

RETURNED

SEP 07 2018

3115675
BK 7094 PG 28

E 3115675 B 7094 P 28-32 A-E
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/07/2018 09:28 AM
FEE \$0.00 Pas: 10
DEP RT REC'D FOR Woods Cross City

ORDINANCE NO. 584

AN ORDINANCE OF THE WOODS CROSS CITY COUNCIL ADOPTING AN OFFICIAL PLAN FOR THE FARM MEADOWS COMMUNITY REINVESTMENT PROJECT AREA, AS APPROVED BY THE REDEVELOPMENT AGENCY OF WOODS CROSS CITY, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Board of the Redevelopment Agency of Woods Cross City (the "Agency"), having prepared a Project Area Plan (the "Plan") for the Farm Meadows Community Reinvestment Project Area (the "Project Area"), the legal description of which is attached hereto as EXHIBIT A, pursuant to Utah Code Annotated ("UCA") § 17C-5-105, and having held the required public hearing on the Plan on July 17, 2018, pursuant to UCA § 17C-5-104, adopted the Plan as the Official Community Reinvestment Plan for the Project Area; and


WHEREAS the Utah Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the "Act") mandates that, before the community reinvestment project area plan approved by an agency under UCA § 17C-5-104 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-5-109; and

WHEREAS the Act also requires that 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.

NOW, THEREFORE, BE IT ORDAINED BY THE WOODS CROSS CITY COUNCIL AS FOLLOWS:

1. Woods Cross City adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community reinvestment plan for the Project Area (the "Official Plan").
2. City staff and consultants are authorized and directed to publish or cause to be published the notice required by the Act, at which time the Official Plan will become effective.
3. The Agency may proceed to carry out the Official Plan upon its adoption.
4. This ordinance takes effect immediately.

APPROVED AND ADOPTED this July 17, 2018.

Attest: 

City Recorder



Council Chair



PROJECT AREA LEGAL DESCRIPTION

Parcel #06:064:0034

All of Lot 34, Berkshire West Plat B. Cont. 0.25 Acres

Parcel #06:064:0010

All of Lot 10, Berkshire West. Cont. 0.20 Acres

Parcel #06:258:0001

All of Lot 1, Poulson Place Subdivision. Cont. 0.27 Acres

Parcel #06:258:0002

All of Lot 2, Poulson Place Subdivision. Cont. 0.22 Acres

Parcel #06:258:0003

All of Lot 3, Poulson Place Subdivision. Cont. 0.24 Acres

Parcel #06:258:0004

All of Lot 4, Poulson Place Subdivision. Cont. 0.24 Acres

Parcel #06:258:0005

All of Lot 5, Poulson Place Subdivision. Cont. 0.23 Acres

Parcel #06:258:0006

All of Lot 6, Poulson Place Subdivision. Cont. 0.25 Acres

Parcel #06:249:0010

All of Lot 10, Hidden Park Subdivision. Cont. 0.18 Acres

Parcel #06:058:0006

All of Lot 6, A&K Sub. Cont. 0.20 Acres

Farm Meadows Plat A:

BOUNDARY DESCRIPTION

Beginning at a point on the Easterly line of the So. Pacific Railroad right-of-way said point being North 89°42'03" East along the Section Line 319.61 feet and South 09°01'18" West 198.10 feet from the West Quarter corner of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 80°58'42" East 139.50 feet; thence North 50°44'03" East 84.16 feet; thence South 80°58'42" East 109.50 feet; thence South 09°01'18" West 117.0 feet; thence South 33°04'44" West 61.33 feet; thence South 09°01'18" West 104.50 feet; thence South 80°58'42" East 447.09 feet; thence South 87°05'35" East 154.66 feet; thence South 75°27'25" East 151.93 feet; thence North 14°32'35" East 38.88 feet; thence South 75°27'25" E 107.05 feet; thence South 41°51'26" East 65.47 feet; thence South 75°27'25" East 147.58 feet to the Westerly line of the Union Pacific Railroad right-of-way, thence along said right-of-way the following two courses, along the arc of a 10077.91 foot radius curve to the left 289.25 feet (radius bears South 73°48'45" East); and South 14°32'35" West 212.14 feet; thence South 89°44'48" West 148.95 feet, thence South 07°15'12" East 193.00 feet to the North line of 1500 South Street, thence along said line South 89°46'02" West 623.81 feet; thence North 01°13'58" West 311.00 feet; thence South 89°46'02" West 194.19 feet; thence North 10°16'25" East 141.22 feet; thence North 88°28'09" West 320.24 feet; to the Easterly line of the So. Pacific Railroad right-of-way, thence along said line North 09°01'18" East 678.00 feet to the point of beginning.

Property Contains 20.92 Acres

Farm Meadows-Plat B

BOUNDARY DESCRIPTION

Beginning at a point on the Easterly line of the Southern Pacific Railroad right-of-way, said point being N 89°42'03" E 319.61 feet along the Section Line and S 09°01'18" W 198.10 feet from the West Quarter corner of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said point also being on the Northwest boundary corner of Farm Meadows Subdivision Plat "A", according to the official Plat thereof and running thence N 09°01'18" E 938.78 feet along said right-of-way line to the South line of Newport Subdivision Plat "C", according to the official plat thereof; thence along said South line of Newport Subdivision Plats C and B, N 89°10'20" E 930.00 feet; thence South 00°49'40" East 129.50 feet; thence South 23°29'47" West 61.46 feet; thence South 00°49'40" East 107.00 feet; thence South 89°10'20" West 300.00 feet; thence South 86°33'30" West 75.08 feet; thence North 80°58'42" West 107.00 feet; thence South 59°00'55" West 73.11 feet; thence North 80°58'42" West 85.00 feet; thence South 46°15'38" West 36.36 feet; thence South 09°01'18" West 446.06 feet; thence South 06°27'56" West 56.06 feet; thence South 09°01'18" West 97.00 feet to a point on the North line of said Farm Meadows Subdivision Plat "A"; thence along said North line the following (3) courses: North 80°58'42" West 109.50 feet, South 50°44'03" West 84.16 feet, and North 80°58'42" West 139.50 feet to the point of beginning. Property contains 10.822 acres.

Farm Meadows Plat C

BOUNDARY DESCRIPTION

Beginning at a point on the Northerly and Easterly lines of Farm Meadows Subdivision Plat "A" according to the official plat thereof said point lies North 89°42'03" East 531.42 feet along the section line and South 452.68 feet from the West Quarter Corner of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian and running thence along said Easterly line the following (2) courses: North 09°01'18" East 104.50 feet and North 33°04'44" East 61.33 feet; thence North 09°01'18" East 214.00 feet along said Easterly line and the Easterly line of Farm Meadows Subdivision Plat "B" according to the official plat thereof; thence along the Easterly and Southerly lines of said Farm Meadows Subdivision Plat "B" the following (11) courses: North 06°27'56" East 56.06 feet and North 09°01'18" East 446.06 feet and North 46°15'38" East 36.36 feet and South 80°58'42" East 85.00 feet and North 59°00'55" East 73.11 feet and South 80°58'42" East 107.00 feet and North 86°33'30" East 75.08 feet and North 89°10'20" East 300.00 feet and North 00°49'40" West 107.00 feet and North 23°29'47" East 61.46 feet and North 00°49'40" West 129.50 feet to a point on the South line of Newport Subdivision Plat "B" according to the official plat thereof; thence along said South line North 89°10'20" East 678.17 feet to a point on the Westerly line of the O.S.L. Railroad; thence along said Westerly line South 19°03'18" West 697.63 feet; thence South 89°10'44" West 192.85 feet to a point on a 122.00 foot radius non tangent curve to the left, (radius bears South 85°21'58" East); thence along the arc of said curve 11.88 feet through a central angle of 05°34'44"; thence South 19°03'18" West 75.00 feet to a point on a 122.00 foot radius curve to the left, (radius bears South 70°56'42" East); thence along the arc of said curve 61.61 feet through a central angle of 28°55'58" to a point of reverse curvature with a 178.00 foot radius curve to the right, (radius bears South 80°07'20" West); thence along the arc of said curve 4.05 feet through a central angle of 01°18'08"; thence South 81°55'08" East 168.17 feet to a point on the said Westerly line of O.S.L. Railroad; thence along said Westerly line the following (2) courses: South 18°57'44" West 200.54 feet to a point on a 10077.91 foot radius non tangent curve to the left, (radius bears South 71°34'36" East) and along the arc of said curve 393.19 feet through a central angle of 02°14'07" to the Northeast corner of said Farm Meadows Subdivision Plat "A"; thence along the Northerly line of said Farm Meadows Subdivision Plat "A" the following (7) courses: North 75°27'25" West 147.57 feet and North 41°51'26" West 65.47 feet and North 75°27'25" West 107.05 feet and South 14°32'35" West 38.88 feet and North 75°27'25" West 151.93 feet and North 87°05'35" West 154.66 feet and North 80°58'42" West 447.09 feet to the point of beginning. Property contains 29.621 acres.



CRA PARCELS

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Taxable Property Schedule (2017)	
Parcel ID	Acres
06-152-0101	0.48
06-152-0102	0.20
06-152-0103	0.19
06-152-0104	0.19
06-152-0105	0.23
06-152-0106	0.23
06-152-0107	0.26
06-152-0108	0.19
06-152-0109	0.19
06-152-0110	0.19
06-152-0111	0.19
06-152-0112	0.19
06-152-0113	0.18
06-152-0114	0.19
06-152-0115	0.19
06-152-0116	0.20
06-152-0117	0.20
06-152-0118	0.20
06-152-0119	0.18
06-152-0120	0.18
06-152-0121	0.18
06-152-0122	0.18
06-152-0123	0.18
06-152-0124	0.18
06-152-0125	0.22
06-152-0126	0.20
06-152-0127	0.29
06-152-0128	0.24
06-152-0129	0.22
06-152-0130	0.26
06-152-0131	0.31
06-152-0132	0.39
06-152-0134	0.19
06-152-0135	0.22
06-152-0136	0.20
06-152-0137	0.19
06-152-0138	0.19
06-152-0139	0.19
06-152-0140	0.19
06-152-0141	0.19
06-152-0142	0.19



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06-152-0143	0.20
06-152-0144	0.19
06-152-0145	0.22
06-152-0146	0.19
06-152-0147	0.19
06-152-0148	0.20
06-152-0149	0.20
06-152-0150	0.20
06-152-0151	0.20
06-152-0152	0.20
06-152-0153	0.20
06-152-0154	0.22
06-152-0155	0.28
06-152-0156	0.24
06-152-0157	0.19
06-152-0158	0.20
06-152-0159	0.19
06-152-0160	0.19
06-152-0161	0.20
06-152-0162	0.19
06-152-0163	0.19
06-152-0164	0.22
06-152-0165	0.21
06-152-0166	0.22
06-152-0167	0.20
06-152-0168	0.21
06-152-0169	0.20
06-152-0170	0.05
06-152-0171	0.69
06-152-0172	0.59
06-184-0301	0.22
06-184-0302	0.22
06-184-0303	0.23
06-184-0304	0.23
06-184-0305	0.28
06-184-0306	0.28
06-184-0307	0.52
06-184-0308	0.24
06-184-0309	0.26
06-184-0310	0.20
06-184-0311	0.20
06-184-0312	0.22
06-184-0313	0.27
06-184-0314	0.24
06-184-0315	0.20
06-184-0316	0.19



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06-184-0317	0.18
06-184-0318	0.18
06-184-0319	0.19
06-184-0320	0.18
06-184-0321	0.19
06-184-0322	0.18
06-184-0323	0.20
06-184-0324	0.24
06-184-0327	0.19
06-184-0328	0.19
06-184-0329	0.18
06-184-0330	0.18
06-184-0331	0.18
06-184-0332	0.18
06-184-0333	0.18
06-184-0334	0.18
06-184-0335	0.18
06-184-0336	0.18
06-184-0337	0.18
06-184-0338	0.20
06-184-0339	0.19
06-184-0340	0.19
06-184-0341	0.19
06-184-0342	0.23
06-184-0343	0.24
06-184-0345	0.19
06-184-0346	0.20
06-184-0347	0.24
06-184-0348	0.19
06-184-0349	0.19
06-184-0350	0.19
06-184-0351	0.19
06-184-0352	0.19
06-184-0353	0.26
06-184-0354	0.24
06-184-0355	0.21
06-184-0356	0.24
06-184-0357	0.19
06-184-0358	0.19
06-184-0359	0.19
06-184-0360	0.19
06-184-0365	0.23
06-184-0366	0.23
06-184-0367	0.23
06-184-0368	0.20
06-184-0369	0.19



06-184-0370	0.20
06-184-0371	0.21
06-184-0372	0.22
06-184-0373	0.21
06-184-0374	0.23
06-184-0375	0.20
06-184-0376	0.23
06-184-0377	0.26
06-184-0378	0.22
06-184-0379	0.20
06-184-0380	0.25
06-184-0381	0.23
06-184-0382	0.26
06-184-0383	0.21
06-184-0384	0.20
06-184-0385	0.18
06-184-0386	0.18
06-184-0387	0.23
06-184-0388	0.18
06-184-0389	0.18
06-184-0390	0.18
06-184-0391	0.18
06-184-0392	0.20
06-184-0393	0.20
06-184-0394	0.21
06-184-0395	0.20
06-184-0396	0.18
06-184-0397	0.19
06-184-0398	0.19
06-184-0399	0.18
06-184-0400	0.18
06-184-0401	0.18
06-184-0402	0.18
06-184-0403	0.18
06-184-0406	0.05
06-184-0407	0.02
06-184-0408	0.02
06-184-0409	0.01
06-184-0410	0.20
06-184-0411	0.19
06-184-0412	0.19
06-184-0416	0.21
06-184-0417	0.20
06-184-0418	0.21
06-184-0420	0.19
06-174-0201	0.24

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06-174-0202	0.24
06-174-0203	0.24
06-174-0204	0.24
06-174-0205	0.24
06-174-0206	0.24
06-174-0207	0.26
06-174-0208	0.30
06-174-0209	0.34
06-174-0210	0.42
06-174-0211	0.31
06-174-0212	0.27
06-174-0213	0.22
06-174-0214	0.22
06-174-0215	0.22
06-174-0216	0.22
06-174-0217	0.22
06-174-0218	0.24
06-174-0219	0.26
06-174-0220	0.18
06-174-0221	0.18
06-174-0222	0.18
06-174-0223	0.18
06-174-0224	0.19
06-174-0225	0.23
06-174-0226	0.24
06-174-0227	0.22
06-174-0228	0.21
06-174-0229	0.18
06-174-0230	0.18
06-174-0231	0.18
06-174-0232	0.18
06-174-0233	0.20
06-174-0234	0.24
06-174-0235	0.38
06-258-0001	0.27
06-258-0002	0.22
06-258-0003	0.24
06-258-0004	0.24
06-258-0005	0.23
06-258-0006	0.25
06-064-0034	0.25
06-064-0110	0.26
06-249-0010	0.20
06-058-0006	0.20
Roads, Easements, Right-of-ways, etc.	18.80
Total	66.72

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