

13243450  
04/15/2020 08:56 AM \$0.00  
Book - 10927 Pg - 3889-3895  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
BLUFFDALE CITY  
2222 W 14400 S  
BLUFFDALE UT 84065  
BY: STA, DEPUTY - MA 7 P.

**CITY OF BLUFFDALE**

**ORDINANCE NO. 2020- 04**

**AN ORDINANCE ADOPTING THE PROJECT AREA PLAN FOR THE JORDAN CROSSING COMMUNITY REINVESTMENT PROJECT AREA, AS APPROVED BY THE BLUFFDALE CITY REDEVELOPMENT AGENCY, AS THE OFFICIAL COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE PROJECT AREA.**

**WHEREAS** the Bluffdale Redevelopment Agency (the “Agency”), having prepared the Project Area Plan (the “Plan”) for the Jordan Crossing Community Reinvestment Project Area (the “Project Area”) pursuant to Utah Code Annotated (“UCA”) Title 17C, Chapter 5, has adopted on this same date the Plan as the Official Community Reinvestment Project Area Plan for the Project Area; and

**WHEREAS** Section 17C-5-109 of the Utah Limited Purposes Local Government Entities – Community Reinvestment Agency Act (the “Act”) mandates that, before a community reinvestment project area plan approved by an agency under UCA Title 17C, Chapter 5 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 reinvestment project area plan under UCA § 17C-5-110.

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

1. The Bluffdale City Council hereby adopts and designates the Plan for the Jordan Crossing Community Reinvestment Project Area, as approved by the Agency on this same date, as the official plan (the “Official Plan”) for the Project Area, the respective boundaries of which are shown and described on the legal descriptions and map attached hereto as **Exhibit A** and incorporated herein by this reference.

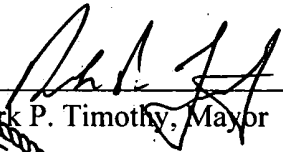
2. Bluffdale City and Agency staff are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-5-110, whereupon the Official Plan shall become effective under UCA § 17C-5-110.

3. Pursuant to the Act, the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

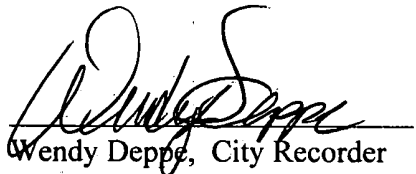
4. This ordinance takes effect immediately upon publication and recording.

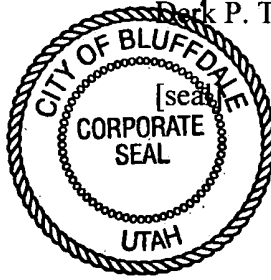
DATED this 26<sup>th</sup> day of February, 2020.

BY THE BLUFFDALE CITY COUNCIL:

  
\_\_\_\_\_  
Mark P. Timothy, Mayor

ATTEST:

  
\_\_\_\_\_  
Wendy Deppé, City Recorder



Voting by the Council:	Aye	Nay
Councilmember Aston	<u>  X  </u>	_____
Councilmember Crockett	<u>  X  </u>	_____
Councilmember Gaston	<u>  X  </u>	_____
Councilmember Hales	<u>  X  </u>	_____
Councilmember Kallas	<u>  X  </u>	_____

## EXHIBIT A

### Jordan Crossing Community Reinvestment Project Area

#### LEGAL DESCRIPTION:

A parcel of land located in the East half of Section 10, the West half of Section 11, the East half of Section 15 and in Section 22, Township 4 South, Range 1 West, Bluffdale City, Salt Lake County, State of Utah, more particularly described as follows:

BEGINNING at the South Quarter corner of said Section 15 (basis of bearings being South 89°58'25" East between the South Quarter corner and the Southeast corner of said Section 15), and running thence South 89°59'35" East 8.12 feet; thence South 03°08'56" East 288.39 feet to a point of curvature of a 469.00 foot radius curve to the right; thence Southerly 58.12 feet along the arc of said curve through a central angle of 07°06'01" (chord bears South 00°24'05" West 58.08 feet) to a point on a 719.18 foot radius curve to the right; thence 23.78 feet along the arc of said curve through a central angle of 01°53'40" (chord bears South 04°59'44" West 23.78 feet); thence North 86°17'20" East 514.02 feet; thence North 68°06'20" East 165.54 feet; thence North 13°19'04" East 281.95 feet; thence North 04°46'34" East 570.00 feet; thence North 00°00'06" West 590.15 feet; thence North 89°59'54" East 150.46 feet; thence North 08°35'00" West 0.60 feet; thence North 05°25'03" West 21.50 feet; thence North 01°05'16" East 22.57 feet; thence North 07°21'27" East 22.57 feet; thence North 13°37'38" East 22.57 feet; thence North 19°53'48" East 22.57 feet; thence North 26°09'59" East 22.57 feet; thence North 26°20'13" East 29.52 feet; thence North 26°20'12" East 46.65 feet; thence North 29°26'24" East 21.66 feet; thence North 35°38'48" East 21.66 feet; thence North 41°51'11" East 21.66 feet; thence North 48°07'11" East 22.09 feet; thence North 54°27'08" East 22.09 feet; thence North 60°47'05" East 22.09 feet; thence North 60°54'45" East 13.54 feet; thence North 53°09'20" East 13.54 feet; thence North 45°23'54" East 13.54 feet; thence North 37°38'28" East 13.54 feet; thence North 51°30'13" East 7.80 feet; thence North 37°34'44" East 13.64 feet; thence North 21°28'00" East 35.75 feet; thence North 09°12'32" East 32.62 feet; thence North 07°50'53" West 27.05 feet; thence North 33°09'30" West 26.62 feet; thence North 52°57'11" West 8.59 feet; thence North 54°48'49" West 9.33 feet; thence North 54°45'39" West 10.29 feet; thence North 58°26'52" West 36.66 feet to a point on a 100.04 foot radius curve to the left; thence 63.13 feet along the arc of said curve through a central angle of 36°09'23" (chord bears North 76°29'26" West 62.09 feet) to a point on a 283.02 foot radius curve to the left; thence 56.41 feet along the arc of said curve through a central angle of 11°25'14" (chord bears North 06°12'06" East 56.32 feet); thence North 8.29 feet; thence North 00°00'05" East 141.70 feet; thence North 00°53'32" East 3.42 feet to a point of curvature of a 214.00 foot radius curve to the right; thence Northerly 62.96 feet along the arc of said curve through a central angle of 16°51'21" (chord bears North 09°19'13" East 62.73 feet); thence North 17°44'53" East 262.98 feet to a point of curvature of a 286.00 foot radius curve to the left; thence Northerly 42.02 feet along the arc of said curve through a central angle of 08°25'06" (chord bears North 13°32'20" East 41.98 feet); thence North 09°19'48" East 146.81 feet; thence North 09°19'29" East 27.84 feet to a point of curvature of a 214.00 foot radius curve to the right; thence Northerly 74.61 feet along the arc of said curve through a central angle of 19°58'35" (chord bears North 19°18'46" East 74.24 feet); thence North 29°18'04" East 488.02

feet to a point of curvature of a 266.00 foot radius curve to the left; thence Northerly 138.02 feet along the arc of said curve through a central angle of 29°43'49" (chord bears North 14°26'10" East 136.48 feet); thence North 00°25'45" West 82.25 feet; thence North 00°26'09" East 2.83 feet to a point of curvature of a 184.00 foot radius curve to the right; thence Northerly 92.70 feet along the arc of said curve through a central angle of 28°51'55" (chord bears North 14°52'07" East 91.72 feet); thence North 29°18'04" East 376.01 feet to a point of curvature of a 533.00 foot radius curve to the left; thence Northerly 140.83 feet along the arc of said curve through a central angle of 15°08'18" (chord bears North 21°43'55" East 140.42 feet); thence North 14°09'46" East 117.97 feet to a point of curvature of a 467.00 foot radius curve to the right; thence Northerly 123.36 feet along the arc of said curve through a central angle of 15°08'08" (chord bears North 21°43'50" East 123.01 feet); thence North 29°17'54" East 216.59 feet; thence North 29°18'04" East 101.48 feet; thence North 23°35'26" East 80.42 feet; thence North 29°18'04" East 121.01 feet to a point of curvature of a 275.00 foot radius curve to the left; thence Northerly 211.17 feet along the arc of said curve through a central angle of 43°59'51" (chord bears North 07°18'08" East 206.02 feet); thence North 14°41'47" West 4.96 feet to a point of curvature of a 15.00 foot radius curve to the right; thence Northeasterly 20.95 feet along the arc of said curve through a central angle of 80°01'25" (chord bears North 25°18'55" East 19.29 feet); thence North 65°19'38" East 4.93 feet; thence North 64°14'57" East 5.51 feet; thence South 41°42'17" East 124.88 feet; thence North 48°17'42" East 365.10 feet; thence North 41°42'17" West 650.17 feet; thence South 48°17'42" West 365.10 feet; thence North 41°56'34" West 43.23 feet; thence North 29°17'04" East 340.32 feet; thence South 85°42'44" East 11.29 feet to a point of curvature of a 200.00 foot radius curve to the left; thence Easterly 107.25 feet along the arc of said curve through a central angle of 30°43'29" (chord bears North 78°55'31" East 105.97 feet); thence North 63°33'47" East 37.80 feet to a point of curvature of a 200.08 foot radius curve to the right; thence Easterly 52.74 feet along the arc of said curve through a central angle of 15°06'05" (chord bears North 71°06'49" East 52.58 feet); thence South 89°24'31" West 228.30 feet; thence North 28°41'32" East 187.75 feet; thence North 87°35'26" West 13.71 feet; thence South 84°58'57" West 42.39 feet; thence South 84°18'22" West 49.51 feet; thence South 82°44'41" West 51.41 feet; thence North 28°41'30" East 307.99 feet; thence South 85°00'56" East 142.02 feet; thence South 84°18'32" East 1158.20 feet; thence South 84°18'31" East 19.15 feet; thence North 26°24'57" East 40.19 feet; thence North 24°21'37" East 52.32 feet; thence North 22°35'19" East 25.95 feet; thence North 25°06'27" East 43.81 feet; thence North 24°38'07" East 82.40 feet; thence North 18°48'50" East 57.90 feet; thence North 13°24'40" East 56.69 feet; thence North 13°10'05" East 65.11 feet; thence North 18°37'35" East 71.23 feet; thence North 12°32'08" West 287.69 feet; thence North 29°24'31" West 855.47 feet; thence South 76°33'15" West 10.10 feet; thence North 34°10'31" West 475.93 feet; thence North 43°00'27" West 177.54 feet; thence North 00°28'41" West 60.66 feet; thence North 26°59'41" West 32.61 feet; thence North 17°59'41" West 37.51 feet; thence North 06°14'42" West 93.02 feet; thence North 00°26'19" East 102.55 feet; thence North 89°39'10" East 2.82 feet; thence North 00°31'29" East 112.04 feet; thence North 89°42'40" East 192.14 feet; thence South 87°38'16" East 96.13 feet; thence South 87°23'52" East 386.40 feet; thence North 22°54'56" East 7.83 feet; thence South 88°26'17" East 26.16 feet; thence South 79°24'13" East 120.58 feet; thence South 21°02'55" West 75.88 feet; thence North 89°37'51" East 654.08 feet; thence South 00°08'48" West 171.68 feet; thence South 85°48'24" East 261.68 feet; thence North 71°09'43" East 487.18 feet; thence South 28°29'07" West 213.14 feet; thence

North 61°30'39" West 50.01 feet; thence South 28°29'07" West 463.98 feet; thence South 29°12'18" West 592.13 feet; thence North 81°15'39" West 53.25 feet; thence South 28°49'02" West 535.14 feet; thence South 61°09'19" East 50.01 feet; thence South 27°55'11" West 428.56 feet; thence South 28°29'47" West 128.99 feet; thence South 64°44'26" East 42.66 feet; thence South 25°15'34" West 265.43 feet; thence South 84°18'42" East 6.43 feet; thence South 25°15'32" West 195.31 feet; thence South 25°15'22" West 94.44 feet; thence South 89°41'55" West 643.60 feet; thence South 89°24'32" West 500.72 feet to a point on a 199.90 foot radius curve to the right; thence 82.66 feet along the arc of said curve through a central angle of 23°41'37" (chord bears South 68°01'39" East 82.08 feet); thence; thence South 56°11'08" East 126.77 feet to a point of curvature of a 303.00 foot radius curve to the right; thence Southeasterly 124.87 feet along the arc of said curve through a central angle of 23°36'47" (chord bears South 44°22'44" East 123.99 feet) to a point of reverse curvature of a 350.00 foot radius curve to the left; thence 45.79 feet along the arc of said curve through a central angle of 07°29'43" (chord bears South 36°19'12" East 45.75 feet) to a point of reverse curvature of a 300.00 feet foot radius curve to the right; thence 131.98 feet along the arc of said curve through a central angle of 25°12'24" (chord bears South 27°27'52" East 130.92 feet); thence South 14°51'40" East 221.19 feet; thence South 29°45'44" West 75.59 feet; thence South 00°58'59" West 161.45 feet; thence South 35°12'51" West 109.93 feet; thence South 45°57'15" West 394.82 feet; thence South 42°40'25" West 165.63 feet; thence South 42°46'14" West 95.79 feet; thence South 89°32'31" West 9.57 feet; thence South 39°02'09" West 36.27 feet; thence South 30°42'36" West 56.25 feet; thence South 32°46'13" West 46.02 feet; thence South 22°21'59" West 75.24 feet; thence South 26°18'41" West 69.02 feet; thence South 19°24'01" West 57.36 feet; thence South 25°12'35" West 44.87 feet; thence South 13°14'33" West 49.60 feet; thence South 11°26'09" West 57.13 feet; thence South 06°52'18" West 46.66 feet; thence South 06°27'23" West 66.05 feet; thence South 05°39'10" West 56.25 feet; thence South 13°22'24" West 65.51 feet; thence South 18°55'32" West 46.98 feet; thence South 19°52'58" West 61.65 feet; thence South 18°10'53" West 54.91 feet; thence South 14°29'24" West 75.81 feet; thence South 29°17'08" West 66.52 feet; thence South 23°29'45" West 52.69 feet; thence South 13°46'58" West 55.68 feet; thence South 13°46'59" West 55.68 feet; thence South 09°36'44" West 45.04 feet; thence South 18°10'53" West 36.61 feet; thence South 13°19'02" West 57.56 feet; thence South 00°15'12" East 40.51 feet; thence South 03°06'47" West 65.71 feet; thence South 11°02'15" East 41.24 feet; thence South 13°03'29" East 43.53 feet; thence South 17°10'50" East 46.38 feet; thence South 15°30'30" East 43.99 feet; thence South 16°57'11" East 40.28 feet; thence South 08°01'06" East 42.84 feet; thence South 11°33'48" East 59.02 feet; thence South 20°48'33" East 32.97 feet; thence South 17°54'12" East 44.54 feet; thence South 07°22'42" East 62.22 feet; thence South 05°27'26" West 38.78 feet; thence South 20°18'09" West 115.39 feet; thence South 29°29'28" West 62.22 feet; thence South 30°42'37" West 45.00 feet; thence South 28°48'03" West 39.73 feet; thence South 19°02'12" West 40.88 feet; thence South 11°03'23" West 39.35 feet; thence South 02°38'21" East 46.34 feet; thence South 01°08'37" West 79.12 feet; thence South 07°41'05" East 44.75 feet; thence South 02°32'40" East 14.86 feet; thence South 02°32'39" East 33.41 feet; thence South 07°50'52" East 58.39 feet; thence South 14°47'16" East 53.81 feet; thence South 12°46'56" East 53.36 feet; thence South 06°22'08" East 54.33 feet; thence South 07°41'06" East 44.75 feet; thence South 02°27'20" East 40.10 feet; thence South 02°27'23" East 10.10 feet; thence South 00°15'13" East 65.59 feet; thence South 02°13'41" East 55.98 feet;

thence South 07°41'05" East 89.50 feet; thence South 02°06'03" East 59.84 feet; thence South 03°26'16" West 59.93 feet; thence South 11°50'28" West 55.25 feet; thence South 15°41'31" West 84.27 feet; thence South 21°14'53" West 68.43 feet; thence South 23°42'32" West 133.01 feet; thence South 16°50'57" West 52.48 feet; thence South 21°54'47" West 56.25 feet; thence South 19°11'12" West 69.56 feet; thence South 13°46'58" West 55.68 feet; thence South 01°47'32" West 54.05 feet; thence South 05°26'53" East 42.62 feet; thence South 12°01'17" East 22.95 feet; thence South 12°01'19" East 24.35 feet; thence South 09°20'37" East 48.84 feet; thence South 13°49'26" East 57.56 feet; thence South 15°46'38" East 36.04 feet; thence South 23°27'08" East 44.08 feet; thence South 16°38'34" East 34.19 feet; thence South 09°42'57" East 58.68 feet; thence South 06°35'37" East 34.94 feet; thence South 02°44'34" East 5.11 feet; thence North 89°58'22" West 44.15 feet; thence South 00°30'14" East 51.79 feet; thence South 08°51'27" West 57.01 feet; thence North 54°34'32" East 33.62 feet; thence North 52°52'19" East 33.62 feet; thence North 51°30'32" East 20.15 feet; thence South 06°08'50" West 25.16 feet; thence South 09°45'17" West 25.16 feet; thence South 13°21'45" West 25.16 feet; thence South 15°09'56" West 112.97 feet; thence North 75°57'38" West 11.32 feet; thence North 75°57'40" West 29.92 feet; thence South 11°07'51" West 33.23 feet; thence South 60°43'30" West 25.74 feet; thence South 14°46'38" West 21.97 feet; thence South 04°49'33" West 65.68 feet; thence South 11°54'15" East 71.99 feet; thence South 17°38'34" East 81.63 feet; thence South 42°06'07" East 57.63 feet; thence South 07°08'57" West 196.49 feet; thence South 05°52'37" West 569.62 feet; thence South 05°52'18" East 6.12 feet; thence South 05°52'15" East 77.86 feet; thence South 10°08'48" East 126.30 feet; thence South 16°24'55" East 114.37 feet; thence South 21°10'37" East 108.35 feet; thence South 30°39'52" East 99.58 feet; thence South 32°59'03" East 123.53 feet; thence South 38°16'22" East 147.94 feet; thence South 35°43'10" East 467.07 feet; thence South 37°56'11" East 261.37 feet; thence South 37°56'12" East 119.35 feet; thence South 43°12'17" East 416.83 feet; thence South 43°02'29" East 203.51 feet; thence South 00°01'31" East 1111.44 feet; thence South 89°58'29" West 2041.31 feet; thence North 05°46'20" West 346.83 feet; thence South 89°58'29" West 130.99 feet; thence South 05°46'48" East 346.84 feet; thence North 89°25'07" West 150.95 feet; thence North 19°40'58" West 22.50 feet; thence North 19°39'43" West 908.90 feet; thence North 22°30'39" West 501.96 feet; thence North 19°40'36" West 263.52 feet; thence North 17°29'20" West 67.31 feet; thence North 19°40'53" West 2.16 feet; thence North 19°40'49" West 339.12 feet; thence North 19°48'29" West 699.45 feet; thence North 19°35'52" West 528.84 feet; thence North 19°35'53" West 849.24 feet; thence South 19°49'18" East 0.24 feet; thence North 19°49'18" West 373.26 feet; thence South 89°58'39" East 1228.55 feet to the POINT OF BEGINNING.

Containing 14,980,257 square feet or 343.90 acres, more or less.

**MAP:**

