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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST VALLEY CITY  
3600 CONSTITUTION BLVD  
WVC UT 84119-3720  
BY: KAM, DEPUTY - MA 6 P.

WEST VALLEY CITY, UTAH  
ORDINANCE NO. 07 - 16

Draft Date: 1/18/2007  
Date Adopted: 2/6/2007  
Date Effective: 2/13/2007

**AN ORDINANCE OF THE CITY COUNCIL OF WEST VALLEY CITY, STATE OF UTAH, AMENDING ORDINANCE NO. 06-68 THAT ADOPTED THE ORIGINAL CITY CENTER COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AMENDING SAID COMMUNITY DEVELOPMENT PROJECT AREA PLAN AND ADOPTING THE AMENDED COMMUNITY DEVELOPMENT PROJECT AREA PLAN ENTITLED "AMENDED CITY CENTER COMMUNITY DEVELOPMENT PROJECT AREA PLAN," DATED SEPTEMBER 14, 2006 (ORIGINALLY ADOPTED OCTOBER 17, 2006 - THIS AMENDED PLAN ADOPTED FEBRUARY 6, 2007)"**

**WHEREAS**, on October 17, 2006 West Valley City (the "City") previously adopted its Ordinance No. 06-68 (the "Original Ordinance") adopting the community development project area plan entitled "City Center Community Development Project Area Plan" (the "Original Plan"), which Plan is dated September 14, 2006; and

**WHEREAS**, an inconsistent boundary line of the City Center Community Development Project Area (the "Project Area") as set forth in the legal description and map of the Project Area used in both the Original Ordinance and the Original Plan has been discovered; and

**WHEREAS**, pursuant to Section 17C-4-108(2)(a)(i) of the Act the Salt Lake County Assessor has requested that the City and the Redevelopment Agency of West Valley City (the "Agency") make minor adjustments to the Project Area boundary to avoid inconsistent boundary lines, and in particular that the Agency and the City amend the Project Area boundary to exclude from the Project Area the entire parcel of the Rosewood Garden Homes Common Area, which parcel is partly within the original Project Area boundary; and

**WHEREAS**, the Agency has adopted its Resolution making the requested amendment to the Original Plan, and the City is willing to make the amendment to the Project Area boundary requested by the Salt Lake County Assessor.

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

Section 1. Amendment of Original Ordinance and Original Plan by Interlineation. The City hereby amends by interlineation the Original Ordinance and the Original Plan as follows:

- A. With the intent and purpose of amending the Project Area boundary as requested by the Salt Lake County Assessor, the legal description and project area map that established the Original Project Area boundary, as set forth in the Original Ordinance and Original Plan, are hereby deleted, and the new and amended legal description and amended project area map attached hereto as Exhibits 1 and 2 are hereby substituted in both the Original Ordinance and Original Plan in the place of the deleted legal description and project area map, resulting in the establishment of an Amended Project Area boundary for the Project Area that avoids inconsistent boundary lines.
- B. Said amended legal description and amended project area map shall be inserted into the Original Project Area Plan in the place of the original legal description and map, and the cover sheet to the Original Plan shall be changed to designate the amended plan as "Amended City Center Community Development Project Area Plan, Dated September 14, 2006 (Originally Adopted October 17, 2006 – This Amended Plan Adopted February 6, 2007)".

Section 2. Remainder of Original Ordinance and Original Plan To Remain Effective. The Original Ordinance and Original Plan are deemed amended as set forth above, and all provisions of the Original Ordinance and Original Plan not specifically deleted or changed by the above amendments shall remain in full force and effect.

Section 3. Adoption of Amended Project Area Plan. The Amended City Center Community Development Project Area Plan, as created by the subject amendments, is hereby designated as the official Community Development Project Area Plan for the City Center Community Development Project Area. The City hereby officially adopts by this Ordinance the Amended City Center Community Development Project Area Plan (the "Amended Plan") pursuant to Sections 17C-4-105 and 17C-4-108(2) of the Utah Community Development and Renewal Agencies Act.

Section 4. Effective Date. This Ordinance shall take effect upon its first publication or posting.

**PASSED, APPROVED and MADE EFFECTIVE** this 6<sup>th</sup> day of February  
2007.

WEST VALLEY CITY

Russell K. Brook  
MAYOR *Pro Tem*

ATTEST:

Sherrill McVendrick  
CITY RECORDER



EXHIBIT 1  
AMENDED LEGAL DESCRIPTION FOR AMENDED CITY CENTER  
COMMUNITY DEVELOPMENT PROJECT AREA

Beginning at a point North 89°57'17" East 33.000 feet along the Section line from the North Quarter Corner of Section 32, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°04'55" West 502.974 feet; thence EAST 120.719 feet along the northerly line of the Colton Investments LLC property (tax parcel no. 15-29-451-033); thence SOUTH 256.000 feet; thence EAST 805.385 feet along the northerly line of the Delton Lanes, Inc. property (tax parcel no. 15-29-451-024 and 15-29-451-030) and the northerly line of the Franchise Realty Interstate Corporation (tax parcels no. 15-29-451-028); thence NORTH 272.046 feet along the westerly line of 3450 WEST STREET; thence EAST 254.679 feet along the northerly line of the Steven Booth property (tax parcel no. 15-29-452-015); thence along the boundary of the ROSEWOOD GARDEN HOMES CONDO PHASE II boundary for the following eight courses: 1. South 00°05'10" East 248.417 feet, 2. South 50°00'00" East 36.790 feet, 3. North 89°57'17" East 169.480 feet, 4. South 00°05'10" East 213.000 feet, 5. North 89°57'17" East 36.000 feet, 6. North 00°05'10" West 213.000 feet, 7. North 89°57'17" East 162.630 feet, 8. North 00°05'10" West 6.011 feet; thence EAST 295.653 feet along the northerly line of the ORION PROPERTY ENTERPRISES property (tax parcel no. 15-29-480-023 and 15-29-480-024) and the northerly line of the Asipeli and Shirley Tuitupou property (tax parcel no. 15-29-480-025); thence along the boundary of the COMPASS TOWNHOMES LC property (tax parcel no. 15-29-480-043) for the following four courses: 1. South 00°05'18" East 89.022 feet, 2. North 89°57'17" East 82.500 feet, 3. North 00°05'18" West 91.790 feet, and 4. NORTH 274.721 feet along the west line of the COLLEGE PROPERTY PARTNERSHIP property (tax parcel no. 15-29-480-055); thence South 78°38'00" East 382.465 feet along the northerly lines of the Delone Adamson property (tax parcel no. 15-29-480-016), the Craig P. Gifford property (tax parcel no. 15-29-480-017), the Brent D. Hansen properties (tax parcels no. 15-29-480-018 and 15-29-480-019, respectively); thence North 82°52'00" East 253.756 feet along the southerly line of LEE ANN #1 subdivision and the northerly line of the 3466 SOUTH 3200 WEST LLC property (tax parcel no. 15-29-480-032) to the westerly line of 3200 WEST STREET; thence South 00°05'25" East 85.225 feet along last said westerly line; thence North 89°56'05" East 1110.680 feet along the southerly line of HILLSDALE SUBDIVISION #2; thence along the boundary of the HILLSDALE SUBDIVISION for the following two courses: 1. South 00°04'40" East 205.747 feet and 2. North 89°53'20" East 294.000 feet; thence NORTH 102.260 feet along the westerly line of Lots 201 and 202, last said Subdivision; thence EAST 130.000 feet along the northerly line of said Lot 202; thence South 74°39'58" East 51.845 feet; thence EAST 103.500 feet along the northerly line of Lot 196, last said Subdivision; thence along the boundary of the last said Subdivision for the following four courses: 1. NORTH 13.000 feet, 2. North 89°53'20" East 330.000 feet, 3. NORTH 25.600 feet, and 4. North 89°53'20" East 308.000 feet; thence North 78°08'43" East 50.840 feet; thence North 89°53'20" East 302.247 feet to the centerline of CONSTITUTION BOULEVARD; thence South 64°48'24" East 55.269 feet; thence EAST 129.980 feet along the northerly line of Lot 39, GRANGER GARDENS SUBDIVISION to a non tangent curve to the left from which the radius point bears South 68°47'20" East 50.000 feet; thence Southeasterly 117.121 feet along last said 50.000 foot radius curve to the left (delta = 134°12'40" and long chord bears South 45°53'40" East 92.122 feet) to a curve to the right from

which the radius point bears South 23°00'00" East 50.000 feet; thence Easterly 26.180 feet along last said 50.000 foot radius curve to the right (delta = 30°00'00" and long chord bears North 82°00'00" East 25.882 feet); thence South 83°00'00" East 152.440 feet along the southerly line of 3460 SOUTH STREET; thence Southeasterly 36.486 feet along a 25.000 foot radius curve to the right (delta = 83°37'10" and long chord bears South 41°11'25" East 33.333 feet) to a point of reverse curve to the left; thence Southerly 4.595 feet along said 425.000 foot radius curve to the left (delta = 00°37'10" and long chord bears South 00°18'35" West 4.595 feet); thence EAST 215.000 feet; thence SOUTH 164.994 feet along the east line of Lot 1 of said GRANGER GARDENS SUBDIVISION; thence South 03°33'44" West 113.210 feet to the southerly right-of-way line of 3500 SOUTH STREET and a non tangent curve to the right from which the radius point bears South 05°08'45" West 848.830 feet; thence along the westerly line of I-215 for the following eight courses: 1. Southeasterly 683.089 feet along said 848.830 foot radius curve to the right (delta = 46°06'30" and long chord bears South 61°48'00" East 664.806 feet), 2. South 00°01'17" West 19.300 feet, 3. South 89°58'40" East 15.680 feet to a non tangent curve to the right from which the radius point bears South 52°37'29" West 848.830 feet, 4. Southeasterly 34.342 feet along a 848.830 foot radius curve to the right (delta = 02°19'05" and long chord bears South 36°12'58" East 34.340 feet) to a non tangent curve to the right from which the radius point bears South 54°01'22" West 768.826 feet, 5. Southeasterly 181.150 feet along a 768.826 foot radius curve to the right (delta = 13°30'00" and long chord bears South 29°13'38" East 180.732 feet), 6. South 17°08'58" East 239.870 feet, 7. South 06°34'34" East 431.798 feet, 8. South 03°35'13" East 1417.038 feet; thence along the southerly right-of-way line of 3800 SOUTH STREET for the following three courses: 1. South 89°56'00" West 251.430 feet, 2. SOUTH 5.000 feet, 3. South 89°56'00" West 1371.050 feet; thence North 00°00'44" East 1292.772 feet along the westerly line of CONSTITUTION BOULEVARD; thence along the southerly lines of 3650 SOUTH STREET for the following five courses: 1. South 89°56'20" West 1364.463 feet, 2. North 00°02'50" East 2.580 feet, 3. North 89°57'10" West 380.210 feet, 4. NORTH 1.414 feet, 5. WEST 1435.253 feet; thence along the boundary of GRANGER HEIGHTS No. 3 Subdivision for the following three courses: 1. NORTH 408.045 feet, 2. EAST 247.000 feet, 3. NORTH 330.040 feet; thence WEST 110.000 feet along the southerly line of Lot 319 of said GRANGER HEIGHTS No. 3 Subdivision; thence NORTH 70.000 feet; WEST 13.610 feet; NORTH 226.887 feet along the westerly line of the Smith's Food King Property (tax parcel no. 15-32-228-013); thence South 89°59'57" West 123.890 feet along the southerly line of the Tuc Nguyen property (tax parcels no. 15-32-227-017 and 15-32-227-016); thence NORTH 9.365 feet; thence WEST 572.549 feet along the north line of 3540 SOUTH STREET; thence South 89°57'00" West 393.989 feet along the north line of 3540 SOUTH STREET; thence South 00°02'42" East 4.385 feet; thence WEST 139.428 feet along the southerly line of the Miriam Ellis property (tax parcel no. 15-32-20-033); thence South 00°00'22" East 407.226 feet along the easterly line of the WILLOW WOOD SHOPPING CENTER; thence along the lot lines of said SHOPPING CENTER for the following eight courses: 1. South 43°31'21" West 99.856 feet, 2. South 89°57'17" West 265.267 feet, 3. North 00°02'43" West 19.667 feet, 4. South 89°57'17" West 296.966 feet, 5. South 00°02'43" East 53.000 feet, 6. South 89°57'17" West 60.000 feet, 7. North 00°02'43" West 4.333 feet, 8. South 89°57'17" West 225.342 feet; thence North 00°01'04" West 845.334 feet along the easterly right-of-way line of 3600 WEST STREET; thence South 89°57'17" West 7.001 feet to the point of beginning. Containing 11,214,551 square feet or 257.45067 acres, more or less.

EXHIBIT 2  
AMENDED MAP FOR AMENDED CITY CENTER  
COMMUNITY DEVELOPMENT PROJECT AREA

