

NO FEE

RETURN TO:

Elizabeth Dawson
Deputy City Recorder
440 East 8680 South
Sandy, Utah 84070

4884602
23 FEBRUARY 90 09:46 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
REC BY: SHARON WEST , DEPUTY

ORDINANCE NO. 89-59

4884602

AN ORDINANCE OF THE CITY OF SANDY, UTAH, ADOPTING THE CIVIC CENTER SOUTH PROJECT AREA REDEVELOPMENT PLAN ENTITLED, "CIVIC CENTER SOUTH NEIGHBORHOOD DEVELOPMENT PLAN", DATED NOVEMBER 1, 1989.

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

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

CIVIC CENTER SOUTH NEIGHBORHOOD DEVELOPMENT PLAN

Sections:

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

Section 1. Neighborhood Development Plan. It has become necessary and desirable to adopt a redevelopment plan entitled, "Civic Center South Neighborhood Development Plan," dated November 1, 1989.

Section 2. Project Boundaries. The legal description of the boundaries of the project area covered by the redevelopment plan entitled, "Civic Center South Neighborhood Development Plan," dated November 1, 1989, is as follows, to-wit:

ORIGINAL DOCUMENT
PROPERTY OF SANDY CITY RECORDERS OFFICE

MICROFILMED

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Beginning on the East line of State Street at a point S 89°35'40" E 190.13 feet and S 00°03'20" E 40 feet from the Southeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence N 0°89'35" W along the South line of 11000 South Street 1787 feet, more or less, to the West line of the I-15 Right of Way; thence Northwesterly along I-15, 3170 feet, more or less, to the South line of 10600 South Street; thence East along 10600 South Street 2810 feet, more or less, to the East line of State Street; thence S00°03'20" E 2627 feet, more or less, to the point of beginning. Less and excepting therefrom the following tracts:

Sidwell Parcel No. 27-13-427-014 (Amoco Oil)

Beginning North 89°32'35" West 990 feet and South 48.19 feet from the East quarter corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°35' West 165 feet; thence South 112.01 feet; thence South 89°35' East 165 feet; thence North 112.12 feet to Beginning. Containing 0.43 acres.

Sidwell Parcel No. 27-13-427-002 (Zions Bankcorp)

Beginning North 89°32'35" West 990 feet and South 48.19 feet from the East quarter corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 294.4 feet; thence East 169.07 feet; thence North 293.37 feet; thence West 169.07 feet to point of beginning less street. Containing 1.14 acres

Sidwell Parcel No. 27-13-427-022 (Zions Bankcorp)

Beginning West 820.93 feet and South 48.87 feet from the East quarter corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 293.37 feet; thence East 47.64 feet; thence North 0°25' East 267.07 feet; thence North 44°35' West 36.77 feet; thence North 89°35' West 23.73 feet to beginning. Containing 0.32 acres.

Sidwell Parcel No. 27-13-427-012 (Boyer)

Beginning North 89°32'35" West 471.24 feet and South 51.93 feet from the East quarter corner of Section 13, Township 3 South Range 1 West, Salt Lake Base and Meridian; thence South 0°12'35" East 65.27 feet; thence North 89°42' East 82.91 feet; thence North 0°12'25" East 61.03 feet; thence northwesterly along curve to left 83.38 feet to Beginning. Containing 0.12 acres

Sidwell Parcel No. 27-13-427-016 (Boyer)

Beginning North 89°32'35" West 387.6 feet and South 0°12'25" West 55.07 feet from the East quarter corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°12'25" West 61.03 feet; thence North 89°42' East 83 feet; thence North 0°12'25" East 57 feet, more or less; thence northwesterly along the curve to right 36.109 feet, more or less; thence northwesterly along curve to left 46.97 feet to beginning. Containing 0.11 acres, more or less.

Sidwell Parcel No. 27-13-427-017 (Boyer)

Beginning North 89°32'25" West 387.6 feet and South 0°12'25" West 58.01 feet, more or less from the East quarter corner, Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°12'25" West 57 feet; thence South 89°42' West 165.91 feet; thence South 296.52 feet; thence East 99.72 feet; thence North 12 feet; thence East 456 feet to the West line of Street; thence North 317.86 feet; thence northwesterly along curve to left 31.25 feet; thence North 89°35' West 16.57 feet; thence northwesterly along curve to right 350.48 feet, more or less to beginning. Containing 4.18 acres.

Sidwell Parcel No. 27-13-427-000 (Credit Union)

Beginning 81.3 feet East and 36 rods South from the East quarter corner of Section 13, Township 3 South, Range 1 West, Salt Lake

Base and Meridian; thence South 6 rods;
thence West 491.5 feet; thence North 6 rods;
thence East 491.5 feet to Beginning.
Containing 1.12 acres.

Project area contains 84.395 acres, more or
less, of privately owned property.

Section 3. Purposes of Redevelopment Plan. The
purpose and intent of the City Council of the City of
Sandy with respect to the project area, is to accomplish
the following purposes by adoption of the redevelopment
plan entitled, "Civic Center South Neighborhood
Development Plan," dated November 1, 1989:

A. Removal of structurally substandard buildings
to permit the return of the project area land to economic
use and new construction.

B. Removal of impediments to land disposition and
development through assembly of land into reasonably sized
and shaped parcels serviced by improved public utilities
and new community facilities.

C. Rehabilitation of building to assure sound
long-term economic activity in the core area of the City
of Sandy.

D. Elimination of environmental deficiencies,
including among others, small and irregular lot subdivi-
sion, overcrowding of the land and inadequate off-street
parking.

E. Achievement of an environment reflecting a high
level of concern for architectural and urban design prin-

ciples, developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.

F. Implement the tax increment financing provisions of the Utah Neighborhood Development Act, Utah Code Annotated, Section 11-19-29, et seq., which is incorporated herein by reference and made a part of this Ordinance.

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

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

Section 4. Plan Incorporated by Reference. The redevelopment plan entitled, "Civic Center South Neighborhood Development Plan," dated November 1, 1989, together with supporting documents is incorporated herein by reference, is attached hereto, and made a part of this Ordinance. Copies of said Plan shall be filed and maintained in the office of the City Recorder for public inspection.

Section 5. Plan Officially Designated. The "Civic Center South Neighborhood Development Plan," dated November 1, 1989, is hereby designated as the official redevelopment plan of the project area.

Section 6. City Council Findings. The City Council of the City of Sandy hereby determines and finds as follows:

A. The project area, as above described, is a "blighted area" as defined in Section 11-19-2, Utah Code Annotated 1953, as amended, and that the redevelopment of said area is necessary to effectuate the public purposes set forth in the Utah Neighborhood Development Act.

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

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

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

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

F. The condemnation of the real property, as provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made for the payment for property to be acquired as provided by law.

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

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

Section 7. Project Area Restrictions. The City Council finds that the Project Area is restricted to buildings, improvements or lands which are detrimental or inimical to the public health, safety or welfare of the community.

Section 8. Housing Facilities. The City Council of the City of Sandy is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area are displaced and that pending the development of such facilities, there will be available to such displaced occupants adequate temporary

housing facilities at rents comparable to those in the community at the time of their displacement.

Section 9. Tax Increment Financing. This Ordinance adopting the redevelopment plan adopted, "Civic Center South Neighborhood Development Plan," dated November 1, 1989, specifically incorporates the provisions of tax increment financing permitted by Section 11-19-29, Utah Code Annotated 1953, as amended, which provides in part the following:

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

- (a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection

with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and...

- (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 funds of the respective taxing agencies

under subsection (1)(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 (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 (1)(a) of this section, all of the taxes levied and collected upon the taxable property in

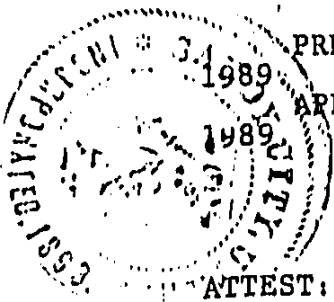
such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

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

PASSED by the City Council of the City of Sandy, Utah, this 19th day of December, 1989.

Bruce W. Steadman
Bruce W. Steadman, Chairman
Sandy City Council

PRESENTED to the Mayor this 27th day of December,
APPROVED by the Mayor this 27th day of December.



J. Steven Newton
J. Steven Newton, Mayor

Elizabeth Dawson
Deputy City Recorder

RECORDED this 27th day of December, 1989.

SUMMARY PUBLISHED this 11th day of January, 1990. SD