

ORDINANCE NO. 11-18-2014A

AN ORDINANCE ADOPTING THE 300 NORTH COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE WEST POINT CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE PROJECT AREA, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Board of the West Point City Community Development and Renewal Agency (the "Agency"), having prepared a Project Area Plan (the "Plan") for the 300 North Community Development Project Area (the "Project Area"), the legal description attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") § 17C-4-109, and having held the required public hearing on the Plan on November 18, 2014, pursuant to UCA § 17C-4-102, adopted the Plan as the Official Community Development Plan for the Project Area; and

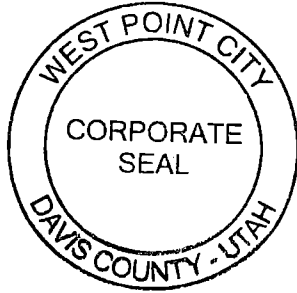
WHEREAS the Utah Community Development and Renewal Agencies Act (the "Act") mandates that, before the community development project area plan approved by an agency under UCA § 17C-4-102 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-4-105; and

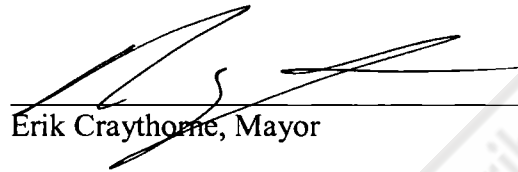
WHEREAS the Act also requires that notice is to be given by the community legislative body upon its adoption of a community development project area plan under UCA § 17C-4-106.

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

1. The City of West Point hereby adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community development plan for the Project Area (the "Official Plan").
2. City staff and consultants are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-4-106, whereupon the Official Plan shall become effective pursuant to UCA § 17C-4-106(2).
3. Pursuant to UCA § 17C-4-106(4), the Agency may proceed to carry out the Official Plan upon its adoption.
4. This ordinance shall take effect immediately upon passage and adoption and publication of a summary as provided by law.

APPROVED AND ADOPTED this 18th day of November, 2014.




Erik Craythorne, Mayor

Attest:


Misty Rogers, City Recorder

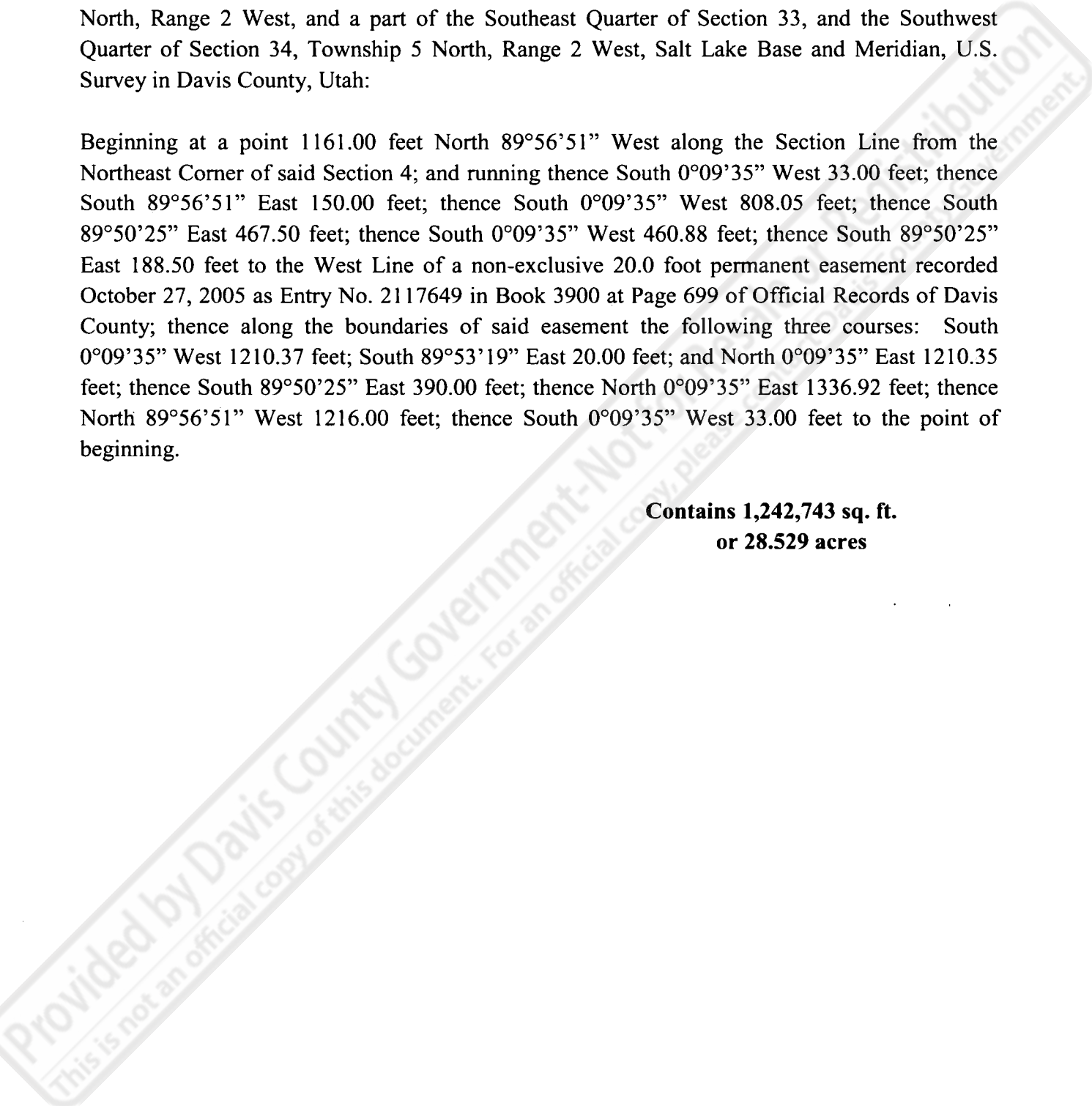
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PROJECT AREA LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 3 and the Northeast Quarter of Section 4, Township 4 North, Range 2 West, and a part of the Southeast Quarter of Section 33, and the Southwest Quarter of Section 34, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Davis County, Utah:

Beginning at a point 1161.00 feet North 89°56'51" West along the Section Line from the Northeast Corner of said Section 4; and running thence South 0°09'35" West 33.00 feet; thence South 89°56'51" East 150.00 feet; thence South 0°09'35" West 808.05 feet; thence South 89°50'25" East 467.50 feet; thence South 0°09'35" West 460.88 feet; thence South 89°50'25" East 188.50 feet to the West Line of a non-exclusive 20.0 foot permanent easement recorded October 27, 2005 as Entry No. 2117649 in Book 3900 at Page 699 of Official Records of Davis County; thence along the boundaries of said easement the following three courses: South 0°09'35" West 1210.37 feet; South 89°53'19" East 20.00 feet; and North 0°09'35" East 1210.35 feet; thence South 89°50'25" East 390.00 feet; thence North 0°09'35" East 1336.92 feet; thence North 89°56'51" West 1216.00 feet; thence South 0°09'35" West 33.00 feet to the point of beginning.

**Contains 1,242,743 sq. ft.
or 28.529 acres**



Parcel ID	Owner Name	Mail Address Line1	Mail City	Mail State	Mail Zip
120230120	UTAH DEPARTMENT OF TRANSPORTATION	BOX 148420	SALT LAKE	UT	84114
120230127	UTAH DEPARTMENT OF TRANSPORTATION	BOX 148420	SALT LAKE	UT	84114
120230127	UTAH DEPARTMENT OF TRANSPORTATION	BOX 148420	SALT LAKE	UT	84114
120230129	UTAH DEPARTMENT OF TRANSPORTATION	BOX 148420	SALT LAKE	UT	84114
120230131	UTAH DEPARTMENT OF TRANSPORTATION	BOX 148420	SALT LAKE	UT	84114
120230133	UTAH DEPARTMENT OF TRANSPORTATION	BOX 148420	SALT LAKE	UT	84114
120330052	UTAH DEPARTMENT OF TRANSPORTATION	BOX 148420	SALT LAKE	UT	84114
120330054	MILLCREEK PARTNERS LLC AND TETON IN	1572 NORTH WOODLAND PARK	LAYTON	UT	84041
120330055	TETON INVESTMENT HOLDING LP	1572 NORTH WOODLAND PARK	LAYTON	UT	84041
120330056	TETON INVESTMENT HOLDING LP	1572 NORTH WOODLAND PARK	LAYTON	UT	84041
120330058	MILLCREEK PARTNERS LLC	1572 NORTH WOODLAND PARK	LAYTON	UT	84041

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