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LEANN H KILTS, WEBER CTY. RECORDER
14-MAR-23 951 AM FEE \$ 0.00 TN
REC FOR: ROY CITY

ORDINANCE NO. 22-12

AN ORDINANCE OF THE ROY CITY COUNCIL ADOPTING AN OFFICIAL PLAN FOR THE 1900 SOUTHEAST AMENDED COMMUNITY REINVESTMENT PROJECT AREA, AS APPROVED BY THE REDEVELOPMENT AGENCY OF ROY AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Board of the Redevelopment Agency of Roy (the "Agency"), having prepared an amended Project Area Plan (the "Plan") for the 1900 Southeast Community Reinvestment Project Area (the "Project Area"), the legal description of which is attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") § 17C-5-105, and having held the required public hearing on the Plan, pursuant to UCA § 17C-5-104, adopted the Plan as the Official Community Reinvestment Plan for the Project Area; and

WHEREAS the Utah Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the "Act") mandates that, before the community reinvestment project area plan approved by an agency under UCA § 17C-5-104 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-5-109; and

WHEREAS the Act also requires that notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-5-110.

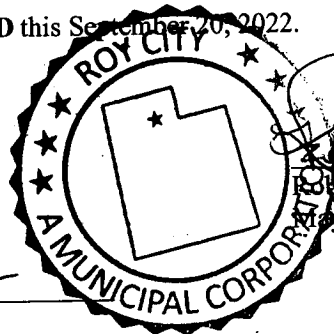
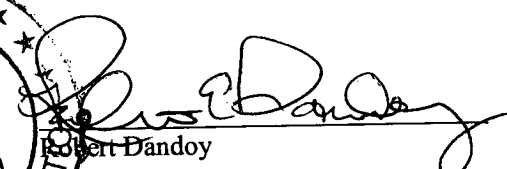
NOW, THEREFORE, BE IT ORDAINED BY THE ROY CITY COUNCIL AS FOLLOWS:

1. Roy City adopts and designates the amended Project Area Plan, as approved by the Agency Board, as the official community reinvestment plan for the Project Area (the "Official Plan").
2. City staff and consultants are authorized and directed to publish or cause to be published the notice required by the Act, at which time the Official Plan will become effective.
3. The Agency may proceed to carry out the Official Plan upon its adoption.
4. This ordinance takes effect immediately.

APPROVED AND ADOPTED this September 20, 2022.

Attest:


Brittany Fowers
City Recorder



Robert Dandoy
Mayor

ROY CITY REDEVELOPMENT AGENCY

AREA 2 BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 13, THE NORTHWEST QUARTER OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTION 13, SECTION 24, AND SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, CONTINUING NORTH 00°16'40" EAST 1325.76 FEET ALONG SAID SECTION LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF PARCEL NO. 08-113-0034; THENCE SOUTH 89°38'58" EAST 550.77 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTH 13°04'06" EAST 902.87 FEET ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF PARCEL NO. 08-114-0008 AS SHOWN IN RECORD OF SURVEY NO. 4318 AS RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID PARCEL; (1) SOUTH 74°03'40" WEST 138.79 FEET; (2) NORTH 36°05'20" WEST 49.96 FEET; (3) SOUTH 52°30'39" WEST 135.53 FEET TO THE EAST MOST LINE OF PARCEL NO. 08-114-0043; THENCE SOUTH 13°13'20" EAST 126.02 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID PARCEL; THENCE SOUTH 89°31'40" WEST 138.70 FEET ALONG SAID SOUTH LINE AND EXTENDED ALONG THE SOUTH LINE OF PARCEL NO. 08-114-0044 TO THE NORTH LINE OF PARCEL NO. 08-115-0020 AS SHOWN IN SAID RECORD OF SURVEY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCE ALONG SAID PARCEL; (1) NORTH 37°29'20" WEST 41.37 FEET; (2) SOUTH 52°30'40" WEST 108.22 FEET; (3) NORTH 73°08'43" WEST 151.02 FEET; THENCE NORTH 89°43'20" WEST 115.72 FEET TO THE SAID WEST LINE OF SECTION 13; THENCE NORTH 00°16'40" EAST 21.59 FEET ALONG SAID WEST LINE TO THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE OF RIVERDALE ROAD; THENCE NORTH 52°30'40" EAST 1685.65 FEET ALONG SAID CENTERLINE TO THE ROY CITY CORPORATE LIMITS LINE; THENCE SOUTH 00°37'09" WEST 95.32 FEET ALONG SAID CORPORATE LIMITS LINE TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIVERDALE ROAD; THENCE NORTH 52°30'40" EAST 224.91 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID CORPORATE LIMITS LINE TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID WEST RIGHT-OF-WAY LINE; (1) SOUTH 11°28'25" WEST 469.91 FEET; (2) SOUTH 15°08'02" WEST 1456.40 FEET; (3) SOUTH 19°54'02" WEST 277.05 FEET TO A POINT OF CURVATURE WITH A 1095.92 FOOT RADIUS TO THE RIGHT; (4) 240.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'00" (CHORD BEARS SOUTH 26°11'32" WEST 240.20 FEET); (5) SOUTH 32°29'02" WEST 92.79 FEET TO A POINT OF CURVATURE WITH A 1195.92 FOOT RADIUS CURVE TO THE LEFT; (6) 302.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°30'05" (CHORD BEARS SOUTH 25°13'59" WEST 301.88 FEET) TO THE SOUTHEAST CORNER OF PARCEL NO. 08-113-0012 AS SHOWN IN RECORD OF SURVEY NO. 3131 AS RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE; THENCE NORTH 89°40'16" WEST 230.95 FEET ALONG THE SOUTH LINE OF SAID PARCEL AND ITS WESTERLY EXTENSION TO THE CENTERLINE OF THE UNION PACIFIC RAILROAD AND SAID POINT ALSO BEING A POINT OF NON-CURVATURE WITH A 3302.06 FOOT RADIUS CURVE TO THE LEFT; THENCE 348.97 FEET ALONG SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 06°03'18" (CHORD BEARS SOUTH 05°35'48" WEST 348.81 FEET) TO THE NORTH RIGHT OF WAY LINE 5600 SOUTH STREET; THENCE SOUTH 60.90 FEET MORE OR LESS TO THE CENTERLINE OF SAID 5600 SOUTH STREET; THENCE ALONG SAID 5600 SOUTH STREET NORTH 89°40'23" WEST 30.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF PARCEL 09-141-

0033, SAID POINT ALSO ON THE NORTHERLY EXTENSION OF THE EAST LINE OF UNION PACIFIC RAILROAD COMPANY PARCEL 09-141-0039 AS SHOWN ON ENTRY NO. 189915 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE WEST LINE OF THE UNION PACIFIC RAILROAD AS SHOWN ON ENTRY NO. 184534, IN BOOK 599, PAGE 326; (1) SOUTH 00°13'60" WEST (SOUTH) 1001.29 FEET; (2) THENCE SOUTH 14°29'56" WEST 123.71 FEET (SOUTH 14°01'00" WEST 103 FEET); (3) THENCE SOUTH 00°27'41" WEST 199.17 FEET (SOUTH 200 FEET) TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24; (4) SOUTH 89°55'52" EAST 21.98 FEET (EAST 25 FEET) TO THE NORTHEAST CORNER OF PARCEL 09-142-0035; THENCE ALONG THE BOUNDARY OF SAID PARCEL 09-142-0035 THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) SOUTH 00°18'59" WEST 190.70 FEET (SOUTH 00°18'41" WEST 189.75 FEET) TO THE SOUTHEAST CORNER OF SAID PARCEL 09-142-0035; (2) THENCE NORTH 89°32'09" WEST 16.00 FEET TO THE NORTHWEST CORNER OF STATE ROAD COMMISSION PARCEL 09-142-0016, SAID POINT ALSO ON THE WEST LINE OF THE RIGHT OF WAY OF THE INTERSTATE HIGHWAY NO 15 AS DESCRIBED ON SHEETS 3 AND 4 OF STATE HIGHWAY PROJECT NUMBER I15-8(6) 334, MAPS ON FILE AT THE REGION 1 OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION; THENCE FOLLOWING SAID WEST RIGHT OF WAY LINE SOUTH 10°48'47" WEST (SOUTH 10°42'00" WEST) 660.17 FEET TO THE SOUTHEAST CORNER OF STATE ROAD COMMISSION PARCEL 09-142-0009 AS SHOWN ON ENTRY NO. 412725 IN THE WEBER COUNTY RECORDERS OFFICE, SAID POINT ALSO KNOWN AS THE SOUTHEAST CORNER OF PARCEL 09-142-0024 AS SHOWN ON ENTRY NO. 3184331 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE NORTH 89°31'53" WEST ALONG THE SOUTH LINE OF SAID PARCEL 09-142-0024 AND WESTERLY EXTENSION THERE OF 238.84 FEET MORE OR LESS TO THE CENTERLINE OF 1900 WEST STREET; THENCE ALONG SAID CENTERLINE NORTH 00°27'44" EAST 1,959.84 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL 09-340-0007; THENCE NORTH 89°31'55" WEST (NORTH 89°32'09" WEST) 214.35 FEET TO THE NORTHWEST CORNER OF PARCEL 09-340-0007; THENCE SOUTH 00°28'05" WEST (SOUTH 00°27'51" WEST) 56.25 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 09-340-0003; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID PARCEL 09-340-0003 AND THE NORTHERLY EXTENSION OF THE WEST LINE THEREOF; (1) NORTH 89°32'21" WEST 244.86 FEET (NORTH 89°32'09" WEST); (2) NORTH 00°09'17" EAST (NORTH 00°27'51" EAST) 254.40 FEET TO THE CENTERLINE OF 5600 SOUTH STREET; THENCE ALONG SAID CENTERLINE SOUTH 89°43'37" EAST 460.30 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINS 67.52 ACRES MORE OR LESS.

1900 SOUTHEAST AMENDED COMMUNITY REINVESTMENT DRAFT PROJECT AREA PLAN

The Redevelopment Agency of Roy, Utah



September 2022

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SECTION 1: INTRODUCTION

The Redevelopment Agency of Roy, Utah (the "Agency"), following thorough consideration of the needs and desires of Roy City (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this Project Area Plan (the "Plan") for the 1900 Southeast Community Reinvestment Project Area (the "Project Area"). This Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies south of Riverdale Road, between 1900 West and south of 1-15 to approximately 5800 South. The Plan is envisioned to define the methods and means of development for the Project Area from its current state to a higher and better use. The City has determined that it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Government Entities - Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

SECTION 2: DEFINITIONS

As used in this plan

- 2.1 "Act" means Title 17C of the Utah Code Annotated ("UCA") 1953, as amended: the Utah Limited Purpose Local Government Entities - Community Reinvestment Agency Act, as amended, or such successor law or act as may from time to time be enacted.
- 2.2 "Agency" means the Redevelopment Agency of Roy City, created and operating pursuant to UCA 17C-1-201.5 and its predecessor or successor statutes, as designated by Roy City to act as a reinvestment agency.
- 2.3 "Agency Board" or "Board" means the governing body of the Redevelopment Agency of Roy City.
- 2.4 "Base Taxable Value" has the same meaning that it bears in the Act (UCA 17C-1-102(9)). "Base Taxable Value" is synonymous with "Base Year Taxable Value", "Base Year Value", and "Base Value".
- 2.5 "Base Tax Amount" means a sum equal to the tax revenue arising from the Project Area during the Base Year, which is calculated as the product of the Base Taxable Value and the certified tax rate in effect during the Base Year.
- 2.6 "Base Year" means the Tax Year during which the Project Area Budget is approved pursuant to UCA 17C-1-102(9)(d).

- 2.7 "Bond" means any bonds, notes, interim certificates, or other obligations issued by an agency.
- 2.8 "City" means Roy City, a political subdivision of the State of Utah.
- 2.9 "County" means Weber County, a political subdivision of the State of Utah.
- 2.10 "Comprehensive General Plan" or "General Plan" means the general plan adopted by the City under the provisions of UCA 10-9a-401
- 2.11 "Community Reinvestment" means development activities within a community, including the encouragement, promotion, or provision of development.
- 2.12 "Community Reinvestment Plan" means a project area plan, as defined by UCA 17C-1-102(50) of the Act, developed by the Agency and adopted by ordinance of the governing body of the City, to guide and control community reinvestment undertakings in a specific project area.
- 2.13 "Governing Body" means (a) in reference to the Redevelopment Agency of Roy City, the Board of the Redevelopment Agency of Roy City, or, (b) if used in reference to Roy City, it means the City Council of Roy City
- 2.14 "Project Area" means the 1900 Southeast Community Reinvestment Project Area, as selected by resolution of the Agency.
- 2.15 "Property Taxes" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.
- 2.16 "Taxing Entities" means the public entities, including the state, any county, and city, any school district, special district, or other public body, which levy property taxes on any parcel or parcels of property located within the Project Area.
- 2.17 "Tax Increment" means that portion of the levied taxes each year in excess of the base tax amount, which excess amount is paid into a special fund of the Agency, pursuant to 17C-1-401 and Part 5 of UCA Chapter 17C, as amended.
- 2.18 "Tax Year" means the 12-month period between sequential tax role equalizations (November 1st through October 31st) of the following year, e.g., the Nov. 1, 2018 - Oct. 31 2019 tax year).

SECTION 3: DESCRIPTION OF COMMUNITY REINVESTMENT PROJECT AREA

The Project Area lies entirely within the boundaries of the City and is located on the east side of the City, between 5800 South, 1900 West, and Riverdale Road. This area in particular receives significant vehicle traffic on a daily basis which creates both opportunity and increased service demand. The property encompasses approximately 47 acres of land.

- As delineated in the office of the Weber County Recorder, the Project Area encompasses all the parcels detailed in Appendix A: Property Description

- A map and legal description of the Project Area are attached hereto in APPENDIX B.

SECTION 4: PROJECT AREA CHARACTERISTICS AND HOW THEY WILL BE AFFECTED BY COMMUNITY REINVESTMENT

LAND USES IN THE PROJECT AREA

The Project Area currently consists primarily of commercial land. The Project Area is designated for Commercial land use. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated.

Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the revised Ordinances of Roy City, and all other applicable laws including all goals and objectives in the City's General Plan.

LAYOUT OF PRINCIPAL STREETS IN THE PROJECT AREA

The layout of principle streets within the Project Area are outlined in APPENDIX B - MAP, AND LEGAL DESCRIPTION.

POPULATION IN THE PROJECT AREA

The Project area was laid out in order to create the least amount of disruption to existing residential structures. Currently there are no residential structures within the Project Area.

BUILDING INTENSITIES IN THE PROJECT AREA

Any new development within the Project Area will be required to meet all current or amended zoning requirements and design or development standards. It is anticipated that the redevelopment of the Project Area will result in additional buildings and increased density within the Project Area.

SECTION 5: STANDARDS THAT WILL GUIDE COMMUNITY REINVESTMENT

DEVELOPMENT OBJECTIVES

The Agency and City desire to maintain a high-quality development as a commercial focal point to the City. The Agency and City want to guide development in order to ensure development standards blend harmoniously with the character of the City.

DESIGN OBJECTIVES

Development within the Project Area will be held to the highest quality design and construction standards, subject to (1) appropriate elements of the City's General Plan; (2) the planning and zoning ordinances of the City; (3) other applicable building codes and ordinances of the City; (4) and Agency review to ensure consistency with this Plan.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, off-street parking to be provided, and any other data determined to be necessary or requested by the City or the Agency.

All development shall provide an attractive environment, blend harmoniously with the adjoining areas, and provide for the optimum amount of open space and well-landscaped area in relation to the new buildings. In addition, it shall maintain maximum availability of off-street parking, and comply with the provisions of this Plan.

APPROVALS

The Agency may have the right to approve the design and construction documents of any development within the Project Area to ensure that any development within the Project Area is consistent with this Project Area Plan.

SECTION 6: HOW THE PURPOSES OF THE STATE LAW WOULD BE ATTAINED BY COMMUNITY REINVESTMENT

It is the intent of the Agency, with possible assistance from the City and in participation with potential developers and property owners, to accomplish this Project Area Plan, which will include development contemplated in this Project Area Plan. This will include the construction of public infrastructure, and the appropriate use of incentives permitted under the Act, to maximize this development as beneficial to the citizens of the City and the surrounding communities. This will strengthen the community's tax base through the provision of necessary goods and services demanded within the community and in furtherance of the objectives set forth in this Plan.

SECTION 7: HOW THE PROJECT AREA PLAN IS CONSISTENT WITH THE COMMUNITY'S GENERAL PLAN

This Plan and the development contemplated thereby shall conform to the City's General Plan and land use regulations.

SECTION 8: DESCRIPTION OF THE SPECIFIC PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY REINVESTMENT

The primary objective of the Project Area is to encourage redevelopment of this key City commercial district. The objectives of the Agency include pursuing development of vacant and underutilized parcels of property within the Project Area, which will result in an economic increase to the Agency and City.

SECTION 9: WAYS IN WHICH PRIVATE DEVELOPERS WILL BE SELECTED TO UNDERTAKE THE COMMUNITY REINVESTMENT

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve

or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the city, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers will need to provide a thorough development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

SECTION 10: REASONS FOR THE SELECTION OF THE PROJECT AREA

The Project Area was selected by the Agency as an area within the City that presents an opportunity to strengthen the economic base of the City and fulfill a public need through the investment of private capital. This area has lacked reinvestment over the last few decades. Boundaries of the Project Area were determined by the Agency after a review of a study area by members of the City's economic development committee, staff, and consultant.

SECTION 11: DESCRIPTIONS OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

There are no residents located within the Project Area, therefore no meaningful demographics would be available to describe social conditions within the Project Area. The Project Area consists of approximately 48 acres of property. The Agency wants to encourage upgrades and improvements as applicable to the existing economic base of the City.

SECTION 12: DESCRIPTION OF ANY FINANCIAL ASSISTANCE THAT THE AGENCY ANTICIPATES OFFERING A PARTICIPANT

The following generally describes incentives which the Agency intends to offer within the Project Area to developers, participants, or property owners as incentives to improve and develop property within the Project Area:

1. The Agency intends to use the tax increment approved by agreement with the taxing entities for public infrastructure improvements, land purchase, building renovation or upgrades, certain offsite improvements, and other improvements as approved by the Agency.
2. Payments made to a developer/participant pursuant to agreements between the developer/participant and the Agency.
3. Expenditures approved and outlined in the adopted Project Area Budget.

Except where the Agency issues Bonds or otherwise borrows or receives funds, the Agency expects to pay the City, developers, or participants for the agreed amounts, in the agreed upon time frame to the extent the tax increment funds are received and available.

SECTION 13: PLAN RESTRICTIONS

13.1 Eminent Domain

This Community Reinvestment Project Area Plan does not allow the Agency to acquire real property through the use of eminent domain.

13.2 Tax Increment

Use of tax increment is subject to approval of the Agency's Project Area Budget through an interlocal agreement with any taxing entity that levies a certified tax rate within the Project Area. The use of tax increment is essential in meeting the objectives of this Plan.

SECTION 14: ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY REINVESTMENT

The Beneficial Influences upon the Tax Base and Economic Activity of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the area.

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

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

SECTION 15: PROVISIONS FOR AMENDING THE PROJECT AREA PLAN

This Plan may be amended or modified any time by the Agency by means of the procedures established in the act, its successor statutes, or any other procedure established by law.

SECTION 16: NECESSARY AND APPROPRIATE ANALYSIS

Authority to take action or enter into agreements under this Plan shall be vested exclusively in the Agency's Governing Board. The Agency's Governing Board shall be authorized to delegate this authority pursuant to resolutions approved by the Board. The administration and enforcement of this Plan and any documents implementing this Plan shall be performed by the Agency and/or City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by litigation by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, agreements or any recorded provisions which are expressly for the benefit of owners of property in the project Area may be enforced by such owners.

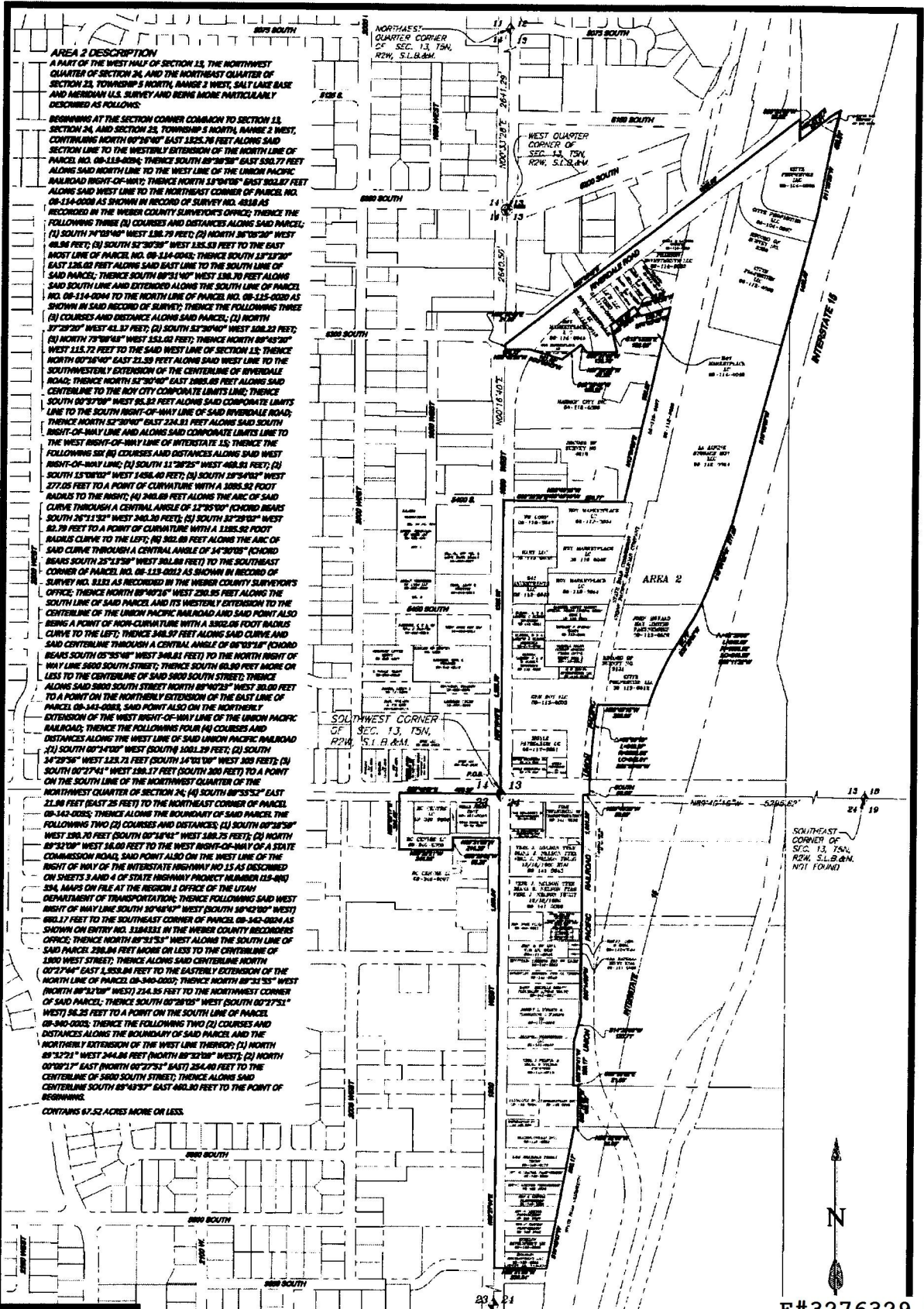
The particulars of any contemplated development will be set out in a participation agreement between the Agency and the participant requesting assistance.

Before any future development agreement or participation agreement under the Plan may be entered into and/or executed by the Agency, the Agency may hold a public hearing on the proposed agreement. The Agency may prepare or require the developer/participant to prepare a feasibility analysis and a necessary and appropriate analysis with respect to all new projects being proposed and with respect to the ongoing feasibility of the overall Project being implemented pursuant to this Plan. The purpose of this provision is to assure that the feasibility, necessity, appropriateness, the nature, extent of, and need for any public subsidy or other assistance, and the likely public benefit of new projects is reviewed on their own merits and in the context of implementing this Plan as a whole before any particular projects are approved, thereby assuring that substantial and effective measures are being taken, or have been taken, that are reasonably designed to mitigate any harm, damage, or disadvantage as may be suffered as a result of development within the Project Area by owners of property, or tenants within the Project Area.

APPENDIX A: PROPERTY OWNERS

Parcel ID	Property Owner	Acres
08-113-0027	Oleson, Larene C & GR Oleson	0.55
08-113-0032	Oleson GR & Latrene C. Oleson -trustees	0.25
08-113-0031	Oleson GR & Larene C. Oleson -trustees	0.43
08-113-0050	JMA Ford LLC	0.30
08-113-0049	545 Investments	0.53
08-113-0033	Hart LLC	0.51
08-113-0047	WW Corp	0.52
08-113-0034	Roy Market Place LC	1.26
08-113-0048	Roy Market Place LC	1.12
08-113-0044	Roy Market Place LC	0.94
08-113-0040	Darrell Leroy Oleson Special Needs Living Trust	0.46
08-113-0041	Shirley P. Oleson	0.52
08-113-0043	Darrell Leroy Oleson Special Needs Living Trust	0.64
08-113-0029	EH Brown Enterprises LLC	0.17
08-113-0012	Citte Properties LLC	1.38
08-113-0038	John Howrad May Limited Partnership	2.02
08-115-0007	State Road Commission	0.21
08-112-0009	Union Pacific Railroad	0.01
08-112-0024	Alpine Storage Roy LLC	12.75
08-112-0038	Citte Properties LLC	4.00
08-104-0007	Citte Properties LLC	0.80
08-104-0005	Citte Properties LLC	0.92
08-106-0006	Questar Gas	0.06
08-114-0039	Sally R. Garner trustee	0.23
08-114-0038	Pearson Investment LLC	0.32
08-114-0037	Pearson Investment LLC	0.47
08-114-0040	Eames & Voohees	0.32
08-114-0041	Eames & Voohees	0.39
08-114-0042	Le's LLC (the)	0.51
08-114-0043	Roy Market Place LC	0.48
08-114-0044	Roy Market Place LC	0.67
08-114-0011	Roy Market Place LC	0.15
04-141-0031	Utah Department of Transportation	0.43
04-141-0033	Utah Department of Transportation	0.62
09-141-0027	Utah Department of transportation	0.18
09-141-0042	Verl J Nelson Trust	1.22
09-141-0028	Nelson Verl J & Diana Nelson	1.20
09-448-0001	5672 South1900West LLC	0.47
09-465-0005	Common Area Turner Condo	0.31
09-141-0044	Lori Green	0.05
09-465-0001	Gorman Brent Turner & BunJob Turner	0.07
09-465-0002	Isela Mondragon	0.01
09-465-0003	HS Distrubution LLC	0.02
09-465-0004	HS Distrubution LLC	0.03
09-141-0040	Jiam Guo & XIAO Tao Liu	0.51
09-141-0023	S&K Bateman Trust ETAL	0.05
09-141-0019	Mountain America Fed. Credit Union	0.52
09-141-0021	Mountain America Fed. Crdit Union	0.52

APPENDIX B: MAP AND LEGAL DESCRIPTION



AREA 2 DESCRIPTION
 A PART OF THE WEST HALF OF SECTION 13, THE NORTHWEST QUARTER OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SECTION CORNER COMMON TO SECTION 13, SECTION 24, AND SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, CONTINUING NORTH 89°39'40" EAST 1255.76 FEET ALONG SAID SECTION LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF PARCEL NO. 08-134-0008; THENCE SOUTH 89°39'40" EAST 530.77 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTH 53°04'05" EAST 302.77 FEET ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF PARCEL NO. 08-134-0008 AS SHOWN IN RECORD OF SURVEY NO. 4333 AS RECORDED IN THE HERRIS COUNTY SURVEYOR'S OFFICE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID PARCEL: (1) SOUTH 74°28'40" WEST 136.79 FEET; (2) NORTH 80°28'50" WEST 40.84 FEET; (3) SOUTH 52°30'25" WEST 125.53 FEET TO THE EAST MOST LINE OF PARCEL NO. 08-134-0042; THENCE SOUTH 13°12'20" EAST 226.62 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID PARCEL; THENCE SOUTH 89°31'10" WEST 136.79 FEET ALONG SAID SOUTH LINE AND EXTENDED ALONG THE SOUTH LINE OF PARCEL NO. 08-134-0042 TO THE NORTH LINE OF PARCEL NO. 08-125-0220 AS SHOWN IN SAID RECORD OF SURVEY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID PARCEL: (1) NORTH 37°29'20" WEST 43.37 FEET; (2) SOUTH 52°30'40" WEST 308.23 FEET; (3) NORTH 79°08'48" WEST 125.02 FEET; THENCE NORTH 89°45'20" WEST 115.72 FEET TO THE SAID WEST LINE OF SECTION 13; THENCE NORTH 80°28'40" EAST 22.33 FEET ALONG SAID WEST LINE TO THE SOUTHWESTERN EXTENSION OF THE CENTERLINE OF RIVERDALE ROAD; THENCE NORTH 52°30'40" EAST 108.68 FEET ALONG SAID CENTERLINE TO THE ROY CITY CORPORATE LIMITS LINE; THENCE SOUTH 80°27'00" WEST 85.82 FEET ALONG SAID CORPORATE LIMITS LINE TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIVERDALE ROAD; THENCE NORTH 52°30'40" EAST 226.33 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID CORPORATE LIMITS LINE TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID WEST RIGHT-OF-WAY LINE: (1) SOUTH 11°30'25" WEST 408.30 FEET; (2) SOUTH 13°08'00" WEST 148.40 FEET; (3) SOUTH 19°54'00" WEST 277.05 FEET TO A POINT OF CURVATURE WITH A 3082.52 FOOT RADIUS TO THE RIGHT; (4) 248.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'00" (CHORD BEARS SOUTH 26°11'52" WEST 240.30 FEET); (5) SOUTH 32°29'20" WEST 82.79 FEET TO A POINT OF CURVATURE WITH A 1126.52 FOOT RADIUS CURVE TO THE LEFT; (6) 302.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°30'00" (CHORD BEARS SOUTH 25°13'29" WEST 302.89 FEET) TO THE SOUTHEAST CORNER OF PARCEL NO. 08-133-0022 AS SHOWN IN RECORD OF SURVEY NO. 3123 AS RECORDED IN THE HERRIS COUNTY SURVEYOR'S OFFICE; THENCE NORTH 89°45'20" WEST 226.33 FEET ALONG THE SOUTH LINE OF SAID PARCEL AND ITS WESTERLY EXTENSION TO THE CENTERLINE OF THE UNION PACIFIC RAILROAD AND SAID POINT ALSO BEING A POINT OF NON-CURVATURE WITH A 3302.05 FOOT RADIUS CURVE TO THE LEFT; THENCE 348.97 FEET ALONG SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 89°08'10" (CHORD BEARS SOUTH 02°30'50" WEST 240.11 FEET) TO THE NORTH RIGHT-OF-WAY LINE 800 SOUTH STREET; THENCE SOUTH 62.50 FEET MORE OR LESS TO THE CENTERLINE OF SAID 800 SOUTH STREET; THENCE ALONG SAID 800 SOUTH STREET NORTH 89°40'25" WEST 30.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF PARCEL NO. 08-142-0004, SAID POINT ALSO ON THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE WEST LINE OF SAID UNION PACIFIC RAILROAD: (1) SOUTH 60°24'00" WEST (SOUTH 100.29 FEET); (2) SOUTH 34°29'36" WEST 122.71 FEET (SOUTH 14°01'00" WEST 303 FEET); (3) SOUTH 60°27'41" WEST 126.17 FEET (SOUTH 200 FEET) TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST CORNER OF SECTION 24; THENCE NORTH 89°25'51" EAST 21.08 FEET (EAST 25 FEET) TO THE NORTHEAST CORNER OF PARCEL NO. 08-142-0005; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 80°32'50" WEST 126.70 FEET (SOUTH 00°48'44" WEST 126.75 FEET); (2) NORTH 89°32'10" WEST 16.00 FEET TO THE WEST RIGHT-OF-WAY OF A STATE COMMISSION ROAD, SAID POINT ALSO ON THE WEST LINE OF THE RIGHT-OF-WAY OF THE INTERSTATE 15 PROJECT AND 13 AS RECORDED ON SHEETS 3 AND 4 OF STATE HIGHWAY PROJECT NUMBER 123-001) 254, MAPS ON FILE AT THE REGION 3 OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION; THENCE FOLLOWING SAID WEST RIGHT-OF-WAY LINE SOUTH 89°46'40" WEST (SOUTH 89°42'00" WEST) 880.17 FEET TO THE SOUTHEAST CORNER OF PARCEL NO. 08-142-0004 AS SHOWN ON ENTRY NO. 3123231 IN THE HERRIS COUNTY RECORDERS OFFICE; THENCE NORTH 89°18'25" WEST ALONG THE SOUTH LINE OF SAID PARCEL 298.14 FEET MORE OR LESS TO THE CENTERLINE OF 1800 WEST STREET; THENCE ALONG SAID CENTERLINE NORTH 00°27'44" EAST 1,558.84 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL NO. 08-140-0002; THENCE NORTH 89°31'33" WEST (NORTH 89°28'20" WEST) 224.35 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 07°03'00" WEST (SOUTH 07°25'11" WEST) 56.25 FEET TO A POINT ON THE SOUTH LINE OF PARCEL NO. 08-140-0002; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID PARCEL AND THE NORTHERLY EXTENSION OF THE WEST LINE THEREOF: (1) NORTH 89°32'21" WEST 244.88 FEET (NORTH 89°32'00" WEST); (2) NORTH 00°28'11" EAST (NORTH 00°27'31" EAST) 254.00 FEET TO THE CENTERLINE OF 1800 SOUTH STREET; THENCE ALONG SAID CENTERLINE SOUTH 85°45'21" EAST 462.30 FEET TO THE POINT OF BEGINNING.
 CONTAINS 67.52 ACRES MORE OR LESS.

DEVELOPMENT AREA 2 & 3, CAD, DMC, B, SE, J, K, MODIFIED, DEC. 3, 2010, 2023, 11:08:42, AM