

Entry 2022002631
Book 1769 Pages 898-905 \$0.00
31-MAR-22 01:58
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
VERNAL CITY CORP
374 E MAIN VERNAL, UT 84078
Rec By: REBECCA ISER , DEPUTY

ORDINANCE NO. 2022-01
DOWNTOWN CRA PLAN ADOPTION
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AN ORDINANCE OF THE VERNAL CITY COUNCIL ADOPTING THE PROJECT AREA PLAN FOR THE VERNAL DOWNTOWN COMMUNITY REINVESTMENT PROJECT AREA.

WHEREAS the Vernal City Community Development and Renewal Agency (the “Agency”), having prepared the Project Area Plan (the “Plan”) for the Vernal Downtown Community Reinvestment Project Area (the “Project Area”) pursuant to Utah Code Annotated (“UCA”) § 17C-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 § 17C-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.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF VERNAL CITY, UTAH AS FOLLOWS:

1. The Vernal City Council hereby adopts and designates the Plan for the Vernal Downtown 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 description and map attached hereto as **Exhibit A** and incorporated herein by this reference.

2. 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.

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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 or posting, as required by law.

PASSED, ADOPTED AND ORDERED published on this 5th day of January, 2022.



Mayor Doug Hammond

ATTEST:



Roxanne Behunin, City Recorder

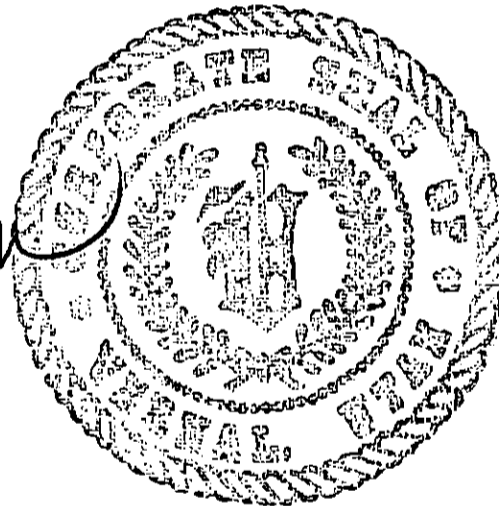


EXHIBIT A

Vernal Downtown Community Reinvestment Project Area

Map

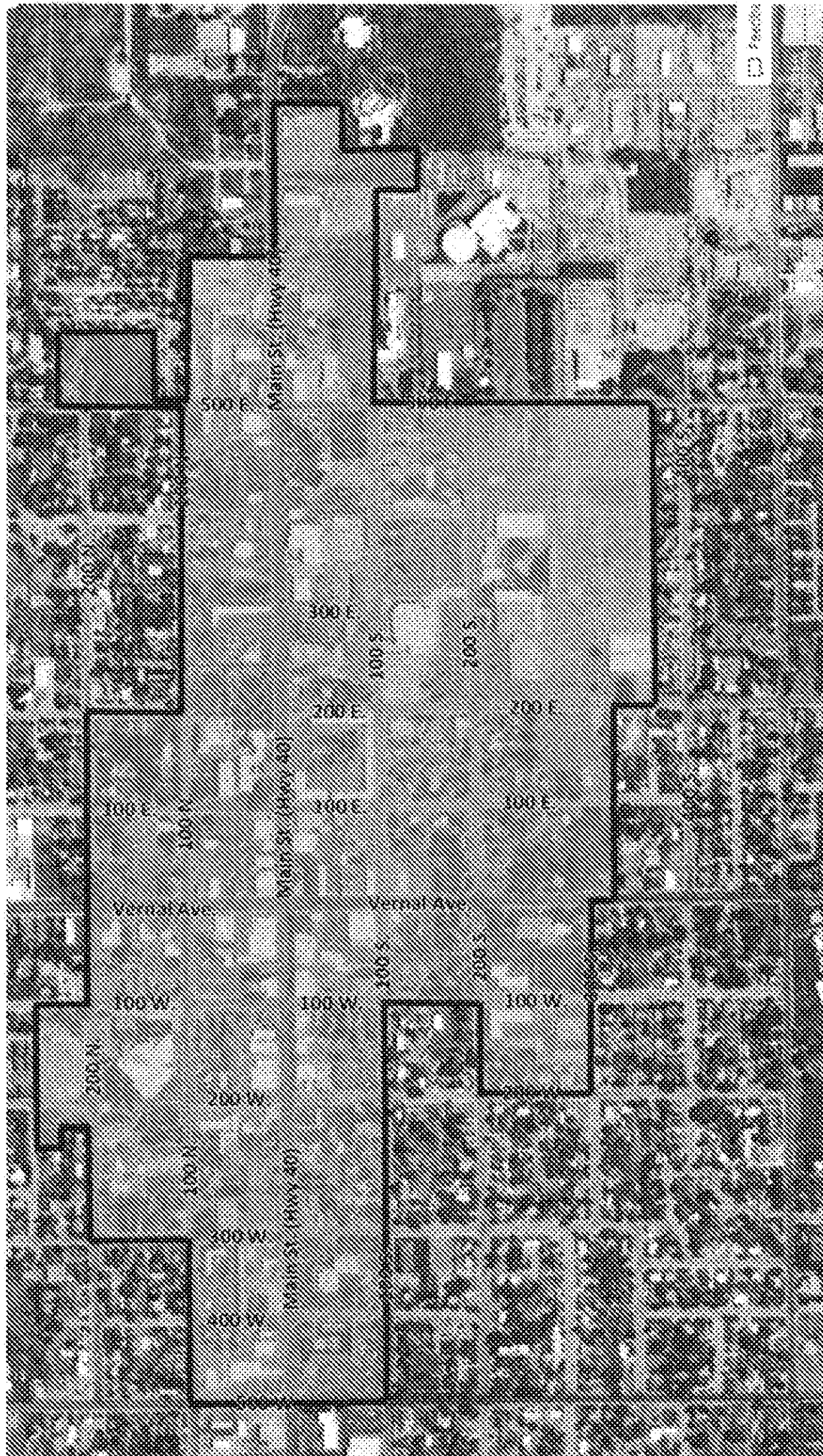


EXHIBIT B

Vernal Downtown Community Reinvestment Project Area

Legal Description

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, UTAH; THENCE N02°28'42"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 519.75 FEET TO THE CENTERLINE OF 100 NORTH STREET; THENCE N87°49'08"E ALONG SAID CENTERLINE OF 100 NORTH STREET 881.15 FEET TO THE CENTERLINE OF 300 WEST STREET; THENCE N02°23'19"W ALONG SAID CENTERLINE OF 300 WEST STREET 511.50 FEET TO THE CENTERLINE OF 200 NORTH STREET; THENCE N87°49'08"E ALONG SAID CENTERLINE OF 200 NORTH STREET 574.41 FEET TO A POINT INLINE WITH THE WEST PROPERTY LINE OF PARCEL 05:024:0015; THENCE THE FOLLOWING 4 CALLS ALONG THE PROPERTY LINES OF SAID PARCEL 05:024:0015 AND THE EXTENSION THEREOF, (1) N02°12'59"W 161.25 FEET, (2) S87°49'08"W 80.00 FEET, (3) N02°12'59"W 127.50 FEET, (4) N87°49'08"E 197.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 05:024:0015; THENCE N81°45'07"E 66.37 FEET TO THE NORTHWEST CORNER OF FRACTIONAL BLOCK 2, PLAT "A", OF THE OFFICIAL MAP OF VERNAL CITY AS FILED FOR RECORD IN THE UINTAH COUNTY RECORDER'S OFFICE; THENCE N87°52'07"E ALONG THE NORTH LINE OF SAID FRACTIONAL BLOCK 2 AND THE EXTENSION THEREOF 486.75 FEET TO THE CENTERLINE OF 100 WEST STREET; THENCE S02°12'59"E ALONG SAID CENTERLINE OF 100 WEST STREET 295.34 FEET TO SAID CENTERLINE OF 200 NORTH STREET; THENCE N87°49'08"E ALONG SAID CENTERLINE OF 200 NORTH STREET 519.75 FEET TO THE INTERSECTION OF SAID CENTERLINE 200 NORTH STREET AND THE CENTERLINE OF VERNAL AVENUE; THENCE N87°48'08"E ALONG SAID CENTERLINE OF 200 NORTH STREET 1031.25 FEET TO THE CENTERLINE OF 200 EAST STREET; THENCE S02°12'59"E ALONG SAID CENTERLINE OF 200 EAST STREET 511.50 FEET TO SAID CENTERLINE OF 100 NORTH STREET; THENCE N87°48'08"E ALONG SAID CENTERLINE OF 100 NORTH STREET 1614.52 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, SAID TOWNSHIP 4 SOUTH, RANGE 21 EAST; THENCE S02°01'57"E ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, 45.74 FEET TO THE NORTHWEST PROPERTY CORNER OF PARCEL 05:037:0008; THENCE N87°58'26"E ALONG THE NORTH PROPERTY LINE OF PARCELS 05:037:0008 AND 05:037:0013, 792.00 FEET TO THE NORTHEAST PROPERTY CORNER OF SAID PARCEL 05:037:0013; THENCE S02°01'57"E ALONG THE EAST PROPERTY LINE OF SAID PARCEL 05:037:0013 AND THE EXTENSION THEREOF 474.00 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 24; THENCE N87°58'26"E ALONG SAID EAST-WEST QUARTER SECTION LINE OF SECTION 24, 736.73 FEET TO A POINT INLINE WITH THE EAST PROPERTY LINE OF PARCEL 05:039:0009; THENCE S01°55'49"E ALONG SAID EAST PROPERTY LINE OF PARCEL 05:039:0009 AND THE EXTENSION THEREOF 346.00 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID PARCEL 05:039:0009; THENCE S87°58'26"W ALONG THE SOUTH PROPERTY LINE OF SAID PARCEL 05:039:0009, 200.00 FEET TO THE EAST PROPERTY LINE OF PARCEL 05:040:0001; THENCE S01°55'49"E ALONG THE EAST PROPERTY LINE OF SAID PARCEL 05:040:0001, 427.52 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID PARCEL 05:040:0001; THENCE S87°58'24"W ALONG THE SOUTH PROPERTY LINE OF PARCELS 05:040:0001 AND 05:040:0002, 198.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 05:040:0002; THENCE N01°55'48"W ALONG THE WEST PROPERTY LINE OF SAID PARCEL 05:040:0002, 212.52 FEET TO THE SOUTHEAST CORNER OF PARCEL 05:040:0028; THENCE S87°58'26"W ALONG THE SOUTH LINE OF PARCELS 05:040:0028 AND 05:040:0045, 826.72 FEET TO A PROPERTY CORNER OF SAID PARCEL 05:040:0045; THENCE THE

FOLLOWING 2 CALLS ALONG THE PROPERTY LINES OF SAID PARCEL 05:040:0045 AND THE EXTENSION THEREOF, (1) N01°48'12"W 33.00 FEET, (2) S87°58'26"W 305.25 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S01°48'12"E ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER 1481.15 FEET TO A POINT INLINE WITH THE SOUTH LINE OF PARCEL 05:031:0110; THENCE THE FOLLOWING 2 CALLS ALONG THE PROPERTY LINE OF SAID PARCEL 05:031:0110 AND THE EXTENSION THEREOF, (1) S87°44'26"W 1314.64 FEET, (2) N02°00'50"W 19.27 FEET TO THE SOUTHEAST CORNER OF PARCEL 05:032:0002; THENCE S87°46'24"W ALONG THE SOUTH LINES OF SAID PARCELS 05:032:0002 AND 05:031:0110, 242.10 FEET TO THE EAST LINE OF 200 EAST STREET; THENCE N02°13'21"W ALONG SAID EAST LINE OF 200 EAST STREET 48.70 FEET; THENCE S87°46'24"W 82.50 FEET TO THE WEST LINE OF SAID 200 EAST STREET; THENCE N02°13'21"W ALONG SAID WEST LINE OF 200 EAST STREET 120.00 FEET TO THE SOUTHEAST PROPERTY CORNER OF PARCEL 05:032:0014; THENCE THE FOLLOWING 2 CALLS ALONG THE PROPERTY LINES OF SAID PARCEL 05:032:0014, (1) S87°46'24"W 150.00 FEET, (2) N02°13'21"W 50.00 FEET TO A PROPERTY CORNER OF PARCEL 05:032:0012; THENCE S87°46'24"W ALONG THE NORTH LINES OF PARCELS 05:032:0012, 05:032:0029, 05:032:0083, 05:032:0160 AND 05:032:0159 AND THE EXTENSIONS THEREOF 840.00 FEET TO SAID CENTERLINE OF VERNAL AVENUE; THENCE N02°13'21"W ALONG SAID CENTERLINE OF VERNAL AVENUE 147.97 FEET TO THE CENTERLINE OF 300 SOUTH STREET; THENCE S87°49'08"W ALONG SAID CENTERLINE OF 300 SOUTH STREET 1031.25 FEET TO THE CENTERLINE OF 200 WEST STREET; THENCE N02°13'21"W ALONG SAID CENTERLINE OF 200 WEST STREET 594.00 FEET TO THE CENTERLINE OF 200 SOUTH STREET; THENCE N87°49'08"E ALONG THE CENTERLINE OF 200 SOUTH STREET 511.50 FEET TO THE CENTERLINE OF 100 WEST STREET; THENCE N02°13'21"W ALONG SAID CENTERLINE OF 100 WEST STREET 511.50 FEET TO THE CENTERLINE OF 100 SOUTH STREET; THENCE S87°49'08"W ALONG SAID CENTERLINE OF 100 SOUTH STREET 2125.27 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE N01°48'02"W ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER 519.75 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 WHICH WAS TAKEN FROM SAID OFFICIAL MAP OF VERNAL CITY TO BEAR N02°01'57"W.

ALSO:

BEGINNING AT SOUTHWEST PROPERTY CORNER OF PARCEL 05:037:0004 WHICH IS LOCATED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, UTAH AND BEARS N02°01'57"W 660.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; THENCE N02°01'57"W ALONG SAID WEST LINE OF THE NORTHWEST QUARTER 487.00 FEET TO THE NORTHWEST PROPERTY CORNER OF PARCEL 05:037:0002; THENCE N87°58'26"E ALONG THE NORTH LINE OF SAID PARCEL 05:037:0002, 377.14 FEET TO THE NORTHEAST PROPERTY CORNER OF SAID PARCEL 05:037:0002; THENCE S02°01'57"E ALONG THE EAST LINE OF PARCELS 05:037:0002, 05:037:0003 & 05:037:0004, 487.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 05:037:0004; THENCE S87°58'26"W ALONG THE SOUTH LINE OF SAID PARCEL 05:037:0004, 377.14 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS SAID WEST LINE OF THE NORTHWEST QUARTER WHICH WAS TAKEN FROM THE OFFICIAL MAP OF VERNAL CITY (AS FILED FOR RECORD IN THE UINTAH COUNTY RECORDER'S OFFICE) TO BEAR N02°01'57"W.

EXHIBIT C

Vernal Downtown Community Reinvestment Project Area

Parcels

050190023	050190080	050200072	050230081	050230123
050190024	050190081	050200074	050230082	050230124
050190025	050190094	050200075	050230083	050230125
050190026	050190095	050200077	050230084	050230126
050190027	050190097	050200078	050230087	050230127
050190028	050190100	050200079	050230088	050230128
050190029	050190103	050200080	050230091	050230129
050190030	050190104	050200081	050230094	050230130
050190031	050190105	050200083	050230101	050230131
050190033	050190113	050200086	050230102	050230132
050190034	050190114	050200091	050230103	050230133
050190037	050190115	050200101	050230104	050230134
050190038	050190116	050200102	050230105	050230135
050190039	050190117	050200105	050230106	050230136
050190043	050190119	050200106	050230107	050230137
050190044	050190120	050200107	050230108	050230138
050190045	050190121	050230054	050230109	050230139
050190046	050190122	050230055	050230110	050230140
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050190061	050200061	050230065	050230114	050230147
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050190065	050200063	050230067	050230116	050230149
050190066	050200064	050230070	050230117	050230150
050190069	050200066	050230072	050230118	050230151
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050240015	050240067	050250008	050250086	050270076
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050240034	050240083	050250037	050260007	050290004
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050310019	050310067	050320042	050400007	
050310020	050310071	050320048	050400008	
050310021	050310072	050320049	050400009	