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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
02/19/2019 09:36 AM
FEE \$0.00 Pgs: 6
DEP RTT REC'D FOR FARMINGTON CITY
CORP

REDEVELOPMENT AGENCY OF FARMINGTON CITY, UTAH

ORDINANCE NO 2018-09

AN ORDINANCE OF THE RDA OF FARMINGTON CITY, UTAH ADOPTING THE "AMENDMENT TO STATION PARK REDEVELOPMENT PROJECT AREA PLAN" (ORIGINAL PLAN DATED APRIL 1, 2005 AND ADOPTED JUNE 1, 2005; PREVIOUS AMENDMENT TO PLAN DATED JUNE 14, 2016 AND ADOPTED JUNE 21, 2016; AMENDMENT TO PLAN DATED OCTOBER 2, 2018 AND ADOPTED OCTOBER 2, 2018

BE IT ORDAINED BY THE RDA OF FARMINGTON CITY, UTAH AS FOLLOWS:

SECTION I. That this Ordinance of Farmington City, Utah is hereby enacted to read as follows:

AMENDMENT TO STATION PARK REDEVELOPMENT PROJECT AREA PLAN (Original Plan dated April 1, 2005 and adopted June 1, 2005; Previous Amendment to Plan dated June 14, 2016 and adopted June 21, 2016; Amendment to Plan dated October 2, 2018 and adopted October 2, 2018

Sections:

1. Reasons for Adoption of Amendment to Plan
2. Adoption and Official Designation of Amendment to Plan.
3. Amendment to Project Area Boundaries.
4. Amendment to Plan Incorporated by Reference.
5. Effective Date.

Section 1. Reasons for Adoption of Amendment to Plan. It has become necessary and desirable to amend the Station Park Redevelopment Project Area ("Project Area") and related Station Park Redevelopment Project Area Plan ("Original Plan") by making minor adjustments to the legal description and map of the Project Area set forth in the Original Plan, as requested by the Davis County Auditor pursuant to Section 17C-2-110(4)(a) of the Limited Purpose Local Government Entities - Community Reinvestment Agency Act subject to Subsection (4)(b), is acting to remove one or more parcels from the project area because the agency determines that each parcel removed is "no longer necessary or desirable to the project area."

Section 2. Adoption and Official Designation of Amendment to Plan. The Original Plan as amended by the Amendment to Plan is hereby designated as the official project area plan for the Station Park Redevelopment Project Area and supersedes and replaces the Original Plan. The City hereby officially adopts the Amendment to Plan by this Ordinance, in accordance with the provisions of the Act, with the result that the legal description and map of the Project Area are modified and amended.

Section 3. Amended Project Area Boundaries. The legal description of the boundaries of the Station Park Redevelopment Project Area, as amended and as described in the Amendment to Station Park Redevelopment Project Area Plan is as follows, to-wit:

New Boundary description

08-591-0403, 0408
 08-552-0202
 08-486-0115, 0102
 -0110, 0109
 08-597-0001, 0002, 0003


08-075-0064, 0072, 0031, 0030, 0027, 0070
 -0050, 0051, 0059, 0076, 0073, 0080
 08-087-0013, 0015
 08-088-0060
 08-483-0013, 0002, 0001, 0011, 0012, 0003,
 -0014, 0015, 0010, 0009, 0007, 0008,
 -0006
 08-053-0069, 0056, 0062

An amended map of the Project Area is attached hereto as Exhibit "A."

Section 4. Amendment to Plan Incorporated by Reference. The Amendment to Plan is incorporated herein by reference, and made a part of this Ordinance. Copies of the Amendment to Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

Section 5. Effective Date and Time. This Ordinance shall take effect immediately upon adoption. Pursuant to the provisions of the Act, the Amendment to Plan shall become effective at the time of the first publication of a summary of this Ordinance.

PASSED AND APPROVED by the RDA of Farmington City, Utah this second Day of October 2018.


H. James Talbot, Mayor



ATTEST:


City Recorder

RDA board Record of Vote:

Brett Anderson *Aye*
Cory Ritz *ABSENT*
Doug Anderson *Aye*
Rebecca Wayment *Aye*
Alex Leeman *Aye*

FARMINGTON CITY RDA BOUNDARY DESCRIPTION

PART OF THE NORTH 1/2 OF SECTION 24, THE NORTHEAST 1/4 OF SECTION 23, THE SOUTHEAST 1/4 OF SECTION 14 AND THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 650 WEST STREET AND THE SOUTH RIGHT OF WAY LINE OF CLARK LANE, A 100 FOOT WIDE STREET AS DESCRIBED IN THAT CERTAIN ROAD DEDICATION PLAT, ENTRY NUMBER 2041354 IN BOOK 3694, AT PAGE 1209, DATED THE 28TH DAY OF DECEMBER 2004 BY MAX ELLIOT IN THE DAVIS COUNTY RECORDER'S OFFICE, POINT OF BEGINNING BEING 98.85 FEET NORTH 00° 07' 40" WEST FROM THE CENTER OF SAID SECTION 24, (BASIS OF BEARINGS IS SOUTH 89° 52' 28" WEST BETWEEN THE CENTER OF SECTION 24 AND THE WEST 1/4 CORNER OF SECTION 24, DAVIS COUNTY TOWNSHIP REFERENCE PLAT); AND RUNNING THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CLARK LANE FIVE (5) COURSES AS FOLLOWS, (1) NORTH 89° 34' 39" WEST 20.75 FEET TO THE POINT OF CURVATURE OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, (2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 350.13 FEET WITH A CENTRAL ANGLE OF 44° 34' 49" (LONG CHORD BEARS NORTH 67° 17' 24" WEST 341.37 FEET) TO THE POINT OF TANGENCY, (3) NORTH 45° 00' 00" WEST 444.45 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE LEFT (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 274.89 FEET WITH A CENTRAL ANGLE OF 45° 00' 00" (LONG CHORD BEARS NORTH 67° 30' 00" WEST 267.88 FEET) TO THE POINT OF TANGENCY, (5) WEST 1647.35 FEET, MORE OR LESS; THENCE NORTH 100.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CLARK LANE AND THE EASTERLY RIGHT OF WAY LINE OF 1100 WEST STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF 1100 WEST STREET FIVE (5) COURSES AS FOLLOWS, (1) NORTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 48.98 FEET WITH A CENTRAL ANGLE OF 34° 51' 50" (LONG CHORD BEARS NORTH 53° 03' 56" WEST 48.23 FEET AND CENTER BEARS NORTH 19° 30' 10" EAST) TO A POINT OF REVERSE CURVATURE, (2) NORTHWESTERLY ALONG THE ARC OF A 109.50 FOOT RADIUS CURVE TO THE LEFT 23.31 FEET WITH A CENTRAL ANGLE OF 12° 11' 58" (LONG CHORD BEARS NORTH 41° 43' 59" WEST 23.27 FEET) TO A POINT OF REVERSE CURVATURE, (3) NORTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS TO THE RIGHT 19.84 FEET WITH A CENTRAL ANGLE OF 14° 07' 05" (LONG CHORD BEARS NORTH 40° 46' 25" WEST 19.79 FEET) TO A POINT OF REVERSE CURVATURE, (4) NORTHWESTERLY ALONG THE ARC OF A 560.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT 468.47 FEET WITH A CENTRAL ANGLE OF 47° 55' 50" (LONG CHORD BEARS NORTH 25° 11' 43" WEST 454.92 FEET AND CENTER BEARS SOUTH 88° 46' 13" WEST) TO THE POINT OF TANGENCY, (5) NORTH 49° 09' 37" WEST 68.52 FEET TO THE POINT OF CURVATURE OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID ARC 40.57 FEET WITH A CENTRAL ANGLE OF 89° 24' 45" (LONG CHORD BEARS NORTH 04° 27' 15" WEST 36.58 FEET) TO THE POINT OF TANGENCY AND THE SOUTHERLY RIGHT OF WAY LINE OF PARK LANE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE TWO (2) COURSES AS FOLLOWS, (1) NORTH 40° 15' 08" EAST 293.10 FEET, (2) NORTH 43° 35' 30" EAST 192.39 FEET, MORE OR LESS, TO THE PROJECTED EAST LINE OF PARK LANE SUBDIVISION (YET TO BE RECORDED), THENCE NORTH 00° 03' 38" EAST 401.49 FEET, MORE OR LESS, ALONG SAID EAST LINE PROJECTED AND EAST LINE TO THE SOUTH LINE OF PARK LANE COMMONS SUBDIVISION RECORDED AS ENTRY 32863550 ON APRIL 29, 2015 IN BOOK 6256, AT PAGE 794, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE NORTH 89° 34' 55" WEST 513.36 FEET TO THE EAST RIGHT OF WAY LINE OF MARKET STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00° 07' 05" EAST 668.31 FEET TO THE NORTH LINE OF PARK LANE COMMONS SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THREE (3) COURSES AS FOLLOWS: (1) SOUTH 89° 20' 54" EAST 222.58 FEET TO A POINT OF CURVATURE, (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 108.00 FOOT RADIUS CURVE TO THE LEFT 92.18 FEET WITH A CENTRAL ANGLE OF 48° 54' 10" (LONG CHORD BEARS NORTH 66° 12' 01" EAST 89.41 FEET) TO THE POINT OF TANGENCY, (3) NORTH 41° 44' 56" EAST 112.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY

STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 48°12' 56" WEST 274.86 FEET; THENCE NORTH 62°57' 51" EAST 102.96 FEET TO A POINT ON THE BOUNDARY OF ENTRY #2940933; THENCE ALONG THE BOUNDARY OF SAID ENTRY #2940933 SEVEN (7) COURSES AS FOLLOWS: (1) NORTH 41° 48' 29" EAST 82.37 FEET, (2) NORTH 55° 44' 30" EAST 8.29 FEET, (3) NORTH 84° 16' 08" EAST 31.43 FEET TO A POINT OF CURVATURE, (4) SOUTHEASTERLY ALONG THE ARC OF A 40.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT 26.21 FEET WITH A CENTRAL ANGLE OF 37°32'22" (LONG CHORD BEARS SOUTH 31°01'09" EAST 25.74 FEET) TO A POINT OF CURVATURE, (5) EASTERLY ALONG THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE LEFT 7.74 FEET WITH A CENTRAL ANGLE OF 88°39'54" (LONG CHORD BEARS NORTH 85°52'43" EAST 6.99 FEET) TO A POINT OF TANGENT, (6) NORTH 41° 32' 46" EAST 12.99 FEET, (7) SOUTH 48° 27' 49" EAST 183.59 FEET TO A POINT ON THE NORTHERLY LINE OF GRAND AVENUE (475 NORTH STREET); THENCE ALONG SAID NORTHERLY LINE OF GRAND AVENUE TWO (2) COURSES AS FOLLOWS: (1) NORTHEASTERLY ALONG THE ARC OF A 194.50 FOOT RADIUS CURVE TO THE RIGHT 92.41 FEET WITH A CENTRAL ANGLE OF 27°13'18" (LONG CHORD BEARS NORTH 59°07'40" EAST 91.54 FEET) TO A POINT OF TANGENT, (2) NORTH 33° 03' 51" EAST 47.04 FEET TO A POINT ON THE WESTERLY LINE OF BROADWAY (1075 WEST STREET); THENCE ALONG SAID WESTERLY LINE OF BROADWAY NORTH 11° 28' 29" WEST 497.29 FEET; THENCE NORTH 78°30'56" EAST 413.67 FEET MORE OR LESS, TO THE WESTERLY LINE OF PARCEL G, PARK LANE COMMONS SUBDIVISION RECORDED AS ENTRY NO. 2598621 ON THE 12TH DAY OF MAY 2011 IN BOOK 5272, AT PAGE 857, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY LINE TWO (2) COURSES AS FOLLOWS: (1) SOUTH 50° 41' 22" EAST 665.33 FEET TO A POINT OF CURVATURE, (2) SOUTHEASTERLY ALONG THE ARC OF A 135.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 153.14 FEET WITH A CENTRAL ANGLE OF 64° 59' 35" (LONG CHORD BEARS SOUTH 15° 44' 39" EAST 145.06 FEET AND CENTER BEARS SOUTH 73° 14' 53" EAST) TO THE NORTHERLY RIGHT OF WAY LINE OF PARK LANE AND POINT OF TANGENCY; THENCE NORTH 41° 45' 29" EAST 140.69 FEET, MORE OR LESS, ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE UTAH TRANSIT AUTHORITY COMMUTER RAIL CORRIDOR AS DESCRIBED IN SAID SURVEY #5910; THENCE SOUTH 50° 35' 23" EAST 726.18 FEET, MORE OR LESS, ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 88° 54' 00" WEST 82.77 FEET, MORE OR LESS; THENCE SOUTH 52° 07' 03" EAST 212.03 FEET, MORE OR LESS; THENCE SOUTH 38° 46' 49" WEST 24.04 FEET, MORE OR LESS, TO A POINT OF CURVATURE ON THE BOUNDARY LINE OF STATION PARK SUBDIVISION RECORDED AS ENTRY 2589654 ON THE 17TH DAY OF MARCH 2011 IN BOOK 5232, AT PAGE 39, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY LINE SEVEN (7) COURSES AS FOLLOWS: (1) SOUTHEASTERLY ALONG THE ARC OF A 31.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 11.84 FEET WITH A CENTRAL ANGLE OF 21° 32' 07" (LONG CHORD BEARS SOUTH 61°10' 03" EAST 11.77 FEET AND CENTER BEARS SOUTH 18° 03' 54" WEST) TO THE POINT OF TANGENCY, (2) SOUTH 50° 23' 54" EAST 87.46 FEET TO A POINT OF CURVATURE, (3) SOUTHEASTERLY ALONG THE ARC OF A 94.83 FOOT RADIUS CURVE TO THE LEFT 29.34 FEET WITH A CENTRAL ANGLE OF 17° 43' 31" (LONG CHORD BEARS SOUTH 59° 15' 43" EAST 29.22 FEET) TO THE POINT OF TANGENCY, (4) SOUTH 67° 44' 58" EAST 53.88 FEET TO A POINT OF CURVATURE, (5) SOUTHEASTERLY ALONG THE ARC OF A 101.50 FOOT RADIUS CURVE TO THE RIGHT 30.16 FEET WITH A CENTRAL ANGLE OF 17° 01' 32" (LONG CHORD BEARS SOUTH 59° 14' 14" EAST 30.05 FEET TO THE POINT OF TANGENCY, (6) SOUTH 50° 43' 29" EAST 484.99 FEET TO A POINT OF CURVATURE, (7) SOUTHEASTERLY ALONG THE ARC OF A 2009.43 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 1000.47 FEET WITH A CENTRAL ANGLE OF 28° 31' 37" (LONG CHORD BEARS SOUTH 11° 22' 36" EAST 990.17 FEET AND CENTER BEARS 87° 08' 48" EAST) TO A POINT ON CURVE AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID STATION PARK SUBDIVISION AND THE EASTERLY BOUNDARY LINE OF THE FARMINGTON CITY PUBLIC WORKS PROPERTY AS DESCRIBED IN AN ALTA/ACSM LAND TITLE SURVEY DATED 4 MARCH 2014 AND FILED AS SURVEY #6582 ON 09/15/14 IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR; THENCE ALONG SAID EASTERLY LINE FOUR (4) COURSES AS FOLLOWS: (1) CONTINUING SOUTHEASTERLY ALONG THE ARC OF A 2009.43 FOOT RADIUS CURVE TO THE LEFT 157.50 FEET WITH A CENTRAL ANGLE OF 04° 29' 27" (LONG CHORD BEARS SOUTH 27° 53' 08" EAST 157.46 FEET AND CENTER BEARS NORTH 64° 21' 36" EAST) TO THE POINT OF TANGENCY, (2) SOUTH 00° 39' 11" EAST 0.19 FEET, (3) SOUTH

30°18' 39" EAST 137.95 FEET, (4) SOUTH 00°12' 24" WEST 125.98 FEET, MORE OR LESS; SOUTH 89° 53' 00" EAST 58.43 FEET, MORE OR LESS, THENCE SOUTH 00° 12' 00" WEST 48.90 FEET, THENCE SOUTH 89° 53' 00" EAST 17.00 FEET; THENCE SOUTH 00° 12' 00" WEST 106.89 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF CLARK LANE; THENCE NORTH 89° 53' 00" WEST 38.76 FEET, MORE OR LESS, ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF 650 WEST STREET; THENCE SOUTH 00° 18' 42" WEST 581 .59 FEET, MORE OR LESS, ALONG SAID EASTERLY RIGHT OF WAY LINE. THENCE NORTH 89° 34' 39" WEST 90.00 FEET TO THE POINT OF BEGINNING.

CALCULATED AREA CONTAINS APPROXIMATELY 150.73 ACRES.



New (2018 Amended) Station Park RDA boundary line

