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GARY W. OTT
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WEST JORDAN CITY
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WEST JORDAN UT 84088
BY: ZJM, DEPUTY - MA 20 P.

AMENDED 3200 WEST - 3600 WEST 8600 SOUTH
NEIGHBORHOOD DEVELOPMENT PLAN

Original Plan Dated July 16, 1990
And Adopted September 18, 1990

This Amended Plan Dated March 16, 2012
And Adopted April 4, 2012

Redevelopment Agency of the City of West Jordan
8000 South Redwood Road
West Jordan, Utah

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“AMENDED 3200 WEST – 3600 WEST 8600 SOUTH
NEIGHBORHOOD DEVELOPMENT PLAN”

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A. Description of the Redevelopment Project Area

The 3200 West - 3600 West 8600 South Neighborhood Development Project Area, hereinafter referred to as the project area, is enclosed within the following boundaries:

Beginning at a point which is North 33.00 feet from the East Quarter Corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 182.00 feet; thence North 200.00 feet; thence East 149.00 feet to a point on the west right-of-way line of 3200 West Street; thence North 00°02'21" West along said right-of-way line 1094.15 feet; thence North 89°32'34" West 2618.46 feet; thence North 00°06'14" West 562.62 feet; thence North 69°53'42" East 2858.37 feet; thence South 00°02'21" East 2860.20 feet; thence West 33.00 feet to the point of Beginning. Consisting of approximately 68.25 acres

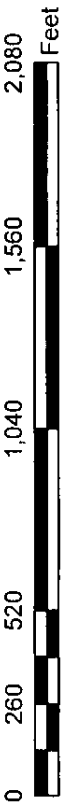
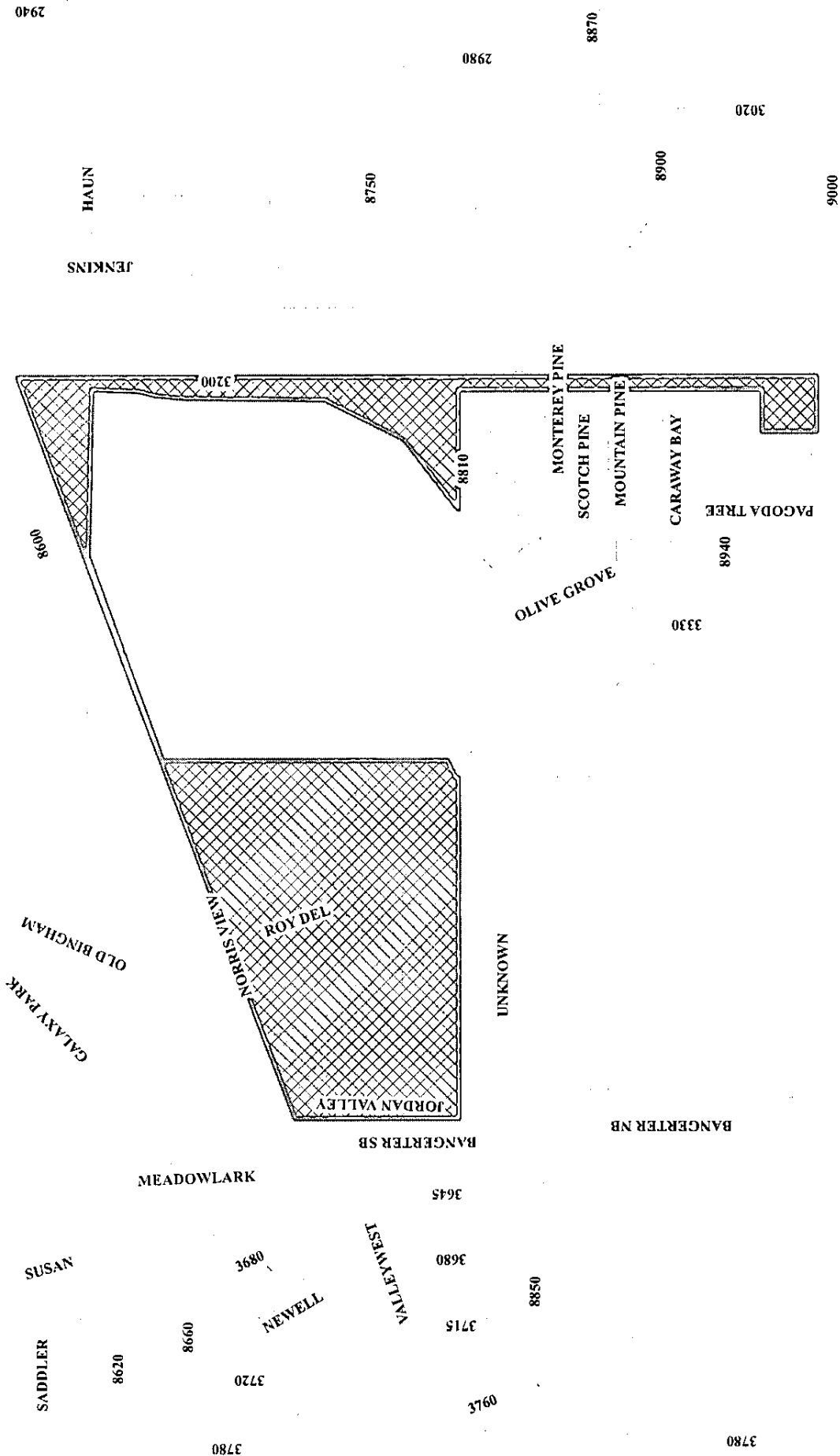
Less and excepting the following area:

Beginning at a point 1431.32 feet, N89°33'01"W, and 1324.327 feet, N00°06'05"W, from the East Quarter corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence N00°06'05"W, 5.033 feet; thence S89°37'19"E 13.75 feet; thence N54°17'47"E, 54.91 feet; thence N54°23'50"W 59.27 feet; northerly along the arc of a 433.00 foot radius curve to the right, through a central angle 18°37'07", a distance of 138.802 feet (the long cord which bears N12°38'15"E, 138.208 feet); thence N21°49'15"E 47.417 feet; thence N0°05'15"W, 811.957 feet; thence S69°25'03"W, 80.28 feet; thence N20°35'00"W 48.00 feet; to a point of curvature; thence northeasterly along the arc of a 30.00 foot non-tangent curve to the left, through a central angle of 25°30'08", distance of 13.25 feet, (the long chord of which bears N56°46'01"E, 13.14 feet); thence easterly along the arc of a 72.00 foot reverse curve to the right, through a central angle of 55°52'37", a distance of 69.77 feet (the long chord of which bears N71°52'35"E 67.07 feet); thence N69°25'03"E 371.45 feet; to a point of curvature; thence northeasterly along the arc of a 70.00 foot non-tangent curve to the right, through a central angle of 41°41'09", a distance of 50.59 feet. (the long cord of which bears N48°42'51"E 49.49 feet); thence N69°25'03"E 204.93 feet; thence southeasterly along the arc of a 150.00 foot radius non-tangent curve to the right through a central angle of 30°43'25", a distance of 79.67 feet, (the long chord of which bears N84°38'02"E, 78.74 feet); thence S80°08'55"E 88.51 feet; thence S89°42'09"E, 600.95 feet; thence; thence S66°32'12"E, 13.92 feet; thence S00°06'32"E, 4.94 feet; southerly along the arc of a 1167.00 foot radius curve to the right, through a central angle of 09°51'25", a distance of 193.75 feet (the long cord of which bears S04°38'50"W, 193.53 feet) to a point of reverse curvature; along the arc of a 1233.00 foot radius curve to the Left, through a central angle of 09°51'25", a distance of 204.71 feet (the Long cord of which bears S04°38'50"W, 204.47 feet) thence S00°06'32"E, 451.73 feet; thence S89°53'25"W, 11.00 feet; thence S26°43'29"W, 310.08 feet; thence S53°33'30"W, 331.67 feet; thence N89°37'35"W, 843.83 feet; thence S25°46'01"W, 5.862 feet; thence N89°18'55"W, 100.91 feet to the point of beginning. Consisting of approximately 37.28 acres

Resulting in the Amended Project Area consisting of approximately 30.97 acres

Redevelopment Project Area #3 Amended

Redevelopment Agency of West Jordan



Note: All locations are approximate.

B. Definitions

As used in this project area redevelopment plan:

1. The term "Agency" shall mean the Redevelopment Agency of West Jordan City.
2. The term "City" shall mean the City of West Jordan.
3. The term "plan" or "redevelopment plan" shall mean a redevelopment plan developed by the Agency and adopted by ordinance of the governing body of the City to guide and control development undertakings in a specific redevelopment project area, and as the context indicates, this Amended Plan.
4. The term "redevelopment" shall mean the "planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a project area, and the provisions of such residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them," as defined in Section 17A-2-1202(8), Utah Code Annotated 1953, as amended.
5. The term "project area" or "area" shall mean "an area of a community which is a blighted area within a designated redevelopment survey area, the redevelopment of which is necessary to effectuate the public purposes. . . ," as defined in Section 17A-2-1202(10), Utah Code Annotated 1953, as amended.
6. The term "blighted area" shall mean "an area used or intended to be used for residential, commercial, industrial, or other purposes or any combination of such uses which is characterized by two or more of the following factors:
 - (a) defective design and character of physical construction;
 - (b) faulty interior arrangement and exterior spacing;

- (c) high density of population and overcrowding;
- (d) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;
- (e) age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses;
- (f) economic dislocation, deterioration or disuse, resulting from faulty planning;
- (g) subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development;
- (h) laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions;
- (i) existence of inadequate streets, open spaces, and utilities, and
- (j) existence of lots or other areas which are subject to being submerged by water," as defined in Section 17A-2-1202(9), Utah Code Annotated 1953, as amended.

7. The term "tax increment" shall mean monies which the Agency expects to receive from the project area, pursuant to the provisions of Section 17A-2-1247(l)(e), Utah Code Annotated 1953, as amended, as modified by the provisions of Section 17A-2-1247(1)(f), Utah Code Annotated 1953, as amended, as a result of the increase in the assessed value of the real and personal property located within the project area.

C. Statement of Development Objectives

- 1. Removal of structurally substandard buildings or improvements to permit the return of the project area land to economic use and new construction.
- 2. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities, infrastructure improvements and new community facilities.

3. Rehabilitation of buildings to assure sound long-term economic activity in the core area of the City.
4. The elimination of environmental deficiencies, including: irregular lot subdivision, improper drainage, weeds and excessive vegetation, overcrowding of the land and underutilized land.
5. Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.
6. Promote and market sites for development or redevelopment that would be complementary to existing businesses and industries or would enhance the economic base through diversification.
7. Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to attract business activity.
8. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
9. Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards.
10. Insure compatible relationships among land uses and quality standards for their development, such that the area functions as a unified and viable center of social and economic activity for the City.
11. Provide improved pedestrian circulation systems.
12. Coordinate and improve the transportation system.
13. Eliminate or alleviate flood potential within the area.

D. General Land Use Plan

1. Land Use Map

A map entitled, "Proposed Land Use," included as an exhibit and made a part of this plan, indicates the type and location of land uses to be permitted in the redevelopment project area and the major circulation routes serving the area.

2. Description of Land Uses

The permitted uses within the project area shall be those uses permitted by the officially adopted zoning ordinances of West Jordan City, as said ordinances may be amended from time to time.

3. Planning Criteria

In order to provide developers a maximum flexibility in the development of acquired land and to encourage and obtain the highest in quality development and design, specific development controls for the use districts identified above are not set forth herein. Each development proposal may be considered as a planned unit development and subject to: appropriate elements of the City's Master Plan; the Planning and Zoning Code of the City; other applicable building codes and ordinances of the City; and a review and recommendation by the West Jordan City Planning and Zoning Commission and approval by the Agency.

A review of redevelopment proposals may also be made by a design review committee established by the Agency. Development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of development proposed, including land coverage, setbacks, heights and bulk proposed, off-street parking and loading to be provided, and any other data determined necessary or requested.

E. Techniques to Achieve Plan Objectives

Activities contemplated in carrying out the plan in the area include the acquisition, clearance and rehabilitation of properties in the project area.

1. Rehabilitation

Properties determined to be in substandard condition by the Agency and not otherwise needed for redevelopment may be sufficiently rehabilitated to insure a remaining economic life of twenty years.

2. Acquisition and Clearance

Parcels of real property located in the project area may be acquired by purchase or condemnation.

3. Implementation of Redevelopment Projects.

Redevelopment projects may be undertaken and carried out as provided in Section 17A-2-1215, Utah Code Annotated 1953, as amended. Funding for redevelopment projects and activities shall be provided for in the annual budget of the Agency.

F. Property Acquisition, Disposition, Relocation and Development

The objectives of this redevelopment plan are to be accomplished by:

1. Acquisition of Real Property

The Agency may acquire but is not required to acquire, all real property located in the project area, by gift, devise, exchange, purchase, eminent domain, or any lawful method. The Agency is authorized to acquire any other interest in real property less than fee title. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless, in the Agency's judgment, (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot in which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the plan.

2. 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.

3. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, 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 redevelopment 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 which own or intend 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 insure that present uses and any future development by public bodies will conform to the requirements of this plan.

4. 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 redevelopment.

5. Property Disposition and Development

The Agency is authorized to demolish and clear buildings, structures, and other 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 or to cause to be installed and constructed the public improvements, public 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 for the uses permitted in the plan. Real property may be conveyed by the Agency to the City 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 made 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.

6. Development

To the maximum possible extent, the objectives of the plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities control and review. To provide adequate safeguards to ensure that the provisions of this plan will be carried out and to prevent the recurrence of blight, 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

City 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 servitudes, 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. 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 purpose of this plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

G. Other Provisions To Meet State Or Local Law

1. The project area described in the redevelopment plan shall not exceed 100 acres of privately-owned property unless the governing body of each local taxing agency which levies taxes upon property within the proposed redevelopment project area consents in writing to the redevelopment project area plan.
2. The assessed value of the project area described in the redevelopment plan, when added to the total assessed value as shown on the last equalized assessment roll certified by the county assessor for other redevelopment project areas of the community for which an allocation of ad valorem taxes is provided, shall not exceed, at

the time of the adoption of the redevelopment plan an amount in excess of 15% of the total locally assessed value of the City, unless the governing body of each local taxing agency which levies taxes upon the property within the proposed redevelopment project area shall consent in writing.

3. The redevelopment plan contains the following limitations on the power of the Agency:
 - a. A time limit of 7 years from the date of the approval of the plan after which the Agency shall not commence acquisition of property through eminent domain;
 - b. A time limit of 15 years from the date of the approval of the plan after which no bonds may be issued for redevelopment projects; and
 - c. A time limit of 32 years from the date of the approval of the plan after which no tax increment from the project area may be allocated to or used by the Agency.

4. The redevelopment plan provides for reasonable opportunities to participate in the redevelopment of property in the project area by the owners of property in the project area if the owners enter into a participation agreement with the Agency. The Agency may permit owners and tenants within the project area reasonable opportunities to participate in the redevelopment of the project area by executing a participation agreement with the Agency which provides:
 - a. Owners retaining, maintaining, and if necessary rehabilitating, all or portions of their properties;
 - b. Owners acquiring adjacent or other properties in the project area;
 - c. Owners selling all or portions of their improvements to the Agency, retaining the land, and developing their properties;
 - d. Owners selling all or portions of their properties to the Agency and purchasing other properties in the project area;

- e. Owners selling all or portions of their properties to the Agency and obtaining preferences to re-enter the project area;
- f. Tenants having opportunities to become owners of property in the project area, subject to the opportunities of owners of property in the project area; and
- g. Other methods as may be approved by the Agency.

The Redevelopment 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 redevelopment.

- 5. The documents listed on Exhibit "A" entitled, "Supporting Documents," are incorporated herein, and made a part thereof.

H. Provisions For Amending Plan

The redevelopment plan may be modified any time by the Agency in the same manner as in the adoption of the original Plan.

I. Tax Increment Provisions

The redevelopment plan specifically incorporates the provisions of tax increment financing permitted by Section 17A-2-1247, Utah Code Annotated, 1953, as amended, which provides, in part, as follows:

"(l) 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. . .

- (e) 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 the funds of the respective taxing agencies under subsection (l)(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 (l) (f) 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 (l)(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."

J. Implementation of Redevelopment Project Program

The redevelopment projects set forth in the project area redevelopment plan shall be implemented as approved by the Agency.

K. General Design Objectives

The general design of redevelopment projects may be developed by the Agency in cooperation with the Planning Commission. The particular elements of the design should be such that the overall redevelopment of the project area will:

1. Provide an attractive urban environment;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space in relation to new buildings;
4. Provide unobtrusive parking areas, appropriately screened and landscaped to blend harmoniously with the area;
5. Provide open spaces and pedestrian walks which are oriented to the directions of maximum use and designed to derive benefit from topographical conditions and views;
6. Provide for the maximum separation and protection of pedestrian access routes from vehicular traffic arteries;
7. The development of land within the project area will be undertaken in such a manner that available off-street parking will be maintained to the maximum degree. Special emphasis will be placed on phases of construction of all new development projects to support the parking program.

L. Specific Design Objectives and Control

1. Building Design Objectives

- a. All new buildings shall be of design and materials which will be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the Agency.
 - b. The design of buildings shall take optimum advantage of available views and topography and shall provide, where appropriate, separate levels of access.
 - c. Buildings within the renewal area should be designed and placed to act as significant landmarks in the project area and the City.
2. Open Space Pedestrian Walks and Interior Drive Design Objectives
- a. All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.
 - b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.
 - c. Landscaped, paved, and comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings on the same site.
 - d. The location and design of pedestrian walks should afford maximum safety and separation from vehicular traffic, and should recognize desirable views of new and existing development in the area and surrounding community.
 - e. Materials and design of paving, retaining walls, fences, curbs, benches, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose.

3. Parking Design Objectives

- a. Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of overall site design.
- b. It is desirable that parking areas be level or on terraces as determined by the slope of the land.

4. Landscape Design Objectives

- a. A coordinated landscaped design over the entire project area incorporating landscaped treatment for open space, roads, paths, and parking areas into a continuous and integrated design shall be a primary objective.
- b. Primary landscape treatment shall consist of non-deciduous shrubs, ground cover, and street trees as appropriate to the character of the project area.

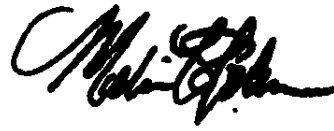
5. Project Improvement Design Objectives

- a. Public rights-of-way. All streets, sidewalks and walkways within public rights-of-way will be designed or approved by the City and will be consistent with all design objectives.
- b. Street lighting and signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary.
- c. Rough grading. Existing structures, retaining walls, underbrush, pavement, curb and gutters will be removed and the entire site graded in conformance with the final project design determined by the Agency.

M. Relocation Plan

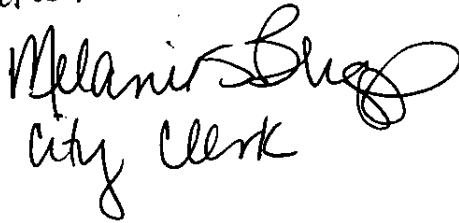
The Agency shall provide relocation assistance to persons who are displaced as a result of the acquisition of real property by the Agency or written request by the Agency to vacate real property for a program of purchase undertaken by the Agency, or as a direct result of redevelopment activities conducted by the Agency in accordance with the relocation program

adopted by the Agency entitled "Rules Governing Relocation Assistance For the Redevelopment Agency of West Jordan City."



Mayor

Attest:



Melanir Bug
City Clerk

