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175 S MAIN ST #300
SALT LAKE CITY UTAH 84111
BY: LHA, DEPUTY - MA 32 P.

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 116-07

AN ORDINANCE APPROVING AND ADOPTING THE COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE COPPER HILLS MARKETPLACE COMMUNITY DEVELOPMENT PROJECT AREA, AS APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF WEST JORDAN, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE COPPER HILLS MARKETPLACE COMMUNITY DEVELOPMENT PROJECT AREA, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS, the Redevelopment Agency of the City of West Jordan (the "Agency"), having prepared a Project Area Plan (the "Plan") for the Copper Hills Marketplace Community Development Project Area pursuant to Utah Code Annotated ("UCA") § 17C-4, and having held the required public hearing on the Plan pursuant to UCA § 17C-4-401, has adopted on this same date the Plan as the Official Community Development Project Area Plan for the Copper Hills Marketplace Community Development Project Area; and

WHEREAS, Section 17C-4-105 of the Utah Limited Purposes Local Government Entities – Community Development and Renewal Agencies Act (the "Act") mandates that, before a community development project area plan approved by an agency under UCA § 17C-4 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency; and

WHEREAS, the Act also requires that certain notice is to be given by the community legislative body upon its adoption of a community development project area plan under UCA § 17C-4-107.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, AS FOLLOWS:

1. The City Council of the City of West Jordan hereby adopts and designates the Copper Hills Marketplace Community Development Project Area Plan dated January 13, 2016, as approved by the Agency, as the *Official Community Development Project Area Plan for the Copper Hills Marketplace Community Development Project Area* (the "Official Plan") for the Copper Hills Marketplace Community Development Project Area as shown and described on the legal description and map included in the Official Plan. The Official Plan is attached hereto as **Exhibit A** and incorporated herein by this reference.

2. City and Agency Staff are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-4-106, substantially in the form attached hereto as **Exhibit B**, whereupon the Official Plan shall become effective under UCA § 17C-4-106.

3. Pursuant to UCA § 17C-4-106, the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

4. This ordinance takes effect immediately upon publication and recording.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, ON THIS 13th DAY OF JANUARY, 2016 BY THE FOLLOWING VOTE:



**KIM ROLFE
MAYOR**

ATTEST:

**MELANIE BRIGGS, MMC
CITY CLERK**

Voting by the City Council

Council Member Dirk Burton
Council Member Jeff Haaga
Council Member Zach Jacob
Council Member Chris McConnehey
Council Member Chad Nichols
Council Member Sophie Rice
Mayor Kim V. Rolfe

"AYE"

"NAY"

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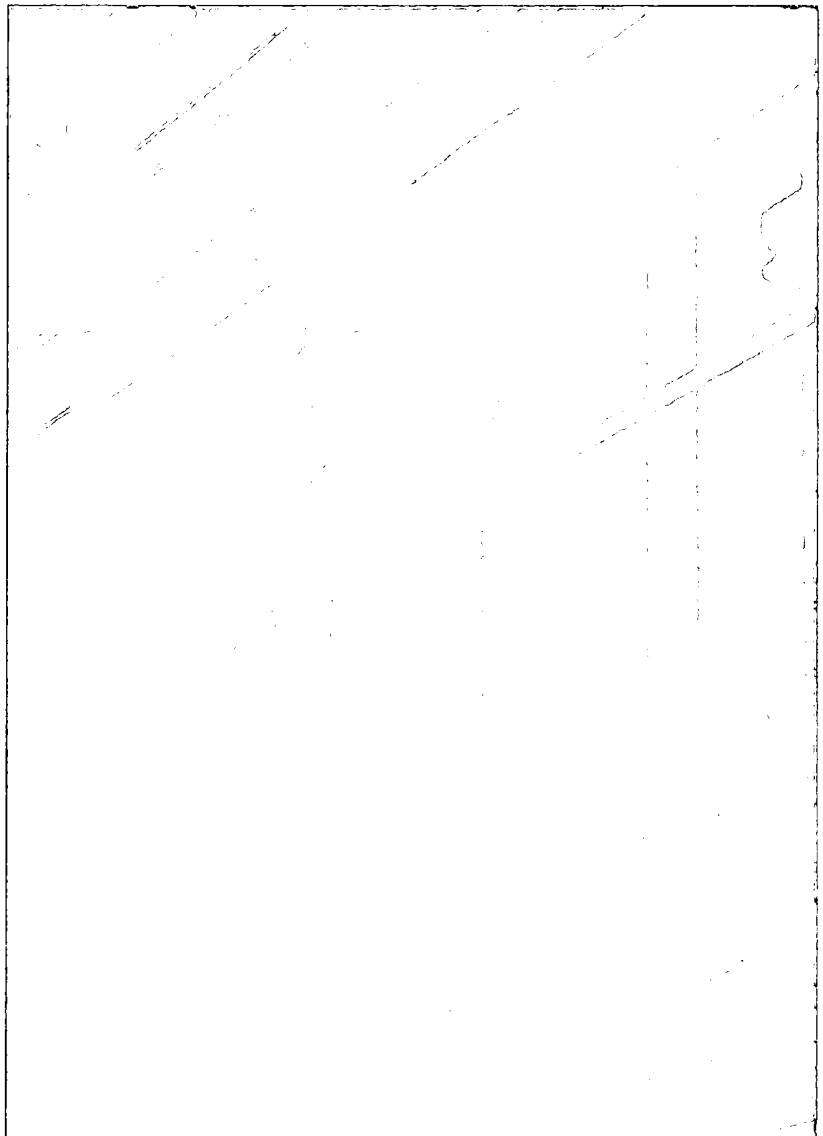
CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the 17 day of January 2016, pursuant to Utah Code Annotated, 10-3-711.



**MELANIE S. BRIGGS, MMC
City Clerk/Recorder**

EXHIBIT A
Copper Hills Marketplace
Community Development Project Area Plan



- POOR COPY -
CO. RECORDER

City of West Jordan Redevelopment Agency

**Copper Hills Marketplace
Community Development Project Area Plan**

January 13, 2016

ZIONS BANK  PUBLIC FINANCE

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BACKGROUND AND OVERVIEW

The City of West Jordan Redevelopment Agency (the "Agency"), following thorough consideration of the needs and desires of the City of West Jordan (the "City") and its residents, as well as the need of and capacity for new development, has prepared this Community Development Project Area Plan (the "Plan") for the West Jordan Copper Hills Marketplace Community Development Project Area (the "Project Area") described in more detail below.

In accordance with the terms of this Plan, the Agency will encourage, promote and provide for the development of retail, office and business park space within the Project Area. The Project Area covers 239 total acres of which 165 acres are developable parcels within the project area. The remaining acres are used for roadways.

It is anticipated that the project will generate significant economic activity in the region through the creation of temporary construction jobs, full-time employment for new retail, office and business park development including an auto dealership, the generation of additional tax revenues, and diversification through new business opportunities. Tax increment is needed to assist with additional infrastructure to the Project Area, as well as for incentives to encourage top-quality businesses to locate in the area.

This Plan will govern development within the Project Area, including the capture and use of tax increment to construct needed infrastructure and to promote and incentivize new development. The purpose of this Plan clearly sets forth the aims and objectives of this development, its scope, available incentives and the mechanism for funding such incentives, and the value of the Plan to the residents, businesses and property owners, and taxing entities in this area.

1. RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY DEVELOPMENT PROJECT AREA PLAN

- a) Pursuant to the provisions of §17C-4-101 of the Act, the governing body of the City of West Jordan Redevelopment Agency adopted a resolution authorizing the preparation of a draft Community Development Project Area Plan on June 10, 2015; and
- b) Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City of West Jordan has a planning commission and general plan as required by law; and
- c) Pursuant to the provisions of §17C-4-102(1)(d) of the Act, the Agency will conduct one or more public hearings for the purpose of informing the public about the Project Area and the Project Area Plan and allowing public input as to whether the draft Project Area Plan should be revised, approved or rejected.
- d) Pursuant to the provisions of §17C-4-102(1)(b) and (c) of the Act, the Agency made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the Plan hearing, allowed public comment on the Project Area Plan and will hold a public hearing on the draft Plan on January 13, 2016.

2. DEFINITIONS

As used in this Community Development Project Area Plan:

1. The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.
2. The term "**Agency**" shall mean the City of West Jordan Redevelopment Agency, a separate body corporate and politic created by the City pursuant to the Act.
3. The term "**Base taxable value**" shall mean the base taxable value of the property within the Project Area from which tax increment will be collected, as shown upon the assessment roll last equalized before the date the Project Area Plan is adopted by the City legislative body; OR the agreed-upon value specified in a resolution or interlocal agreement as described under §17C-4-201(2).
4. The term "**City**" shall mean City of West Jordan, Utah.
5. The term "**Community**" shall mean City of West Jordan, Utah.
6. The term "**Community development**" shall mean development activities within the community, including the encouragement, promotion, or provision of development.
7. The term "**Developer**" shall mean the entities investing in the development in the area.
8. The term "**Effective date**" shall mean either the publishing or posting of notice of the community legislative body's ordinance adopting the community development project area plan or a summary of the ordinance.
9. The term "**Legislative body**" shall mean the City Council of the City of West Jordan which is the legislative body of the Community.
10. The term "**Plan Hearing**" means the public hearing on the draft Project Area Plan required under Subsection 17C-4-102 of the Act.
11. The term "**Project Area**" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (Exhibits A & B).
12. The term "**Project Area Budget**" shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area. However, the Project Area Budget is only a prediction and is not binding any way. The flow of money to the Agency is governed only by interlocal agreements and the Project

Area Budget does not set limits on amounts the Agency can spend. The Project Area Budget contains the following items:

- a. the base taxable value of property in the Project Area;
 - b. the projected tax increment to be generated within the Project Area from both property and sales taxes;
 - c. the amount of tax increment expected to be shared with other taxing entities;
 - d. the amount of tax increment expected to be used to implement the Project Area Plan; and
 - e. the amount of tax increment to be used to administer the Project Area.
13. The term "**Project Area Plan**" or "**Plan**" shall mean the written plan that, after its effective date and adopted pursuant to the provisions of the Act, guides and controls the community development activities within the Project Area.
14. The terms "**Tax**," "**Taxes**," "**Property tax**" or "**Property taxes**" includes all levies on an ad valorem basis upon real property, personal property, or other property, tangible or intangible.
15. The term "**Taxing entity**" shall mean any public entity that levies a tax on property within the Project Area.
16. The term "**Tax increment**" shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the area designated in the Project Area Plan as the area from which tax increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from that same area using the base taxable value of the property. Tax increment may also be used to mean the additional sales tax revenues generated from development in the Project Area.

3. PROJECT AREA BOUNDARIES [17C-4-103(1)]

The Project Area (see map in Appendix A and legal description in Appendix B) consists of 239 total acres.¹ The area follows parcel boundaries, with parcel numbers shown in Appendix C. The approximate boundaries of the Project Area are New Bingham Highway to the north, 5600 West to the east, New Bingham Highway and Prosperity Road to the west, and extends south past 9000 South.

¹ Parcel acreages in the Project Area total 229.08; the difference between the 229.08 parcel acres and the total of 239.03 acres is due to the addition of the New Bingham Highway acreage into the total. Of the 229.08 parcel acres, 63.85 of these acres are roadway parcels, resulting in total developable acres of 165.23.

4. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE ECONOMIC DEVELOPMENT [17C-4-103(2)]

A. LAND USES IN THE PROJECT AREA

The existing land use on the developable land within the Project Area is mainly vacant land and roads. There are 39 parcels in the Project Area. The Project Area is zoned Highway Commercial. Current uses are shown in the table below:

Table 1: Existing Land Uses in Project Area

Summary Table	Acres
Agricultural	17.76
Commercial	20.85
Exempt	21.73
Roads	73.80
Vacant	104.89
TOTAL	239.03

B. LAYOUT OF PRINCIPAL STREETS IN THE PROJECT AREA

Within the Project Area the major streets are 9000 South, 5600 West, New Bingham Highway, and Mountain View Corridor. The layout of the principal streets in the Project Area is shown on the map included as Exhibit A.

C. POPULATION DENSITIES IN THE PROJECT AREA

There is currently no residential development within the area. The Copper Hills Youth Center, a residential treatment center for youth, is located in the project area. The Plan does not currently propose any residential development within the Project Area. Existing and proposed residential densities within the Project Area will therefore remain at zero persons per square mile.

D. BUILDING INTENSITIES IN THE PROJECT AREA

There are 13 buildings in the project area; however, 8 of the buildings are temporary, shed-like structures. One of the buildings belongs to Questar Gas, while five belong to the Copper Hills Youth Center.² The eight temporary structures are not recorded on the Salt Lake County Assessor's database for the area.

5. STANDARDS THAT WILL GUIDE THE ECONOMIC DEVELOPMENT [17C-4-103(3)]

The general standards that will guide the economic development are as follows:

² The Copper Hills Youth Center has four permanent buildings and one temporary structure.

A. GENERAL DESIGN OBJECTIVES

Development within the Project Area will be held to quality design and construction standards, suitable for retail, office and business park development and will be subject to: (1) appropriate elements of the City's General Plan; (2) applicable City building codes and ordinances; (3) planning commission review and recommendation; and (4) the City's land use development codes.

Developers will be allowed flexibility of design in developing land located within the Project Area. The development shall be of a design and shall use materials that are subject to design review and approval by the City pursuant to a development agreement with the Developer/Owner specifically addressing design issues.

Coordinated and attractive landscaping shall also be provided as appropriate for the character of the Project Area. Materials and design paving, retaining walls, fences, curbs, benches, and other items shall have an attractive appearance and be easily maintained.

All development will be based on site plans, development data, and other appropriate submittals and materials clearly describing the development, including land coverage, setbacks, heights, and any other data dictated by the City's land use code, and applicable City practice or procedure.

The general principles guiding development within the Project Area are as follows:

1. Encourage and assist economic development with the creation of well-planned commercial development that will increase job opportunities in the local area.
2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
3. Implement the tax increment financing provisions of the Act which are incorporated herein by reference and made a part of this Plan.
4. Encourage economic use of and new construction upon the real property located within the Project Area.
5. Promote and market the Project Area for economic development that would enhance the economic base of the City through diversification.
6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City.
7. Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities, streets and other infrastructure improvements.

8. Achieve an environment that reflects an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to the Developers.
9. Design parking areas with regard to orderly arrangement, topography and ease of use and access.
10. Comply with City lighting standards and signs for a safe and pleasant appearance following modern illumination standards.

6. HOW THE PURPOSES OF THE ACT WILL BE ATTAINED BY THE COMMUNITY DEVELOPMENT [17C-4-103(4)]

It is the intent of the Agency, with the assistance and participation of various Developers, to facilitate and promote the development of a commercial center that will result in the creation of jobs in the Project Area. Further, the project will strengthen the tax base of the community, which will also serve to accomplish economic development objectives and create a well-planned employment center.

The purposes of the Act will be achieved by the following:

A. ESTABLISHMENT OF NEW BUSINESS AND INCREASED TAX BASE

The proposed Project envisions an auto dealership and other retail, office and business park development that will benefit the State and local taxing entities through increased job creation, increased property tax base, increased income taxes paid (both corporate and individual) and increased energy usage (and the accompanying municipal energy "franchise" tax). Multiplier (indirect and induced) impacts will result from the job creation and expenditures for construction and supplies.

B. PUBLIC INFRASTRUCTURE IMPROVEMENTS

The construction of additional public infrastructure improvements in the Project Area will support the development contemplated herein and will encourage future development in surrounding areas. Additional public infrastructure improvements will make the land within the Project Area more accessible to and from other parts of the City. Thus, the components of the Project provided in this Plan will encourage, promote and provide for economic development within the Project Area and the City generally for years to come.

C. JOB CREATION

It is anticipated that the economic development in the Project Area will create a significant number of new jobs. Research conducted by the National Automobile Dealers Association shows a significant number of indirect jobs are created in tandem with the direct jobs at automobile dealers, as shown for illustration purposes in Table 2 below.

Table 2: Auto Dealership Job Creation

STATE	DIRECT JOBS	INDIRECT JOBS	TOTAL
Utah	8,394	11,653	20,047
Nevada	7,271	2,225	9,496
California	110,103	124,428	234,531
Oregon	11,981	12,969	24,950
Idaho	5,139	4,953	10,092
Wyoming	2,080	3,165	5,245
Montana	3,850	4,738	8,588
Arizona	24,091	25,654	49,745
New Mexico	6,663	7,899	14,562

Source: National Automobile Dealers Association

Additional jobs will be created due to the office, retail and industrial development also planned for the area. It is estimated that development could create over 3,900 jobs in the Project Area.

Table 3: Job Creation

	Total Acres	SF per Employees	Building SF	Estimated Emps
Office	18.56	200	323,346	1,617
Retail	95.64	450	833,237	1,852
Industrial	28.55	800	298,473	373
Auto Dealership	22.48			64
Total	165.23			3,905

7. THE PLAN IS CONSISTENT WITH AND WILL CONFORM TO THE COMMUNITY'S GENERAL PLAN [17C-4-103(5)]

This Plan is consistent with the City's General Plan that was adopted March 14, 2012. The City's Vision Statement for Economic Development as contained in Chapter 10 of the General Plan is as follows:

The attraction of new businesses into an economy will increase the tax base, job supply, economic vitality, and diversity of the local economy. The attraction and retention of new and existing commercial, professional, and manufacturing businesses and industries is vital

to provide the quality services and jobs that West Jordan and its residents demand. New opportunities for commercial, professional, and manufacturing development are anticipated to occur near transit stations along the TRAX light rail line, along the future Mountain View Corridor, and along U-111, which will further enhance the city's economy.

The General Plan notes that 91 percent of the City's employed residents commute outside the City limits to work. Further, the Plan states that of the seven largest Utah cities, West Jordan has the smallest percentage of its population that is also employed in their city of residence. The Plan states, "As a means of creating a more economically sustainable community, the City should begin looking at ways to increase the jobs to housing ratio as a way to increase its tax base." (General Plan, p. 148)

The General Plan recognizes that West Jordan is second lowest in gross retail sales among the seven largest cities in Utah, suggesting that increased retail sales are critical to the City's economic development.

The General Plan identifies several specific goals and policies for economic development. Goal #1 is as follows: "Promote and encourage a vibrant, comprehensive, and healthy economy for the City of West Jordan" (General Plan, p. 158). The General Plan suggests a policy of providing "a balanced mix of commercial, office, industrial, institutional and residential land uses throughout the City" in order to achieve its goal.

The General Plan also has a stated goal to "Diversify and strengthen the employment and tax base in the City of West Jordan." The stated policy to achieve this goal is "Actively seek to increase the number of new businesses and industries within the City." (General Plan, p. 161)

Other General Plan related goals include:

Provide adequate and accessible commercial and business services to all City residents (General Plan, p. 164)

Develop attractive, properly designed, and well located professional office buildings and business parks within the City of West Jordan (General Plan, p. 164).

Clearly, the development planned for the West Jordan Copper Hills Marketplace CDA is supportive of the City's overall goals and the General Plan.

8. DESCRIPTION OF ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED ECONOMIC DEVELOPMENT [17C-4-103(6)]

There is an auto dealership that has expressed interest in locating in the Project Area, utilizing roughly 22.48 acres. The dealership would consist of three buildings – one for new car sales; one for used car sales; and one for trailer sales. The remaining 142.75 acres would be for office, retail and industrial/business park development.

9. HOW PRIVATE DEVELOPERS WILL BE SELECTED AND IDENTIFICATION OF CURRENT DEVELOPERS IN THE PROJECT AREA [17C-4-103(7)]

A. SELECTION OF PRIVATE DEVELOPERS

The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property, or sell their property to developers for the development of facilities within the Project Area.

B. IDENTIFICATION OF DEVELOPERS WHO ARE CURRENTLY INVOLVED IN THE PROPOSED PROJECT AREA

One private developer of car dealerships has currently been identified to be involved in the proposed Project Area. That developer is a Kia new car dealership and Avis used car dealership.

10. REASONS FOR THE SELECTION OF THE PROJECT AREA [17C-4-103(8)]

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the community through development of vacant properties, create jobs, capitalize on the rapid growth occurring in the southwestern part of Salt Lake County, meet the needs of the auto dealership and maximize the site's strategic proximity to Mountain View Corridor.

11. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE AREA [17C-4-103(9)]

A. PHYSICAL CONDITIONS

The proposed Project Area consists of approximately 239 acres, as shown on the Project Area map in Appendix A. The Project Area is mostly undeveloped, with only five permanent buildings and several small additional temporary sheds. The area is flat and therefore presents no impediments to development.

B. SOCIAL CONDITIONS

There is currently no residential development within the area. The Copper Hills Youth Center is located in the project area. The Center serves as a therapeutic residential treatment center that specializes in working with adolescents ages 12 through 17 with behavioral, emotional, and mental health disorders. No other unusual social conditions were found to exist. The Plan does not currently propose any residential development within the Project Area. The Project Area Plan will increase the number of workers traveling to the Project Area. It is anticipated, therefore, that the proposed Project Area will grow the community's economy, quality of life and reputation.

C. ECONOMIC CONDITIONS

There is one business in the project area. The Copper Hills Youth Center, a residential treatment center for youth, is located in the project area on the northwest border.

12. TAX INCENTIVES OFFERED TO PRIVATE ENTITIES FOR FACILITIES LOCATED WITHIN THE PROJECT AREA [17C-4-103(10)]

The Agency hopes to collect 75 percent of the property tax increment generated within the Project Area for a period of ten years. In addition, the Agency hopes to secure 50 percent of the City's incremental sales tax revenues generated by the auto dealership for a period of ten years. The Agency may consider using a portion of the sales tax increment generated by the auto dealership to assist the auto dealership in locating in the Project Area.

The Project Area Budget (attached as Appendix D) shows anticipated tax increment receipts for both property taxes and City sales taxes remitted to the Agency. No County incremental sales tax revenues are included in the distribution to the Agency. However, the Project Area Budget is only a prediction and is not binding any way. The flow of money to the Agency is governed only by interlocal agreements and the Project Area Budget does not set limits on amounts the Agency can spend.

The base year taxable value is 2015 and includes all real and personal property valued at approximately \$10,042,120. The taxing entities will each continue to receive the base year tax revenues that they are currently receiving, shown in the following table:

Table 4: Base Year Tax Revenues

Base Year Tax Revenues	Total (10 Years)	Annual Revenues
Salt Lake County	\$283,087	\$28,309
Jordan School District	\$690,094	\$69,009
West Jordan City	\$226,048	\$22,605
South Salt Lake Valley Mosquito Abatement District	\$1,908	\$191
Jordan Valley Water Conservancy District	\$40,168	\$4,017
Central Utah Water Conservancy District	\$40,671	\$4,067
Salt Lake County Library	\$68,588	\$6,859
TOTAL	\$1,350,565	\$135,056

The Project Area is located in Tax Districts 37 and 37K – both of which have the same taxing entities.

The incremental property tax revenues to the various taxing entities are summarized in the table below, assuming that 75 percent of revenues are distributed to the Agency for a period of 10 years. Detailed year-by-year incremental revenues are shown in Appendix D.

Table 5: Incremental Property Tax Revenues to Taxing Entities

Taxing Entity	Percent to Agency	10-Year Total Incremental Revenues
Salt Lake County	75%	\$875,321
Jordan School District	75%	\$2,133,808
West Jordan City	75%	\$698,953
South Salt Lake Valley Mosquito Abatement District	75%	\$5,900

Taxing Entity	Percent to Agency	10-Year Total Incremental Revenues
Jordan Valley Water Conservancy District	75%	\$124,203
Central Utah Water Conservancy District	75%	\$125,756
Salt Lake County Library	75%	\$212,077
TOTAL		\$4,176,016

Incremental property tax revenues to the Agency are shown in the table below:

Table 5: Incremental Property Tax Revenues to Agency

Taxing Entity	Percent to Agency	10-Year Total Incremental Revenues
Salt Lake County	75%	\$2,625,963
Jordan School District	75%	\$6,401,424
West Jordan City	75%	\$2,096,858
South Salt Lake Valley Mosquito Abatement District	75%	\$17,699
Jordan Valley Water Conservancy District	75%	\$372,609
Central Utah Water Conservancy District	75%	\$377,267
Salt Lake County Library	75%	\$636,230
TOTAL		\$12,528,049

Estimated total sales tax revenues that might be received from the auto dealership are included in the following table.

Table 6: Estimated Sales and Sales Tax Revenues

	Total 10 Years
Net Sales	\$539,400,283
City Sales Tax Revenues	\$2,697,001

The Project Area Budget, included as Appendix D provides a year-by-year estimate of the amount of increment generated that could be available to encourage economic development in the area.

13. ANALYSIS OR DESCRIPTION OF THE ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT [17C-4-103(11)]

A. BENEFICIAL INFLUENCES UPON THE TAX BASE OF THE COMMUNITY

The City and taxing entities will see an increase in real taxable value of an estimated \$225 million (\$2015) when anticipated development takes place over the next 10 years. This estimate is based on the development of an auto dealership, as well as growth in office, retail and industrial/business park space.

All of the taxing entities will see increased revenues from property tax increment due to the development in this area. By year 10, incremental property tax revenues are expected to reach \$3.0 million annually.

In addition, the proposed development will generate nearly \$2.7 million more in sales tax revenues to the City over the 10-year period, with annual increased sales tax revenues to the City of nearly \$300,000 by Year 10. The County will also see increased sales tax revenues of approximately \$675,000 over the ten-year period, with annual increased sales tax revenues of nearly \$75,000 annually by Year 10. As stated previously, the Agency is not requesting the County to participate with any portion of its sales tax increment.

B. ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED

Other business and economic activity likely to be stimulated includes business, employee and construction expenditures. There are significant opportunities for increased economic development and tax generating development that can occur within the immediate sphere of influence of the Project Area that otherwise may not occur in a timely basis or at the same level of increased development and private investment.

1. JOB CREATION

Approximately 3,900 new jobs³ could be created in the Project Area if development occurs similar to that projected in the Project Area Budget.

It is anticipated that the business owners and employees of the Project Area facilities will directly or indirectly purchase local goods and services related to their operations from local or regional suppliers. These supply chain purchases are expected to increase employment opportunities in the related businesses of office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, office and printing services.

Employees will make many of their purchases near their workplace, assuming that goods and services are available. These will most likely include purchases for: lunchtime eating, gasoline and convenience store, personal services such as dry cleaning and haircuts, and auto repair. In addition, there may be limited purchases for gifts, hobbies, etc., if such goods are available.

The following summarizes the benefits to the community:

- Provide an increase in direct purchases in the community.
- Complement existing businesses and industries located within the City by adding new employees who may live and shop and pay taxes in the City, County and the region.
- Provide an increase in indirect and induced ("multiplier") impacts for business purchases, including purchases by employees and their households.

³ Assumes 200 sf per employee for office space; 450 sf per employee for retail space; and 800 sf per employee for industrial/business park space.

- o The types of expenditures by employees in the area will likely include convenience shopping for personal and household goods, lunches at area restaurants, convenience purchases and personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace, and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

2. CONSTRUCTION JOBS AND EXPENDITURES

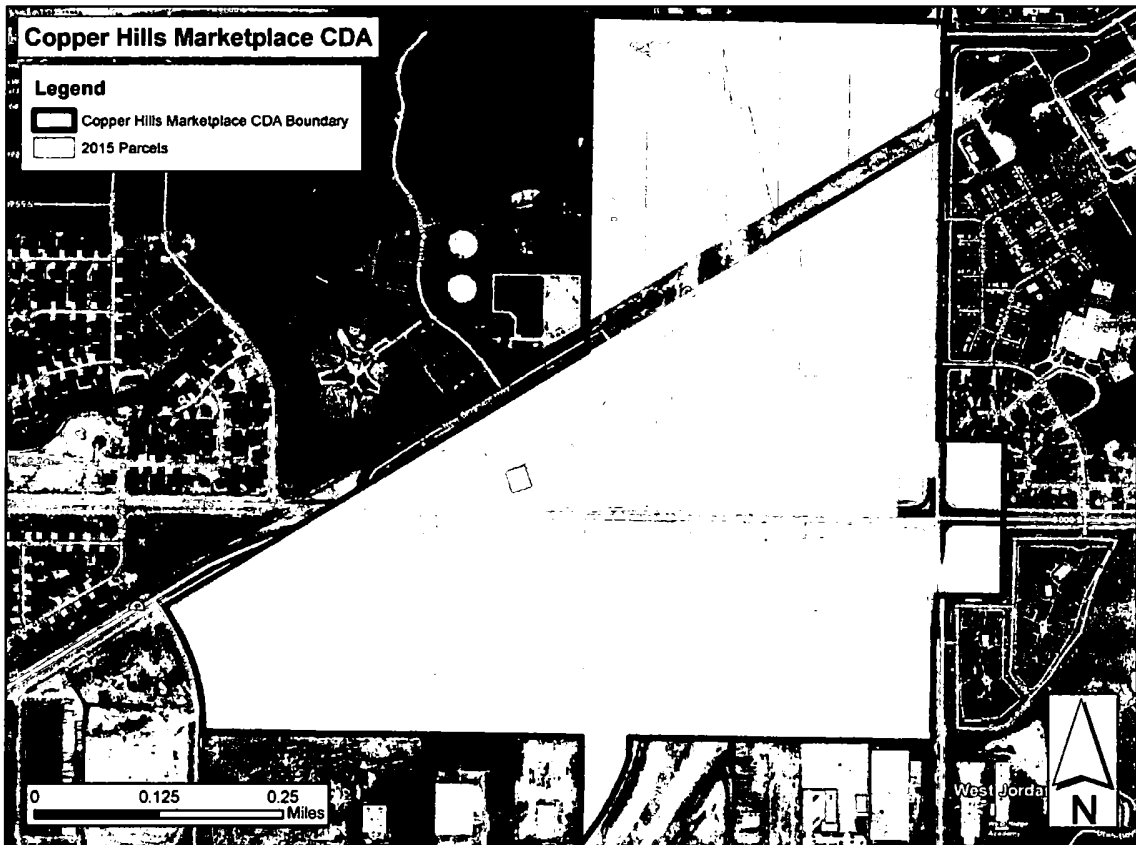
Economic activity associated with the development will include construction jobs and wages.

To summarize, the creation of the Project Area and adoption of the Project Area Plan is beneficial to the community for the following reasons:

- Increased tax base that will provide additional tax revenues to the various taxing entities;
- Creation of approximately 3,900 new jobs in the Project Area;
- Increased spending on construction wages;
- Increased spending in the local area for construction supplies, from construction worker expenditures for lunchtime eating, gas, etc., and for purchases by full-time employees who work in the Project Area;
- Estimated increased property tax revenues of \$4.1 million to the taxing entities over the 10-year Project Area time period;
- Estimated increased sales tax revenues of \$2.7 million over the 10-year period;
- Estimated increased taxable value of nearly \$225 million in the Project Area; and
- Added economic diversification to the community.

APPENDIX A: PROJECT AREA MAP

The parcels included in the Project Area are shaded in the map below.



- POOR COPY -
CO. RECORDER

APPENDIX B: LEGAL DESCRIPTION

Beginning at a point on the Northwest Corner of Section 1, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence $S00^{\circ}03'00''$ W along the section line 2218.81 feet more or less to a point 56 feet West of Liberty Village at West Jordan Marketplace phase 1. Recorded in the Salt Lake County Recorder's Office under entry number 8411922; thence East 53.00 feet more or less to the Southwest corner of lot 119 of said subdivision; thence $S89^{\circ}57'00''$ E 297.47 feet along said subdivision; thence $S00^{\circ}06'57''$ W 365.61 feet along said subdivision to the north side Right-of-way line of 9000 south; thence South 106.00 feet more or less to a point on the Northeast corner of lot 105A of West Jordan Marketplace phase 1 recorded in the Salt Lake County Recorder's Office under entry 8193771; thence $S00^{\circ}06'57''$ W 359.60 feet; thence $N89^{\circ}56'38''$ W 309.56 feet to the Southwest corner of said lot; thence West 40.00 feet to the section line more or less; thence $S0^{\circ}03'00''$ W along the section line 772.14 feet more or less to a point 8.97 feet east of the southeast corner of parcel 26-02-400-072 which is recorded in the Salt Lake County Recorder's Office under entry number 10851005, Book 9785, Page 2403; thence West 8.97 feet to said parcel corner; thence along the south property line $N89^{\circ}46'29''$ W. 1606.38 feet; thence South 112.57 feet along the property line; thence along a 1480.00 foot radius curve to the right a distance of 523.52 feet (chord $S28^{\circ}41'19''$ W 521.40 feet) along the property line; thence North 569.42 feet along the property line to the southeast corner of said parcel 26-02-400-069; thence $N89^{\circ}46'29''$ W 784.00 feet more or less along the south property line to the southwest corner of said parcel; thence $N89^{\circ}48'00''$ W 1223.98 feet along the south property line to the east right-of-way line of Prosperity Road; thence West 35.00 feet to the center of said Prosperity Road; thence North along the centerline of said road to a 966.05 radius curve to the left length 582.89 feet (cord bears $N14^{\circ}15'07''$ W 574.50 feet) more or less; thence $N31^{\circ}30'13''$ W 163.88 feet to the center of New Bingham Highway; thence Northeasterly along said road $N58^{\circ}14'08''$ E 2678.67 feet more or less to a point 68.00 feet south of said southwest corner of parcel 26-02-200-003; thence $N0^{\circ}35'49''$ E 1703.25 feet more or less along the property line to the Northwest corner of said property and section line; thence $S89^{\circ}59'10''$ E 1843.53 feet along the section line to the Northwest corner of Section 1 to the point of beginning.

Contains 242.17 ac.

APPENDIX C: LIST OF PARCELS

Parcel ID	Tax District	Acres	2015 Taxable Value	Legal Description
26011530350000	37	1.40	\$243,900	LOT 105C, WEST JORDAN MARKETPLACE LOT 105 AMENDED. LESS BEG N 89 $\frac{1}{2}$ 55'09" W 13.30 FT FR SE COR SD LOT 105C; N 89 $\frac{1}{2}$ 55'09" W 18.25 FT; N 0 $\frac{1}{2}$ 03' E 0.41 FT; S 88 $\frac{1}{2}$ 38'39" E 18.25 FT TO BEG.
26011530360000	37	1.02	\$177,700	LOT 105B, WEST JORDAN MARKETPLACE LOT 105 AMENDED; LESS BEG SE COR SD LOT 105B; N 89 $\frac{1}{2}$ 55'09" W 240.57 FT; N 44 $\frac{1}{2}$ 55'02" W 35.28 FT; N 0 $\frac{1}{2}$ 03' E 130.94 FT; S 89 $\frac{1}{2}$ 59'15" E 1 FT; S 0 $\frac{1}{2}$ 03' W 102.36 FT; S 45 $\frac{1}{2}$ 15'35" E 59.05 FT; S 89 $\frac{1}{2}$ 55'02" E 70.31 FT; S 86 $\frac{1}{2}$ 06'11" E 80.78 FT; S 84 $\frac{1}{2}$ 49'49" E 69.82 FT; S 88 $\frac{1}{2}$ 38'39" E 2.08 FT; S 0 $\frac{1}{2}$ 03' W 0.41 FT TO BEG.
26011530370000	37	0.07	\$0	BEG SE COR LOT 105B, WEST JORDAN MARKETPLACE LOT 105 AMENDED; N 89 $\frac{1}{2}$ 55'09" W 240.57 FT; N 44 $\frac{1}{2}$ 55'02" W 35.28 FT; N 0 $\frac{1}{2}$ 03' E 130.94 FT; S 89 $\frac{1}{2}$ 59'15" E 1 FT; S 0 $\frac{1}{2}$ 03' W 102.36 FT; S 45 $\frac{1}{2}$ 15'35" E 59.05 FT; S 89 $\frac{1}{2}$ 55'02" E 70.31 FT; S 86 $\frac{1}{2}$ 06'11" E 80.78 FT; S 84 $\frac{1}{2}$ 49'49" E 69.82 FT; S 88 $\frac{1}{2}$ 38'39" E 2.08 FT; S 0 $\frac{1}{2}$ 03' W 0.41 FT TO BEG. (BEING PT OF SD LOT 105B).
26013010030000	37	0.03	\$0	BEG N 89 $\frac{1}{2}$ 53'03" W 244.47 FT FR NE COR LOT 105A WEST JORDAN MARKETPLACE PHASE 1; S 44 $\frac{1}{2}$ 44'23" W 74.61 FT; N 0 $\frac{1}{2}$ 03' E 28.07 FT; NE'LY 39.30 FT ALG A 25 FT RADIUS CURVE TO R (CHORD N 45 $\frac{1}{2}$ 05'07" E 35.37 FT); S 89 $\frac{1}{2}$ 53'03" E 27.44 FT TO BEG. (BEING PT OF SD LOT 105A). 8800-6245,6247 9618-9316
26013010040000	37	2.48	\$413,600	LOT 105A, WEST JORDAN MARKETPLACE PHASE 1. LESS BEG N 89 $\frac{1}{2}$ 53'03" W 244.47 FT FR NE COR SD LOT 105A; S 44 $\frac{1}{2}$ 44'23" W 74.61 FT; N 0 $\frac{1}{2}$ 03' E 28.07 FT; NE'LY 39.30 FT ALG A 25 FT RADIUS CURVE TO R (CHORD N 45 $\frac{1}{2}$ 05'07" E 35.37 FT); S 89 $\frac{1}{2}$ 53'03" E 27.44 FT TO BEG. 8800-6245,6247 9618-9316
26022000030000	37	10.34	\$0	BEG 1563.96 FT W FR NE COR SEC 2, T 3S, R 2W, S L M; S 0 \wedge 01'E 1440.755 FT; S 58 \wedge 11'22" W 352.96 FT; N 0 \wedge 01' W 1628.19 FT; E 300 FT TO BEG LESS STREET 10.34 AC

Parcel ID	Tax District	Acres	2015 Taxable Value	Legal Description
26022000040000	37	10.00	\$0	BEG N 89^38'44" W 1238.68 FT FR NE COR SEC 2, T 3S, R 2W, S L M; S 0^04'24" W 1237.55 FT; S 58^16'46" W 382.7 FT; N 0^04'24" E 1440.78 FT; S 89^38'44" E 325.28 FT TO BEG. 10 AC. 4213-285 THRU 291 4213-0292 5670-1530 7867-0190 9127-2610
26022000060000	37	7.48	\$240	BEG N 89^38'44" W 494.79 FT FR NE COR SEC 2, T 3S, R 2W, S LM; S 0^04'24" W 769.175 FT; S 58^16'46" W 434.73 FT; N 0^04'24" E 997.745 FT; S 89^38'44" E 369.79 FT TO BEG 7.48 AC 4508-0949 9120-1502
26022000180000	37	0.09	\$0	BEG N 89^43'45" W 1413.90 FT & N 0^01' W 1041.44 FT FR E 1/4COR SEC 2, T 3S, R 2W, SLM; S 89^59' W 50 FT; N 0^01' W 59.13 FT TO SE'LY R OF W LINE OF UTAH STATE HWY 48; N 58^17'42" E 58.76 FT; S 0^01' E 90 FT TO BEG. 0.086 AC. 5635-2774 5644-0948 5662-2676 6138-1067 7686-0250
26022000210000	37	0.26	\$0	BEG N 89^37'53" W 31 FT FR SE COR SEC 35, T 2S, R 2W, SLM; S0^03' W 11.84 FT; SW'LY ALG A 877 FT RADIUS CURVE TO R 72.21FT (CHORD S 2^24'32" W 72.19 FT); S 4^46'04" W 190.82 FT; SW'LY ALG A 983 FT RADIUS CURVE TO L 80.94 FT (CHORD S 2^24'32" W 80.92 FT); S 0^03' W 118.26 FT; N 22^10' W 53.46 FT; NW'LY ALG A 236 FT RADIUS CURVE TO R 131.83 FT (CHORD N 6^09'49" W 130.12 FT); N 9^50'22" E 298.78 FT; S 89^37'53" E 5.49 FT TO BEG. 0.26 AC.
26022000220000	37	0.50	\$0	BEG SE COR SEC 35, T 2S, R 2W, SLM; S 0^03' W 466.52 FT; S 58^19'40" W 62.31 FT; N 0^03' E 144.45 FT; NE'LY ALG A 983 FT RADIUS CURVE TO R 80.94 FT (CHORD N 2^24'32" E 80.92 FT); N 4^46'04" E 190.82 FT; NE'LY ALG A 877 FT RADIUS CURVE TO L 72.21 FT (CHORD N 2^24'32" E 72.19 FT); N 0^03' E 11.84 FT; S 89^37'53" E 31 FT TO BEG. 0.5 AC.
26022000230000	37	2.46	\$0	BEG N 89^38'44" W 1168.75 FT FR NE COR OF SEC 2, T 3S, R 2W, SLM; S 1^39'09" E 1057 FT; S 7^58'20" E 109.21 FT; S 58^16'46" W 137.71 FT; N 0^04'24" E 1237.55 FT; S 89^38'44" E 69.93 FT TO BEG. 2.451 AC M OR L. 9120-1502 9127-2614,2616



Parcel ID	Tax District	Acres	2015 Taxable Value	Legal Description
26022000270000	37	4.24	\$100	BEG N 89°38'44" W 864.58 FT FR NE COR OF SEC 2, T 3S, R 2W, SLM; S 0°04'24" W 997.745 FT; S 58°16'46" W 303.45 FT; N 7°58'20" W 109.21 FT; N 1°39'09" W 1057 FT; S 89°38'44" E 304.17 FT TO BEG. LESS BEG N 89°38'44" W 1168.75 FT & S 1°39'09" E 158.31 FT FR NE COR SD SEC 2; S 9°00'44" E 331.61 FT; N 80°59'16" E 89.27 FT; S 13°19'39" E 450.78 FT; S 17°40'39" E 116 FT; S 58°16'24" W 279.50 FT; N 7°58'20" W 112.45 FT; N 1°39'09" W 898.69 FT TO BEG. 4.24 AC M OR L. 9120-1502 9642-6953
26022000280000	37	2.95	\$0	BEG N 89°38'44" W 1168.75 FT & S 1°39'09" E 158.31 FT FR NE COR SEC 2, T3S, R2W, SLM; S 9°00'44" E 331.61 FT; N 80°59'16" E 89.27 FT; S 13°19'39" E 450.78 FT; S 17°40'39" E 116 FT; S 58°16'24" W 279.50 FT; N 7°58'20" W 112.45 FT; N 1°39'09" W 898.69 FT TO BEG. 2.95 AC. 9120-1502 9642-6953
26022000290000	37	6.04	\$320	BEG N 89°37'53" W 36.49 FT NE COR SEC 2, T 3S, R 2W, SLM; S 9°50'22" W 298.78 FT; SE LY ALG A 236 FT RADIUS CURVE TO L 131.83 FT (CHORD S 6°09'49" E 130.12 FT); S 0°03' W 26.19 FT; S 58°16'40" W 519.37 FT M OR L; N 0°04'24" E 769.175 FT M OR L; S 89°38'44" E 458.3 FT M OR L TO BEG. LESS BEG N 89°38'44" W 36.53 FT FR NE COR SD SEC 2; S 9°50'19" W 177.12 FT; N 39°45'22" W 61.95 FT; N 0°02'58" E 86.50 FT; N 50°14'38" E 63.35 FT; S 89°38'44" E 21.11 FT TO BEG. ALSO LESS BEG S 0°02'58" W 466.85 FT & S 58°16'24" W 62.38 FT FR SD NE COR SEC 2; S 58°16'24" W 1.18 FT; N 0°02'58" E 29.70 FT; S 22°10'03" E 2.65 FT; S 0°02'57" W 26.62 FT TO BEG. 6.04 AC M OR L. 4430-0050,0051,0052 8689-1030 9120-1502 9642-6953 9935-4202
26022000300000	37	0.18	\$0	BEG N 89°38'44" W 36.53 FT FR NE COR SEC 2, T3S, R2W, SLM; S 9°50'19" W 177.12 FT; N 39°45'22" W 61.95 FT; N 0°02'58" E 86.50 FT; N 50°14'38" E 63.35 FT; S 89°38'44" E 21.11 FT TO BEG. 0.18 AC. 9120-1502 9642-6953
26022000310000	37	0.01	\$0	BEG S 0°02'58" W 466.85 FT & S 58°16'24" W 62.38 FT FR NE COR SEC 2, T3S, R2W, SLM; S 58°16'24" W 1.18 FT; N 0°02'58" E 29.70 FT; S 22°10'03" E 2.65 FT; S 0°02'57" W 26.62 FT TO BEG. 0.001 AC. 9120-1502 9642-6953

Parcel ID	Tax District	Acres	2015 Taxable Value	Legal Description
26022000330000	37	1.00	\$0	BEG N 89°43'45" W 893.07 FT & N 0°16'15" E 76.13 FT FR E 1/4COR SEC 2, T3S, R2W, SLM; N 0°05'23" E 208.71 FT; N 89°58'12" E 208.71 FT; S 0°05'23" W 208.71 FT; S 89°58'12" W 208.71 FT TO BEG. 29.49 AC 5635-2774, 5644-948 5665-2582
26022000340000	37	16.81	\$0	BEG N 89°43'45" W 208.65 FT FR E 1/4 COR SEC 2, T3S, R2W, SLM; N 89°43'45" W 1205.19 FT; N 0°01' W 1130.79 FT; N 58°16'12" E 579.29 FT; SE'LY 841.45 FT ALG A 6950 FT RADIUS CURVE TO R (CHORD S 3°22'45" E 840.94 FT); N 89°54'37" W 20 FT; S 0°05'23" W 522.33 FT; N 89°58'12" E 505.59 FT; E'LY 154.40 FT ALG A 4771.90 FT RADIUS CURVE TO R (CHORD N 86°58'20" E 154.40 FT); E'LY 24.36 FT ALG A 4771.90 FT RADIUS CURVE TO R; S 0°02'45" W 88.61 FT TO BEG. 16.81 AC. 5635-2774 5644-948 5665-2582 9939-8519
26022000350000	37	13.73	\$720	BEG N 89°43'45" W 208.65 FT & N 0°02'45" E 88.61 FT FR E 1/4COR SEC 2, T3S, R2W, SLM; W'LY 24.36 FT ALG A 4771.90 FT RADIUS CURVE TO L(CHORD S 88°04'23" W 24.36 FT); W'LY 154.40FT ALG A 4771.90 FT RADIUS CURVE TO R(HORD S 86°58'20" W 154.40 FT); S 89°58'12" W 296.88 FT M OR L; N 0°05'23" E 208.71 FT; S 89°58'12" W 208.71 FT; N 0°05'23" E 314.44 FT MOR L; S 89°54'37" E 20 FT; NW'LY 841.45 FT ALG A 6950 FT RADIUS CURVE TO L (CHORD N 3°22'45" W 840.94 FT); N 58°16'12" E 213.77 FT; S 0°03' W 801.24 FT; S 89°43'45" E 686.91 FT M OR L; S 2°59'23" W 266.39 FT; S 0°02'46" W 265.63 FT; N 89°43'45" W 139.01 FT M OR L; S 0°03' W 120.10 FT M OR L TO BEG. 13.73 AC. 5635-2774 5644-948 5665-2582 9939-8519 9971-7239
26022000360000	37	16.16	\$850	COM S 0°03' W 630.19 FT M OR L & S 58°16'12" W 63.52 FT FR NECOR SEC 2, T 3S, R 2W, S L M; S 0°02'46" W 1199.56 FT; S 2°59'23" W 39.29 FT M OR L; N 89°43'45" W 686.91 FT M OR L; N 0°03' E 801.24 FT; N 57°50' E 808.45 FT M OR L TO BEG. 16.16AC M OR L. 4557-1362

Parcel ID	Tax District	Acres	2015 Taxable Value	Legal Description
26022000370000	37	2.37	\$0	BEG N 0°02'46" E 208.71 FT FR E 1/4 COR SEC 2, T3S, R2W, SLM; N 89°43'45" W 69.70 FT; N 0°02'46" E 265.63 FT; N 2°59'23" E 305.68 FT; N 0°02'46" E 1199.56 FT; N 58°16'12" E 63.52 FT; S 0°02'46" W 1804.19 FT TO BEG. 2.37 AC. 4557-1362 5635-2774 5644-948 5665-2582 9939-8519
26022000380000	37	20.85	\$9,172,700	BEG N 89°43'45" W 3229.14 FT & N 58°16'12" E 301.61 FT FR E 1/4 COR OF SEC 2, T 3S, R 2W, SLM; N 58°17'42" E 1776.17 FT M OR L; S 0°01' E 59.13 FT; N 89°59' E 23.23 FT; S 5°17'20" W 566.07 FT; SW'LY 281.30 FT ALG A 3100 FT RADIUS CURVE TO L (CHORD S 2°41'22" W 281.21 FT); S 0°05'23" W 157.25 FT; N 89°54'37" W 86.36 FT; S 84°03'11" W 113.53 FT; S 88°49' W 459.64 FT; S 88°49' W 308.27 FT; N 89°54'37" W 390.46 FT; SW'LY 100.71 FT ALG A 2053 FT RADIUS CURVE TO L (CHORD S 88°41'03" W 100.70 FT); N 2°51'38" W 156.96 FT TO BEG. 20.85 AC. 5635-2774 5644-0948 5662-2676 6138-1067 7686-0250 8040-0816 8993-8930 10027-1854
26022000390000	37	2.68	\$0	BEG N 89°43'45" W 3229.14 FT FR E 1/4 COR OF SEC 2, T 3S, R 2W, SLM; N 89°43'45" W 1815.24 FT; N 58°16'12" E 301.61 FT; S 2°51'38" E 156.96 FT; NE'LY 100.71 FT ALG A 2053 FT RADIUS CURVE TO R (CHORD N 88°41'03" E 100.70 FT); S 89°54'37" E 390.46 FT; N 88°49' E 308.27 FT; N 88°49' E 459.64 FT; N 84°03'11" E 113.53 FT; S 89°54'37" E 86.36 FT; N 0°05'23" E 157.25 FT; NE'LY 281.30 FT ALG A 3100 FT RADIUS CURVE TO R (CHORD N 2°41'22" E 281.21 FT); N 5°17'20" E 566.07 FT; N 89°59' E 26.77 FT; S 0°01' E 1041.44 FT TO BEG. 2.68 AC. 5662-2676 6138-1067 7686-0250 8040-0816 8993-8930 10027-1854
26022000400000	37	0.33	\$29,400	BEG N 89°43'45" W 208.71 FT & N 0°02'45" E 88.61 FT FR E 1/4 COR SEC 2, T3S, R2W, SLM; N 0°02'45" E 120.10 FT; S 89°43'45" E 124.57 FT; S 0°02'45" W 92.20 FT; S 45°02'45" W 35.67 FT; SW'LY 99.36 FT ALG A 4771.90 FT RADIUS CURVE TO L (CHORD S 88°47'18" W 99.36 FT) TO BEG. 0.33 AC. 4289-516 9946-9875

Parcel ID	Tax District	Acres	2015 Taxable Value	Legal Description
26023000410000	37K	28.22	\$1,130	BEG N 0½02'03" E 1450 FT FR S 1/4 COR OF SEC 2, T 3S, R 2W, S L M; N 89½48' W 1223.98 FT; N 1½04'23" E 12.07 FT; NW'LY 581.17 FT ALG CURVE TO L; N 31½44' W 79.51 FT M OR L; N 58½21'20" E 261.70 FT; E'LY 1060.76 FT AL;G A 1915 FT RADIUSCURVE TO R (CHORD N 74½13'28" E 1047.25 FT); S 89½54'25" E 193.03 FT; S 0½02'30" W 1139.82 FT M OR L TO BEG. 28.22 AC 5466-2842, 4829-107 THRU 112, 5921-1625, 5712-56, 5670-2364 5998-2553 6083-2733 6223-0590 6597-0291
26023000424001	37K	2.98	\$0	BEG N 0½02'30" E 2600.52 FT FR S 1/4 COR SEC 2, T3S, R2W, SLM; S 0½02'30" W 83.12 FT; N 89½54'25" W 193.03 FT; W'LY 1060.76 FT ALG A 1915 FT RADIUS CURVE TO L (CHORD S ½13'28" W 1047.25 FT); S 58½21'20" W 261.70 FT; N 31½44'12" W 23.11 FT; N 58½24'43" E 1010.23 FT; S 89½43'38" E 3225 FT; S 0½03'17" W 41.25 FT; N 89½43'38" W2649.65 FT TO BEG. LESS THAT PORTION OUTSIDE SOUTH VALLEY SEWER (BOND LEVY ONLY) 2.98 AC. 5670-2364 5998-2553 6083-2733 6223-0590 6597-0291 9820-1132
26023000424002	37	2.51	\$0	BEG N 0½02'30" E 2600.52 FT FR S 1/4 COR SEC 2, T3S, R2W, SLM; S 0½02'30" W 83.12 FT; N 89½54'25" W 193.03 FT; W'LY 1060.76 FT ALG A 1915 FT RADIUS CURVE TO L (CHORD S ½13'28" W 1047.25 FT); S 58½21'20" W 261.70 FT; N 31½44'12" W 23.11 FT; N 58½24'43" E 1010.23 FT; S 89½43'38" E 3225 FT; S 0½03'17" W 41.25 FT; N 89½43'38" W2649.65 FT TO BEG. LESS THAT PORTION INSIDE SOUTH VALLEY SEWER (BOND LEVY ONLY) 2.51AC. 5670-2364 5998-2553 6083-2733 6223-0590 6597-0291 9820-1132
26024000620000	37	0.14	\$0	BEG S 0^03'22" W 41.25 FT FR E 1/4 COR SEC 2, T 3S, R 2W, SLM; S 0^03'22" W 462.55 FT; N 89^46'29" W 13 FT; N 0^03'22"E 462.56 FT; S 89^44'03" E 13 FT TO BEG. 0.14 AC. 6721-1244 8588-1731
26024000680000	37	1.65	\$0	BEG N 89½43'08" W 1862.79 FT & S 0½11'21" W 41.25 FT FR E 1/4 COR SEC 2, T3S, R2W, SLM; S 0½11'21" W 86.75 FT; N 87½02'33" W 122.50 FT; N 89½53'55" W 246.62 FT; N 89½53'55" W 417.59 FT; N 0½03' E 83.12 FT; S 89½43'08" E 786.77 FT TO BEG. 1.65 AC. 9900-0292,0295,0350,0353 9901-6923,6966



Parcel ID	Tax District	Acres	2015 Taxable Value	Legal Description
26024000690000	37	19.07	\$280	BEG N 89°43'08" W 1862.79 FT & S 0°11'21" W 128 FT FR E 1/4 COR SEC 2, T3S, R2W, SLM; S 0°10'57" W 1061.87 FT; N 89°46'29" W 784 FT; N 0°02'32" E 1066.27 FT; S 89°53'55" E 417.59 FT; S 89°53'55" E 246.62 FT; S 87°02'33" E 122.50 FT TO BEG. 19.07 AC. 9900-0292,0295,0350,0353 9901-6923,6966
26024000700000	37	1.73	\$0	BEG S 0°03'22" W 1185.73 FT & N 89°56'38" W 1582.40 FT FR E 1/4 COR SEC 2, T3S, R2W, SLM; N 89°47'38" W 32.61 FT; N 0°09'49" E 1050.73 FT; S 86°02'57" E 76.39 FT; S 0°05'41" W 684.98 FT; S'LY 365.72 FT ALG A 1480 FT RADIUS CURVE TO R (CHORD S 7°10'25" W 364.79 FT) TO BEG. 1.73 AC. 9892-3487,7389,7573,7653 9900-0292,0295,0350,0353 9901-6920,6963
26024000710000	37	16.60	\$0	BEG S 0°03'22" W 1185.73 FT & N 89°56'38" W 1060.63 FT FR E 1/4 COR SEC 2, T3S, R2W, SLM; N 89°47'38" W 521.77 FT; N'LY 365.72 FT ALG A 1480 FT RADIUS CURVE TO L (CHORD N 7°10'25" E 364.79 FT); N 0°05'41" E 684.98 FT; N 87°02'57" W 76.39 FT; N 0°09'49" E 98.44 FT; S 89°43'32" E 917.86 FT; S 0°03'22" W 77.60 FT; S 87°22'04" W 208.20 FT; S 0°05'41" W 297.67 FT; S'LY 312.21 FT ALG A 1710 FT RADIUS CURVE TO R (CHORD S 5°19'30" W 311.78 FT); S 79°26'40" E 20 FT; S'LY 473.44 FT ALG A 1730 FT RADIUS CURVE TO R (CHORD S 18°23'44" W 471.96 FT) TO BEG. 16.60 AC. 9892-3487,7389,7573,7653 9900-0292,0295,0350,0353 9901-6916,6956

Parcel ID	Tax District	Acres	2015 Taxable Value	Legal Description
26024000720000	37	16.65	\$880	BEG S 0½03 22" W 41.25 FT & N 89½44 03" W 695 FT FR E 1/4 COR SEC 2, T 3S, R 2W, SLM; S 0½03 22" W 463.04 FT; S 89½46 29" E 678 FT; S 0½03 22" W 603.71 FT; S LY ALG A 410 FT RADIUS CURVE TO R 81.1 FT; N 89½46 29" W 1611.19 FT M OR L; N 0½01 W 1147.96 FT M OR L; S 89½44 03" E 926.65 FT M OR L TO BEG. LESS BEG S 0½03'25" W 503.63 FT & N 89½56'38" W 17 FT FR SD E 1/4 COR; S 0½03'25" W 198.60 FT; N 89½47' W 9.27 FT; N 2½40'34" W 97.72 FT; N 6½53'51" W 101.80 FT; S 89½46'13" E 26.26 FT TO BEG. ALSO LESS BEG S 0½03'22" W 1185.73 FT & N 89½56'38" W 1060.63 FT FR SD E 1/4 COR; N 89½47'38" W 554.38 FT; N 0½09'49" E 1149.17 FT; S 89½43'32" E 917.86 FT; S 0½03'22" W 77.60 FT; S 87½22'04" W 208.20 FT; S 0½05'41" W 297.67 FT; S'LY 312.21 FT ALG A 1710 FT RADIUS CURVE TO R (CHORD S 5½19'30" W 311.78 FT); S 79½26'40" E 20 FT; S'LY 473.44 FT ALG A 1730 FT RADIUS CURVE TO R (CHORD S 18½23'44" W 471.96 FT) TO BEG 16.65 AC. 6721-1244 8498-1826 9188-6196,6199 9217-7992 9401-7480 9452-7817 9892-3487,7389,7573,7653 9900-0292,0295,0350 9901-6913,6916,6920,6953,6956,6963,6992,7005
26024000730000	37	1.41	\$0	BEG S 0½03' W 41.25 FT & N 89½43'59" W 13 FT FR E 1/4 COR SEC 2, T3S, R2W, SLM; S 0½03' W 462.44 FT; N 89½46'35" W 30.26 FT' N 6½54'14" W 179.54 FT; N 0½03' E 208.71 FT; N 46½17'39" W 41.42 FT; S 87½21'42" W 600.69 FT; N 0½03' E 77.60 FT; S 89½43'54" E 682 FT TO BEG. 1.41 AC. 6721-1244,8588-1731 9106-5205 9901-6680
26024000740000	37	5.83	\$300	BEG S 0½03 22" W 41.25 FT & N 89½44 03" W 13 FT FR E 1/4 COR SEC 2, T 3S, R 2W, SLM; S 0½03 22" W 462.56 FT; N 89½46 29" W 682 FT; N 0½03 22" E 463.04 FT; S 89½44 03" E 682 FT TO BEG. LESS BEG S 0½03' W 41.25 FT & N 89½43'59" W 13 FT FR SDE 1/4 COR; S 0½03' W 462.44 FT; N 89½46'35" W 30.26 FT' N 6½54'14" W 179.54 FT; N 0½03' E 208.71 FT; N 46½17'39" W 41.42 FT; S 87½21'42" W 600.69 FT; N 0½03' E 77.60 FT; S 89½43'54" E 682 FT TO BEG 5.83 AC. 6721-1244 8588-1731 9106-5205 9901-6680,6684,7154,7158,7162,7166,7170

Parcel ID	Tax District	Acres	2015 Taxable Value	Legal Description
26024000750000	37	0.07	\$0	BEG S 0½03'25" W 503.63 FT & N 89½56'38" W 17 FT FR E 1/4 COR SEC 2, T3S, R2W, SLM; S 0½03'25" W 198.60 FT; N 89½47' W 9.27 FT; N 2½40'34" W 97.72 FT; N 6½53'51" W 101.80 FT; S 89½46'13" E 26.26 FT TO BEG. 0.07 AC. 9892-3487,7389,7573,7653 9900-0292,0295,0350,0353 9901-6913,6953
26024000870000	37	0.53	\$0	BEG E 1029.77 FT & N 2500.71 FT FR S 1/4 COR SEC 2, T3S, R2W, SLM; N 87½14'54" W 250.34 FT; N 0½01' W 86.75 FT; S 89½55.29" E 250.01 FT; S 0½02'08" E 98.44 FT TO BEG. 0.53 AC. 4608-1280
26024000880000	37	8.21	\$0	BEG W 1868.70 FT & N 0½00'35" W 881.31 FT FR SE COR SEC 2, T3S, R2W, SLM; N 0½01' W 2456.21 FT M OR L; S 87½14'54" E 250.34 FT; S 0½01' E 1987.79 FT M OR L; SW'LY 524.13 FT ALG A 1480 FT RADIUS CURVE TO R (CHORD S 28½41'19" W 521.40 FT) TO BEG. 8.21 AC. 4608-1280 10087-603,617

APPENDIX D: PROJECT AREA BUDGET

The budget is on the attached spreadsheet.

EXHIBIT B

Notice of Adoption of Ordinance _____ by the City Council of West Jordan

Pursuant to Section 17C-4 of the Utah Code Annotated, the City Council of West Jordan, Utah (the "City Council") is providing this notice with respect to Ordinance _____ which was passed by the City Council on January 13, 2016, adopting the Copper Hills Marketplace Community Development Project Area Plan (the "Plan"), as approved by the Redevelopment Agency of the City of West Jordan (the "Agency") on the same date, and directing that the notice of adoption be given as required by law. Ordinance _____ and the Plan shall become effective 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 at the offices of the Agency at 8000 South Redwood Road, West Jordan, UT 84088, during regular office hours of 9:00 am to 5:00 pm, Monday through Friday. 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 procedures used to adopt it for any cause.