAIN STREET PROJECT AREA**

WHEREAS Title 17C of the Utah Code, entitled the Utah Community Development and Urban Renewal Agencies Act (the “Act”), was enacted to encourage economic growth, create jobs, eliminate blight and redevelop areas within local jurisdictions; and

WHEREAS the Board of Directors of the Redevelopment Agency of Salt Lake County (the “Agency”) authorized the preparation of a community development project area plan for the Magna Main Street Project Area in accordance with Section 17C-4-101 of the Act; and

WHEREAS the draft Magna Main Street Community Development Project Area Plan (the “Draft Project Area Plan”) was completed and has been available for public review and comment beginning on August 9, 2013 in accordance with Section 17C-4-102 of the Act; and

WHEREAS all public notices required by Section 17C-4-401 of the Act have been provided in accordance with Section 17C-4-402 of the Act; and

WHEREAS the Board of Directors of the Agency held a public hearing to allow for public comment on the Draft Project Area Plan; including whether the Draft Project Area Plan should be revised, approved, or rejected; and

WHEREAS the Board of Directors of the Agency received all written and heard all oral objections to the Draft Project Area Plan and considered whether to revise, approve, or reject the Draft Project Area Plan.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Agency as follows:


1. The Board of Directors of the Agency approves and adopts the Magna Main Street Community Development Project Area Plan (the “Plan”), attached hereto as **EXHIBIT A** and incorporated herein by this reference, for the Magna Main Street Project Area, which area is described by the legal description provided in the Plan.
2. The Board of Directors of the Agency finds that the Plan (a) satisfies the public purpose of providing for community development opportunities, (b) enhances public infrastructure, (c) provides a public benefit as identified in the Plan, (d) is economically sound and feasible, (e) conforms to the community’s general plan, and (f) promotes the public peace, health, safety and welfare of the Magna Township of Salt Lake County.

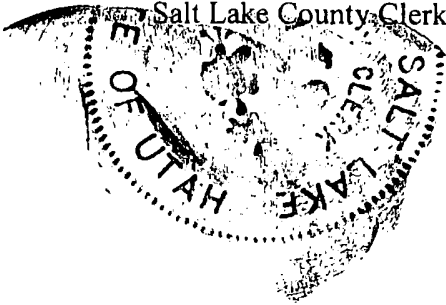
APPROVED and ADOPTED this 10 day of September, 2013.

REDEVELOPMENT AGENCY OF
SALT LAKE COUNTY


Arlyn Bradshaw, Chair
Board of Directors

ATTEST:


Sherrie Swensen
Salt Lake County Clerk



Voting:

Board Member Bradley voting	<u>"Aye"</u>
Board Member Bradshaw voting	<u>"Aye"</u>
Board Member Burdick voting	<u>"Aye"</u>
Board Member DeBry voting	<u>"Aye"</u>
Board Member Granato voting	<u>"Aye"</u>
Board Member Horiuchi voting	<u>"Aye"</u>
Board Member Jensen voting	<u>Absent</u>
Board Member Snelgrove voting	<u>Absent</u>
Board Member Wilde voting	<u>"Aye"</u>

APPROVED AS TO FORM
Salt Lake County District Attorney's Office

By 
Deputy District Attorney

Date September 3, 2013

EXHIBIT A
Magna Main Street Project Area Plan

EXHIBIT 3

SALT LAKE COUNTY
ORDINANCE NO. 1757

AN ORDINANCE ADOPTING THE MAGNA MAIN STREET COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE BOARD OF THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE MAGNA MAIN STREET PROJECT AREA, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Redevelopment Agency of Salt Lake County (the “Agency”) on September 10, 2013 approved and adopted the Magna Main Street Community Development Project Area Plan (the “Plan”) after having prepared the Plan and having held a public hearing on the Plan pursuant to Section 17C-4-102 of the Utah Community Development and Renewal Agencies Act (the “Act”); and

WHEREAS Section 17C-4-105 of the Act requires that a community development project area plan approved by the Agency under Section 17C-4-104 of the Act must be adopted by ordinance of the legislative body of the community that created the Agency before it may take effect; and

WHEREAS Section 17C-4-106 of the Act provides that certain notice is to be given by the community legislative body upon its adoption of a community development project area plan.

NOW THEREFORE, the County Legislative Body of Salt Lake County Council ordains as follows:

SECTION I. Adoption of the Project Area Plan. The Salt Lake County Council adopts and designates the Magna Main Street Community Development Project Area Plan dated July 17, 2013 and approved by the Agency by resolution on September 10, 2013 as the Official Community Development Project Area Plan (the “Official Plan”) for the Magna Main Street Project Area, as shown on and described in the map and legal description contained in the Plan, which Plan is attached hereto as **EXHIBIT A** and incorporated herein by this reference.

SECTION II. Findings. The County concurs with the findings of the Redevelopment Agency that adoption of the Plan will (a) satisfy the public purpose of providing for community development opportunities; (b) enhances public infrastructure; (c) provide a public benefit as identified in the Plan; (d) is economically sound and feasible; (e) conforms to the community’s general plan; and (f) promotes the public peace, health, safety and welfare of the Magna Township of Salt Lake County.

SECTION III. Publication of Notice and Effective Date of the Plan. County and Agency Staff are hereby authorized and directed to publish or cause to be published the notice required

by Section 17C-4-106 of the Act, substantially in the form attached hereto as **EXHIBIT B**, whereupon the Official Plan shall become effective under Section 17C-4-106 of the Act.

SECTION IV. Implementation of the Plan. Pursuant to Section 17C-4-106 of the Act, the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

SECTION V. Effective Date of Ordinance. This ordinance shall become effective fifteen (15) days after its passage and upon publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED and ADOPTED this 17 day of September, 2013.

APPROVED AS TO FORM
Salt Lake County District Attorney's Office
By K. M. MINT
Deputy District Attorney
Date 5 September 2013

COUNTY COUNCIL OF SALT LAKE COUNTY

Steve DeBry
Steve DeBry, Chair

ATTEST:

Sherrie Swensen
Sherrie Swensen

Salt Lake County Clerk

Voting:

Council Member Bradley voting	<u>"AYE"</u>
Council Member Bradshaw voting	<u>"AYE"</u>
Council Member Burdick voting	<u>"AYE"</u>
Council Member DeBry voting	<u>"AYE"</u>
Council Member Granato voting	<u>"AYE"</u>
Council Member Horiuchi voting	<u>ABSENT</u>
Council Member Jensen voting	<u>"AYE"</u>
Council Member Snelgrove voting	<u>ABSENT</u>
Council Member Wilde voting	<u>"AYE"</u>

EXHIBIT A

Magna Main Street Community Development Project Area Plan

EXHIBIT B

Notice of Adoption of Ordinance No. 1757 by the Salt Lake County Council

Pursuant to Chapter 4 of the Community Development and Renewal Agencies Act (found at Utah Code Annotated §§ 17C-4-101 *et seq.*), the Salt Lake County Council (the "County Council") is providing this notice with respect to Ordinance No. 1757, which was passed by the County Council on 09/17/2013, adopting the Magna Main Street Community Development Project Area Plan (the "Plan"), as approved by the Redevelopment Agency of Salt Lake County (the "Agency") on the same date, and directing that the notice of adoption be given as required by law. Ordinance No. 1757 and the Plan shall become effective fifteen (15) days after its passage and upon publication of this notice (the "Effective Date"), at which time the Agency may proceed to implement the Plan. The Plan is available for general public inspection during regular office hours, from 8:00 a.m. to 5:00 p.m., Monday through Friday, in the County Clerk's Office located in Suite S2200 of the Salt Lake County Government Center, 2001 South State Street, Salt Lake City, Utah 84114.

For a period of 30 days after the Effective Date of the Plan (the "30-day Period"), any person in interest may contest the Plan or the procedure used to adopt it if the Plan or procedure fails to comply with applicable statutory requirements. After the 30-day Period, no person may contest the Plan or the procedure used to adopt it for any cause.

SUMMARY OF

SALT LAKE COUNTY ORDINANCE NO. 1757

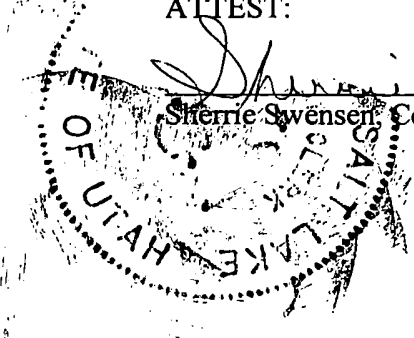
On the 17 day of September, 2013, the County Council of Salt Lake County adopted Ordinance No. 1757, adopting the Magna Main Street Community Development Project Area Plan, as approved by the Board of the Redevelopment Agency of Salt Lake County, as the Official Community Development Project Area Plan for the Magna Main Street Project Area, and directing that notice of the adoption be given as required by law.

SALT LAKE COUNTY COUNCIL:

By Steve DeBry
STEVE DEBRY, Chair

ATTEST:

Shirley Swensen
Shirley Swensen, County Clerk



Voting:

Councilman Bradley	"Aye"
Councilman Bradshaw	"Aye"
Councilman Burdick	"Aye"
Councilman DeBry	"Aye"
Councilman Horiuchi	Absent
Councilman Granato	"Aye"
Councilman Jensen	"Aye"
Councilman Snelgrove	Absent
Councilman Wilde	"Aye"

A complete copy of Ordinance No. 1757 is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2100A, Salt Lake City, Utah.