

The Redevelopment Agency of the City of St. George Fort Pierce Community Development Project Area #2 (CDA)

Transmittal Document

On behalf of the Redevelopment Agency of the City of St. George, for whom Lewis Young Robertson & Burningham, Inc (LYRB), acts as consultant, we are transmitting this document in conjunction with the creation of the Fort Pierce Community Development Project Area #2 within the City. Should questions arise relating to this document, contact Rob Sant or Jason Burningham with LYRB at (801) 596-0700 or rob@lewisyoung.com or jason@lewisyoung.com.

This document fulfills the requirement located in Utah Code Annotated 17C-4-107 which requires that "Within 30 days after the community legislative body adopts, under 17C-4-105, a community development project area plan, the agency shall:

- (1) record with the recorder of the county in which the project area is located a document containing:
 - (a) a description of the land within the project area;
 - (b) a statement that the project area plan for the project area has been adopted; and
 - (c) the date of the adoption;
- (2) transmit a copy of the description of the land within the project area and an accurate map or plat indicating the boundaries of the project area to the Automated Geographic Reference Center created under Section 63F-1-506; and
- (3) For a project area plan that provides for the payment of tax increment to the agency, transmit a copy of the description of the land within the project area, a copy of the community legislative body ordinance adopting the project area plan, and a map or plat indicating the boundaries of the project area to:
 - (a) the auditor, recorder, attorney, surveyor, and assessor of each county in which any part of the project area is located;
 - (b) the officer or officers performing the function of auditor or assessor for each taxing entity that does not use the county assessment rolls or collect its taxes through the county;
 - (c) the legislative body or governing board of each taxing entity;
 - (d) the State Tax Commission; and
 - (e) the State Board of Education."

Project Area Plan Adoption

The City of St. George City Council adopted Ordinance 2014-11-009 on November 20, 2014 which adopted the Fort Pierce Community Development Project Area #2 Plan, as approved by the Redevelopment Agency of the City of St. George through Resolution 2014-11-003R, as the official community development project area plan for the area.

Fort Pierce CDA #2

LEGAL DESCRIPTIONS OF LAND WITHIN THE CDA

Commencing at the Northwest Quarter Corner of Section 20, Township 43 South, Range 15 West, Salt Lake Base & Meridian; thence 875.60 feet S 88°45'22" E along the section line, and 160.30 feet S 01°14'38" W to the POINT OF BEGINNING, said point also being on the Northernly line of Commerce Drive, as shown on the "Commerce Drive Extension" Dedication Plat, according to official plat thereof on file and of record in the Washington County Recorder's Office as Entry No. 828420; thence S 47°15'29" W, a distance of 1460.99 feet more or less to a point of curve to the right having a radius of 990.49 feet and a central angle of 07°44'40"; thence southwesterly along the arc a distance of 133.88 feet more or less; thence S 41°23'29" E, a distance of 66.07 feet more or less; thence S 42°44'31" E, a distance of 324.13 feet more or less; thence S 59°49'11" W, a distance of 755.47 feet more or less; thence S 42°23'28" W, a distance of 192.89 feet more or less; thence N 50°30'13" W, a distance of 319.43 feet more or less; thence N 50°31'07" W, a distance of 66.00 feet more or less to the point of curve of a non tangent curve to the right, of which the radius point lies S 50°31'07" E, a radial distance of 1,000.00 feet; thence northeasterly along the arc, through a central angle of 06°38'26", a distance of 115.90 feet more or less; thence N 45°46'09" W, a distance of 160.01 feet more or less to a point of curve to the left having a radius of 3,066.00 feet and a central angle of 05°05'44"; thence northwesterly along the arc a distance of 272.68 feet more or less; thence N 50°51'53" W, a distance of 889.75 feet more or less; thence N 55°38'13" E, a distance of 45.06 feet more or less; thence N 43°57'59" E, a distance of 653.25 feet more or less; thence S 45°07'03" E, a distance of 430.38 feet more or less; thence S 82°57'28" E, a distance of 500.45 feet more or less; thence N 54°35'35" E, a distance of 528.51 feet more or less; thence N 61°03'35" E, a distance of 582.54 feet more or less; thence N 06°54'20" W, a distance of 345.90 feet more or less; thence N 41°26'40" E, a distance of 200.93 feet more or less; thence N 66°15'02" E, a distance of 98.29 feet more or less; thence S 42°43'56" E, a distance of 750.72 feet more or less to the POINT OF BEGINNING.

Containing 2,485,014.05 square feet or 57.0481 acres, more or less.

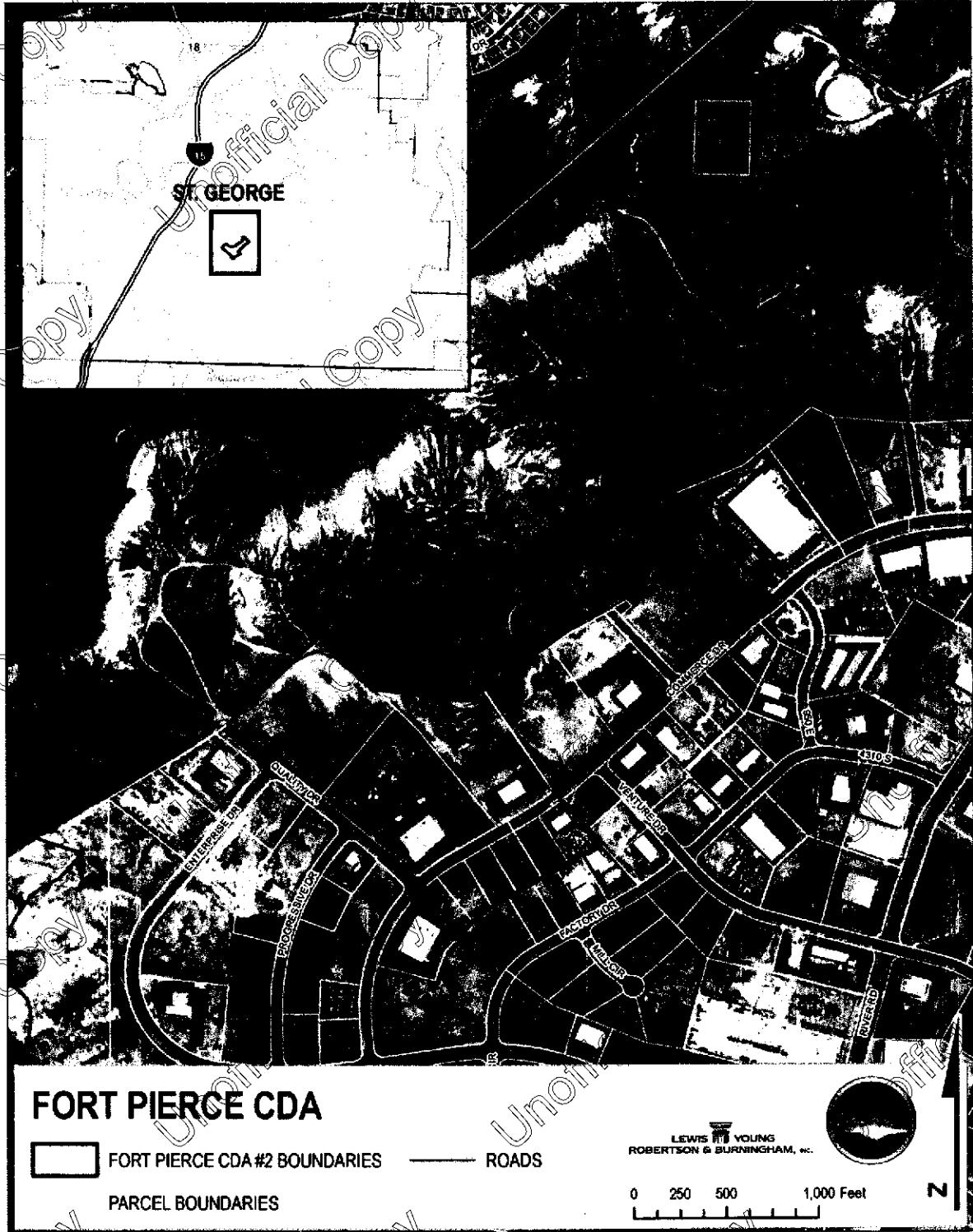
The intent of this legal description is to include all of Lots 73, 74A, 74B, 75, 76, 77, 78, 79, 124, 127, and 128 into the Fort Pierce CDA #2

The land within the CDA contains the following parcels:

Taxable Property Schedule (2014)					
Parcel ID	Owner	Acres	Taxable Value	Tax District	
SG-5-3-19-111	TAC HOLDINGS LLC	1.81	197,100	8	
SG-5-3-20-460	TAC HOLDINGS LLC	3.26	757,700	8	
SG-5-3-19-112	MCSTG Partners LLC	10.00	2,269,800	8	
SG-5-3-19-1102	Bristle Barn LLC	8.56	661,500	8	
SG-5-3-19-120	STS Leasing LLC	7.12	1,040,300	8	
SG-5-3-19-129	Guthrie LLC	1.19	129,500	8	
SG-5-3-19-128	Kurt & Linda Johnson	1.07	116,200	8	
SG-5-3-19-132	Competitive Excavation Inc	1.12	121,500	8	
SG-5-3-19-121	CE&B Holdings LC	1.25	307,600	8	
SG-5-3-17-1101	Utah School & Trust Lands ¹	22.45	-	8	
SG-5-3-20-4412	Fort Pierce Leasing LC	0.09	5,000	8	
SG-5-3-19-131	Competitive Excavation Inc	1.12	121,500	8	
Total:		57.04	5,729,700		

¹ The 22.45 acres is currently part of the Utah School & Trust Lands (SITLA) "parent parcel", and is thus tax exempt. As value added businesses locate on the conceptual lots owned by SITLA, the lot will be reduced from SITLA's "parent parcel" and given its own tax I.D. number.

Map Indicating the Boundaries of CDA



Community Ordinance 2014-11-009

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ORDINANCE NO. 2014-11-009

AN ORDINANCE ADOPTING THE FORT PIERCE COMMUNITY DEVELOPMENT PROJECT AREA #2 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 Fort Pierce Community Development Project Area #2 (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 20, 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 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 20 day of November, 2014.



Attest:

Christina Fernandez
City Recorder

EXHIBIT A - PROJECT AREA LEGAL DESCRIPTION

Commencing at the Northwest Quarter Corner of Section 20, Township 43 South, Range 15 West, Salt Lake Base & Meridian; thence 875.60 feet S 88°45'22" E along the section line, and 160.30 feet S 01°14'38" W to the POINT OF BEGINNING, said point also being on the Northerly line of Commerce Drive, as shown on the "Commerce Drive Extension" Dedication Plat, according to official plat thereof on file and of record in the Washington County Recorder's Office as Entry No. 828420; thence S 47°15'29" W, a distance of 1460.99 feet more or less to a point of curve to the right having a radius of 990.49 feet and a central angle of 07°44'40"; thence southwesterly along the arc a distance of 133.88 feet more or less; thence S 41°23'29" E, a distance of 66.07 feet more or less; thence S 42°44'31" E, a distance of 324.13 feet more or less; thence S 59°49'11" W, a distance of 755.47 feet more or less; thence S 42°23'28" W, a distance of 192.89 feet more or less; thence N 50°30'13" W, a distance of 319.43 feet more or less; thence N 50°31'07" W, a distance of 66.00 feet more or less to the point of curve of a non tangent curve to the right, of which the radius point lies S 50°31'07" E, a radial distance of 1,000.00 feet; thence northeasterly along the arc, through a central angle of 06°38'26", a distance of 115.90 feet more or less; thence N 45°46'09" W, a distance of 160.01 feet more or less to a point of curve to the left having a radius of 3,066.00 feet and a central angle of 05°05'44"; thence northwesterly along the arc a distance of 272.68 feet more or less; thence N 50°51'53" W, a distance of 889.75 feet more or less; thence N 55°38'13" E, a distance of 45.06 feet more or less; thence N 43°57'59" E, a distance of 653.25 feet more or less; thence S 45°07'03" E, a distance of 430.38 feet more or less; thence S 82°57'28" E, a distance of 500.45 feet more or less; thence N 54°35'35" E, a distance of 528.51 feet more or less; thence N 61°03'35" E, a distance of 582.54 feet more or less; thence N 06°54'20" W, a distance of 345.90 feet more or less; thence N 41°26'40" E, a distance of 200.93 feet more or less; thence N 66°15'02" E, a distance of 98.29 feet more or less; thence S 42°43'56" E, a distance of 750.72 feet more or less to the POINT OF BEGINNING.

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