



ORDINANCE NO.

AN ORDINANCE ADOPTING THE CENTRAL BUSINESS DISTRICT COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE, 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 Redevelopment Agency of the City of St. George (the "Agency"), having prepared a Project Area Plan (the "Plan") for the Central Business District 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 March 3, 2016, 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 ST. GEORGE AS FOLLOWS:

1. The City of St. George 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.

APPROVED AND ADOPTED this ²⁰¹⁶ 3 day of March, 2015.



Jonathan T. Pike

Mayor

Attest:

Christina Lemaire

City Recorder

PROJECT AREA LEGAL DESCRIPTION

**Exhibit A
CDA – Downtown**

Beginning at a intersection of Main Street and Tabernacle Street, said point being 7.81 feet South 50°34'34" West from HCN #247 (HCN Bearings used for rotation), said point being the POINT OF BEGINNING;
thence North 88°50'16" West 629.24 feet to the intersection of 100 West Street and Tabernacle Street;
thence North 01°35'03" East 369.94 feet;
thence North 88°25'20" West 226.50 feet;
thence North 01°35'08" East 4.12 feet;
thence North 88°25'25" West 84.69 feet;
thence North 01°34'50" East 68.13 feet;
thence North 88°53'07" West 266.00 feet;
thence South 01°33'14" West 19.20 feet to a point of curve to the left having a radius of 19.99 feet and a central angle of 56°29'17";
thence southeasterly along the arc a distance of 19.71 feet to a point of reverse curve to the right having a radius of 62.99 feet and a central angle of 122°15'11";
thence southerly along the arc, a distance of 134.40 feet to the point of curve of a non tangent curve to the right, of which the radius point lies North 19°09'18" West, a radial distance of 66.50 feet;
thence northwesterly along the arc, through a central angle of 110°41'15", a distance of 128.47 feet;
thence South 01°31'41" West 48.30 feet;
thence North 88°12'11" West 330.01 feet;
thence North 01°32'16" East 64.72 feet;
thence North 88°26'47" West 244.73 feet;
thence North 01°28'22" East 245.68 feet to the intersection of 300 West Street and St. George Boulevard;
thence South 88°25'25" East 1,242.35 feet to the intersection of 100 West Street and St. George Boulevard;
thence North 01°33'40" East 619.67 feet to the intersection of 100 West Street and 200 North Street;
thence South 87°25'50" East 617.60 feet to the intersection of Main Street and 200 North Street;
thence South 00°53'29" West 299.99 feet;
thence South 88°25'25" East 618.13 feet;
thence North 01°34'55" East 308.92 feet to the intersection of 100 East Street and 200 North Street;
thence South 88°26'54" East 618.01 feet to the intersection of 200 East Street and 200 North Street;
thence South 01°41'54" West 619.23 feet to the intersection of 200 East Street and St. George Boulevard;
thence North 88°26'39" West 1,234.24 feet to the intersection of Main Street and St. George Boulevard;
thence South 00°52'00" West 613.67 feet to the intersection of Main Street and Tabernacle Street, said point also being the POINT OF BEGINNING.
Containing 38.12 acres, more or less.

TOGETHER WITH
Beginning at the intersection of 200 West Street and Tabernacle Street, said point being

1256.95 feet North 88°53'07" West from HCN #247 (HCN Bearings used for rotation),
said point being the POINT OF BEGINNING;
thence South 01°32'28" West 441.98 feet;
thence North 88°26'32" West 619.58 feet;
thence North 01°48'32" East 441.77 feet to the intersection of 300 West Street and
Tabernacle Street;
thence South 88°27'44" East, a distance of 617.52 feet to the intersection of 200 West
Street and Tabernacle Street to the POINT OF BEGINNING.
Containing 6.27 acres, more or less.

CERTIFICATION OF CITY OF ST. GEORGE
ORDINANCE NO. 2016-03-001

Pursuant to Utah Code §10-3-713, I hereby certify that on the 3rd day of March, 2016, the St. George City Council passed Ordinance No. 2016-03-001 and that said ordinance was posted at the St. George City Offices, 175 E. 200 N., the Washington County Library, 88 W. 100 S., and the Washington County Administrative Offices, 197 E. Tabernacle on March 7, 2016.

Christina Fernandez
Christina Fernandez
St. George City Recorder



SG-268-B
SG-268-C
SG-269-B-1-A
SG-273
SG-274-A
SG-274-B-2
SG-274-B-3
SG-275-A
SG-278
SG-277-A-1
SG-277-A-2
SG-277-A-3
SG-277-B-1
SG-278-A
SG-278-D
SG-279
SG-280-A
SG-280-B
SG-331-A
SG-331-B-1
SG-331-B-2
SG-332
SG-333-1-A
SG-333-2
SG-334-A
SG-341-A-2
SG-341-A-3
SG-341-B-1
SG-341-B-3-A
SG-342-A
SG-342-B-1
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SG-348-RD
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SG-357-A-1-RD
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SG-464-RD
SG-469-RD

SG-470-B-1-A-RD
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SG-AS-102-A-RD
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SG-AS-2-A-RD
SG-AS-3-A-RD
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SG-AS-43-A-1-RD
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SG-ASC-47-A-RD
SG-ASC-4-A-RD

SG-ASC-5-A-RD
SG-ASC-6-A-RD
SG-ASC-7-A-RD
SG-ASC-8-A-RD
SG-ASC-9-A-RD