

NOTICE OF PUBLIC HEARING TO OWNERS AND TAXING ENTITIES

On Center Point Community Development Project Area Plan  
Board of Directors of the Redevelopment Agency of Taylorsville City

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Sections 17C-4-401 and 402, Utah Code Annotated 1953, as amended, that the Board of Directors of the Redevelopment Agency of Taylorsville City (the “Agency”) have scheduled a public hearing on **Wednesday, October 16, 2013 at 7:00 p.m.** or as soon thereafter as reasonably feasible and completion of Taylorsville City Council business permits, in the City Council Chambers, Taylorsville City Hall, 2600 West Taylorsville Blvd., Taylorsville, Utah. Property owners are receiving this notice because they are either the record owners or known owners of a parcel of land which is located within the boundaries of the proposed community development project area. This notice is sent to certain taxing entities because they have the right to levy an ad valorem tax on the property located within the community.

PURPOSES OF THE PUBLIC HEARING

The purposes of the public hearing, as required by Section 17C-4-102(1)(d), Utah Code Annotated 1953, as amended, will be to:

(1) allow public comment on the draft proposed project area plan (the “Project Area Plan”) for the Center Point Community Development Project Area (the “Project Area”);

(2) allow public comment on whether the draft Project Area Plan should be revised, adopted or rejected; and

(3) receive all written objections and hear all oral objections to the draft Project Area Plan.

Notice is hereby given of the following:

(1) A description of the boundaries of the Project Area being proposed for community development is attached as Exhibit “A” and a map showing the boundaries of the Project Area being proposed for community development is attached as Exhibit “B.”

(2) If the Project Area Plan is adopted, then the Agency may negotiate with taxing entities to obtain their voluntary agreement to provide funding, in the form of sales tax proceeds, and/or property tax revenues resulting from an increase in valuation of property within the proposed Project Area, to be paid to the Agency for community development purposes rather than to the taxing entity to which the tax revenues would otherwise have been paid.

(3) Any person objecting to the proposed draft Project Area Plan or contesting the regularity of any of the proceedings to adopt it may appear before the Agency Board at the hearing to show

cause why the proposed draft Project Area Plan should not be adopted, or may file with the Agency written objections prior to the time and date of the public hearing showing cause why the proposed draft Project Area Plan should not be adopted. Oral and written objections will be received and considered at the public hearing.

(4) The proposed Project Area Plan is available for inspection at the Agency offices; contact Donald Adams of the Agency at 2600 West Taylorsville Blvd., Taylorsville, Utah 84129. You are invited to submit to the Agency comments concerning the subject matter of the hearing referred to above prior to the hearing date. Please submit such comments to Donald Adams, at the address listed above.

The Agency is willing to meet and answer any questions you may have. If you have questions or desire to meet, please contact Donald Adams of the Agency at (801) 963-5400. The Project Area and Plan are proposals at this point and the Agency is interested in receiving your comments and suggestions.

Dated this 10<sup>th</sup> day of September 2013

REDEVELOPMENT AGENCY  
OF TAYLORSVILLE CITY



Executive Director

**EXHIBIT "A"**  
**CENTER POINT COMMUNITY DEVELOPMENT PROJECT AREA**  
**LEGAL DESCRIPTION**

**The Center Point Community Development Project Area is enclosed within the following boundaries:**

A part of Section 15 and South Half of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point located South 0°11'57" West 69.12 feet from the Center of Section 15, Township 2 South, Range 1 West; thence South 89°56'13" West 53.02 feet to the northerly right of way of I-215; thence 5 courses along said northerly right of way as follows: (1) South 84°06'22" West 873.30 feet to a 1045.92 radius curve; (2) along said curve 294.56 feet to the right delta equals 16°08'09" long cord bears North 87°48'51" West 293.58 feet; (3) North 78°56'06" West 30.56 feet; (4) North 76°43'15" West 375.70 feet; and (5) North 67°15'40" West 138.90 feet to the southwest corner of Parcel 2115151031; thence along the westerly boundary of said Parcel two courses as follows: North 89°56'25" East 40.82 feet and North 0°03'09" West 148.20 feet to the southwest corner of Parcel 211515103; thence along the westerly and northerly sides of said Parcel two courses as follows: North 0°02'55" West 281.79 feet and North 89°56'30" East 191.63 feet to the Northwest corner of Parcel 211517602; thence North 89°56'23" East 285.63 feet to the Northeast corner of Parcel 2115176013, said point also being on the westerly property line of Parcel 2115176014; thence along the westerly property lines of Parcels 2115176014, 211517602, and 211517601 North 0°02'52" West 337.50 feet; thence South 89°57'05" West 9.77 feet to the west right of way of 1900 West Street; thence North 0°02'59" West 477.12 feet along said west right of way; thence South 89°56'22" West 82.94 feet to the southwest corner of Parcel 2115127004; thence North 0°04'28" West 1351.11 feet along the westerly property line of parcels 2115127004, 2115127003, 2115127002, and 2115127001 to the northwest corner of Parcel 2115127001 and the south right of way of 5400 South Street; thence along the northerly side of parcel 2115127001 North 89°48'56" East 63.42 feet; thence North 0°15'20" West 105.92 feet to the north right of way of 5400 South Street and the southwest corner of Parcel 2110379013; thence along the west and north sides of said parcel North 0°13'19" West 611.96 feet and North 89°57'05" East 1211.30 feet to the west right of way of Redwood Road; thence North 89°57'05" East 53.18 feet to the westerly side of Parcel 2110451004; thence six courses along said westerly property line as follows: (1) South 0°01'16" East 257.71 feet, (2) North 89°00'57" East 53.00 feet, (3) South 0°03'00" East 275.00 feet to a 25 foot radius curve to the left, (4) Along said curve 2.94 feet, delta equals 6°44'17" Long Cord bears South 3°25'08" East 2.94 feet, (5) North 89°43'32" East 18.62 feet, and (6) South 31°05'15" East 25.85 feet to the northerly right of way of 5400 South Street; thence four courses along said northerly right of way as follows: (1) North 89°53'30" East 264.90 feet to a 11544.20 foot radius curve to the right, (2) Along said curve 631.32 feet Delta equals 3°08'00" and Long Chord bears South 88°32'30" East 631.24 feet, (3) South 86°58'30" East 181.10 feet, and (4) South 87°13'58" East 205.54 feet; thence South 2°30'33" West 198.56 feet to the Northwest corner of Crosspointe Condominiums Part 1- Phase 2 said point also being on the easterly right of way of 1500 West Street; thence South 388.00 feet along the east right of way of 1500 West Street to the Southwest corner of said Crosspointe Condominiums Part 1- Phase 2; thence South 0°00'11" West 92.84 feet to the northwesterly corner of Homes at Crosspointe Phase 1 Subdivision, said point also being on the east right of way of 1500 West Street; thence South 347.57 feet to the Southwest corner of Homes at Crosspointe Phase 1 Subdivision; thence South 6°31'47" West 97.96 feet to the Northwest corner of Crosspointe Subdivision Phase 1, said point also being on the east right of way of 1500 West Street; thence three courses along said right of way to the Southwest corner of Crosspointe Subdivision Phase 1 as follows: (1) South 449.69 feet to a 869.97 foot radius curve to the left, (2) along said curve 152.96 feet delta equals 10°04'26" Long Chord bears South 5°02'09" East 152.76 feet to a 929.38 foot radius curve to the right, and (3) along said curve 47.22 feet delta equals 2°54'39" East Long Chord bears South 8°37'02" East 47.21 feet to the Northwest corner of Parcel 2115276009 also along said right of way; thence two courses along said westerly property line and easterly right of way line as follows: southerly along a 930.34 foot radius curve to the right 114.41 feet delta equals 7°02'46" Long Chord bears South 3°38'20" East 114.34 feet and South 0°06'57" East 85.25 feet; thence South 89°53'03" West 56.70 feet to the Southeast corner of Parcel 211525204; thence two courses along said parcel as follows: North 89°51'45" West 477.16 feet and South 0°08'30" West 349.04 feet to the northeast corner of Parcel 2115251016; thence South 0°08'36" West 425.00 feet to the northerly right of way of I-215; thence seven courses along said right of way as follows: (1) North 54°09'30" West 54.92 feet, (2) North 47°34'26" West 50.00 feet, (3) North 57°56'00" West 139.03 feet to 805.44 foot radius curve to the left, (4) Along said curve 301.70 feet Delta equals 21°27'43" and Long Chord bears North 58°18'19" West 299.94 feet to the Southeast corner of Parcel 2115251021, (5) North 71°36'25" West 74.03 feet, (6) North 18°56'34" West 2.28 feet to the southeast corner of Parcel 2115251019; and (7) North 77°57'30" West 276.42 feet to the southwest corner of Parcel 2115251019; thence South 0°03'47" East 425.20 feet; and thence South 89°56'13" West 53.32 feet to the point of beginning.

Contains 7,820,125.25 square feet or 179.525 Acres.

**EXHIBIT "B"**  
**MAP OF CENTER POINT COMMUNITY DEVELOPMENT PROJECT AREA**

