

E 3595511 B 8629 P 354-361
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/18/2024 11:26 AM
FEE 0.00 Pgs: 8
DEP AAM REC'D FOR FARMINGTON
CITY

RETURNED

NOV 18 2024

REDEVELOPMENT AGENCY OF FARMINGTON CITY UTAH

ORDINANCE NO 2024-049

AN ORDINANCE OF THE RDA OF FARMINGTON CITY, UTAH, ADOPTING THE "AMENDMENT TO NORTH FARMINGTON STATION #2 COMMUNITY REINVESTMENT PROJECT AREA PLAN" (ORIGINAL PLAN DATED NOVEMBER 1, 2018 AND ADOPTED NOVEMBER 13, 2018; AMENDMENT TO PLAN DATED NOVEMBER 17, 2020 AND ADOPTED NOVEMBER 17, 2020; AMENDMENT TO PLAN DATED SEPTEMBER 3, 2024 AND ADOPTED DATED SEPTEMBER 3, 2024)

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 NORTH FARMINGTON STATION #2 COMMUNITY REINVESTMENT PROJECT AREA PLAN (ORIGINAL PLAN DATED NOVEMBER 1, 2018 AND ADOPTED NOVEMBER 13, 2018; AMENDMENT TO PLAN DATED NOVEMBER 17, 2020 AND ADOPTED NOVEMBER 17, 2020 AMENDMENT TO PLAN DATED SEPTEMBER 3, 2024 AND ADOPTED DATED SEPTEMBER 3, 2024)

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 to amend the North Farmington Station CRA2 ("Project Area") and related North Farmington Station CRA2 Project Area Plan ("Original Plan") by making adjustments to the legal description and map of the Project Area set forth in the Original Plan, as requested by the Governor's Office of Economic Opportunity (GOEO) Housing and Transit Reinvestment Zone (HTRZ) Committee in accordance 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 North Farmington Station CRA2 Project Area and supersedes and replaces the Original Plan. The RDA board 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 North Farmington Station CRA2 Project Area, as amended and as described in the Amendment to North Farmington Station CRA2 Project Area Plan as described in Exhibit "A" together with an amended map of the Project Area.

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.

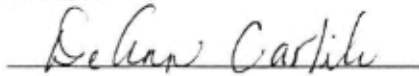
Section 5. Effective Date and Time. This Ordinance shall take effect immediately upon adoption. Pursuant to the provisions of the Act, the Amendment to Plan shall become effective at the time of the first publication of a summary of this Ordinance.

PASSED AND APPROVED by the RDA of Farmington City, Utah this third Day of September 2024



Brett Anderson; Board Chair

ATTEST:



City Recorder



RDA board Record of Vote:

	AYE	NAY
Roger Child	x	
Scott Isaacson	x	
Amy Shumway	x	
Melissa Layton	x	
Alex Leeman	x	

Exhibit A

CRA2 OVERALL LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL D, PARK LANE COMMONS, RECORDED AS ENTRY NUMBER 2598621, BOOK 5272, PAGE 657, IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING N.00°05'40"E. 1,431.51 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. (BASIS OF BEARING BEING N.00°05'40"E. 2,636.97 FEET BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN) RUNNING THENCE ALONG SAID PARCEL D BOUNDARIES THE FOLLOWING SIX (6) COURSES: (1) S.89°35'16"E. 100.17 FEET (S.89°41'17"E. BY RECORD); (2) S.50°31'21"E. 260.79 FEET (S.50°37'22"E. BY RECORD); (3) S.50°45'42"E. 327.80 FEET (S.50°51'43"E. BY RECORD); (4) S.39°28'39"W. 26.87 FEET (S.39°22'38"W. BY RECORD); (5) S.78°36'10"W. 413.67 FEET (S.78°30'09"W. BY RECORD); (6) S.11°23'21"E. 250.00 FEET (S.11°29'22"E. BY RECORD) TO THE NORTHEAST CORNER OF PARCEL B, PARK LANE COMMONS, RECORDED AS ENTRY NUMBER 2598621, BOOK 5272, PAGE 657, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID PARCEL B BOUNDARIES THE FOLLOWING FIVE (5) COURSES: (1) S.11°23'21"E. 247.28 FEET (S.11°29'22"E. BY RECORD); (2) S.33°09'05"W. 47.04 FEET (S.33°03'04"W. BY RECORD); (3) SOUTHWESTERLY 105.20 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 194.50 FEET, AND A CENTRAL ANGLE OF 30°59'21" (CHORD 103.92 FEET, CHORD BEARING S.57°19'51"W.); (4) S.41°50'10"W. 128.01 FEET (S.41°44'09"W. BY RECORD); (5) N.48°07'42"W. 15.16 FEET (N.48°13'43"W. BY RECORD) TO THE SOUTHEAST CORNER OF LOT 501, PARK LANE COMMONS – PHASE 5, RECORDED AS ENTRY NUMBER 3147178, BOOK 7215, PAGE 234, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID LOT 501 BOUNDARIES THE FOLLOWING NINE (9) COURSES: (1) N.41°49'26"E. 140.73 FEET (N.41°43'25"E. BY RECORD); (2) N.48°22'35"W. 168.00 FEET (N.48°28'36"W. BY RECORD); (3) S.41°38'00"W. 12.99 FEET (S.41°31'59"W. BY RECORD); (4) WESTERLY 7.74 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 5.00 FEET, AND A CENTRAL ANGLE OF 88°41'37" (CHORD 6.99 FEET, CHORD BEARING S.85°58'06"W. (S.85°52'05"W. BY RECORD)); (5) NORTHWESTERLY 26.20 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 37°31'21" (CHORD 25.73 FEET, CHORD BEARING N.30°55'45"W. (N.31°01'46"W. BY RECORD)); (6) S.84°21'22"W. 31.43 FEET (S.84°15'21"W. BY RECORD); (7) S.55°49'44"W. 8.29 FEET (S.55°43'43"W. BY RECORD); (8) S.41°53'43"W. 82.37 FEET (S.41°47'42"W. BY RECORD); (9) SOUTHERLY 25.14 FEET ALONG A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 16.00 FEET, AND A CENTRAL ANGLE OF 90°00'47" (CHORD 22.63 FEET, CHORD BEARING S.03°06'55"E. (S.03°12'56"E. BY RECORD)); THENCE S.41°52'18"W. 80.00 FEET TO THE NORTH LINE OF LOT 401, PARK LANE COMMONS – PHASE 4, RECORDED AS ENTRY NUMBER 3008957, BOOK 6725, PAGE 107, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID LOT 401 BOUNDARIES THE FOLLOWING TWO (2) COURSES: (1) N.48°07'42"W. 20.18 FEET (N.48°13'43"W. BY RECORD); (2) S.41°52'18"W. 243.59 FEET (S.41°46'17"W. BY RECORD) TO THE NORTHWEST CORNER OF LOT 402, PARK LANE COMMONS – PHASE 4, RECORDED AS ENTRY NUMBER 3008957, BOOK 6725, PAGE 107, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID LOT 402 BOUNDARIES THE FOLLOWING SIX (6) COURSES: (1) S.48°07'42"E. 19.30 FEET (S.48°13'43"E. BY RECORD); (2) EASTERLY 160.73 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 220.00 FEET, AND A CENTRAL ANGLE OF 41°51'36" (CHORD 157.18 FEET, CHORD BEARING S.69°03'30"E. (S.69°09'31"E. BY RECORD)); (3) S.89°59'18"E. 113.74 FEET (S.89°54'41"E. BY RECORD); (4) SOUTHERLY 61.49 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 148.08 FEET, AND A CENTRAL ANGLE OF 23°47'38" (CHORD 61.05 FEET,

Exhibit A continued

CHORD BEARING S.09°59'42"W. (S.09°53'41"W. BY RECORD)); (5) S.00°00'17"E. 144.26 FEET (S.00°06'18"E. BY RECORD); (6) S.89°59'43"W. 301.16 FEET (S.89°53'42"W. BY RECORD); THENCE S.89°59'43"W. 16.50 FEET TO THE CENTERLINE OF MARKET STREET AS DEFINED ON PARK LANE COMMONS – PHASE 4, RECORDED AS ENTRY NUMBER 3008957, BOOK 6725, PAGE 107, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) N.00°00'44"W. 181.32 FEET (N.00°06'18"W. BY RECORD); (2) NORTHERLY 29.45 FEET ALONG A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AND A CENTRAL ANGLE OF 11°15'01" (CHORD 29.41 FEET, CHORD BEARING N.05°37'14"E.); THENCE N.78°45'16"W. 16.50 FEET TO THE EAST LINE OF LOT 303, PARK LANE COMMONS – PHASE 3, RECORDED AS ENTRY NUMBER 2909134, BOOK 6408, PAGE 909, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID LOT 303 BOUNDARIES THE FOLLOWING FOURTEEN (14) COURSES: (1) NORTHEASTERLY 89.00 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 166.50 FEET, AND A CENTRAL ANGLE OF 30°37'34" (CHORD 87.94 FEET, CHORD BEARING N.26°33'31"E. (N.26°27'30"E. BY RECORD)); (2) N.41°52'18"E. 18.13 FEET (N.41°46'17"E. BY RECORD); (3) N.48°07'42"W. 50.70 FEET (N.48°13'43"W. BY RECORD); (4) N.00°06'01"E. 170.86 FEET (NORTH BY RECORD); (5) N.47°50'26"W. 59.98 FEET (N.47°56'27"W. BY RECORD); (6) N.00°06'01"E. 88.23 FEET (NORTH BY RECORD); (7) N.61°51'47"E. 71.30 FEET (N.61°45'46"E. BY RECORD); (8) NORTHWESTERLY 89.36 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 810.00 FEET, AND A CENTRAL ANGLE OF 06°19'16" (CHORD 89.32 FEET, CHORD BEARING N.29°04'25"W. (N.29°10'26"W. BY RECORD)); (9) S.61°58'51"W. 0.98 FEET (S.61°52'50"W. BY RECORD); (10) SOUTHERLY 12.36 FEET ALONG A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 8.00 FEET, AND A CENTRAL ANGLE OF 88°33'13" (CHORD 11.17 FEET, CHORD BEARING S.17°42'36"W. (S.17°36'35"W. BY RECORD)); (11) SOUTHEASTERLY 27.04 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 325.70 FEET, AND A CENTRAL ANGLE OF 04°45'23" (CHORD 27.03 FEET, CHORD BEARING S.28°56'21"E. (S.29°02'22"E. BY RECORD)); (12) S.61°51'47"W. 111.21 FEET (S.61°45'46"W. BY RECORD); (13) S.00°09'29"W. 147.51 FEET (S.00°03'28"W. BY RECORD); (14) N.89°41'28"W. 444.82 FEET (N.89°47'29"W. BY RECORD) TO THE NORTHEAST CORNER OF PARCEL A, PARK LANE COMMONS – PHASE 3, RECORDED AS ENTRY NUMBER 2909134, BOOK 6408, PAGE 909, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID PARCEL A BOUNDARIES THE FOLLOWING SEVEN (7) COURSES: (1) S.00°06'01"W. 104.92 FEET (S.00°00'00"W. BY RECORD); (2) S.12°22'47"E. 85.58 FEET (S.12°28'46"E. BY RECORD); (3) N.77°37'13"E. 18.05 FEET (N.77°31'12"E. BY RECORD); (4) S.12°22'47"E. 20.36 FEET (S.12°28'48"E. BY RECORD); (5) SOUTHERLY 37.68 FEET ALONG A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 172.54 FEET, AND A CENTRAL ANGLE OF 12°30'40" (CHORD 37.60 FEET, CHORD BEARING S.06°07'27"E. (S.06°13'28"E. BY RECORD)); (6) S.00°07'53"W. 93.30 FEET (S.00°01'52"W. BY RECORD); (7) N.89°15'40"W. 477.06 FEET (N.89°21'42"W. BY RECORD) TO THE NORTH ANGLE POINT OF E & H LAND PROPERTY SUBDIVISION, RECORDED AS ENTRY NUMBER 3563028, BOOK 8452, PAGE 522, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE N.89°41'05"W. 1,054.65 FEET (N.89°45'46"W. BY RECORD) ALONG SAID E & H LAND PROPERTY SUBDIVISION, TO THE EASTERLY LINE OF DENVER AND RIO GRAND WESTERN RAILROAD; THENCE N.34°37'24"W. 323.44 FEET ALONG SAID EASTERLY LINE, TO THE NORTH AND SOUTH QUARTER SECTION LINE OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N.00°14'39"W. 1,149.98 FEET ALONG SAID NORTH AND SOUTH QUARTER SECTION LINE; THENCE S.89°58'10"W. 71.83 FEET TO A POINT BEING 39.00 FEET PERPENDICULARLY DISTANT FROM THE CENTER LINE OF INNOVATOR DRIVE ON THE WEST RIGHT OF WAY OF INNOVATOR DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE WHICH IS PARALLEL TO

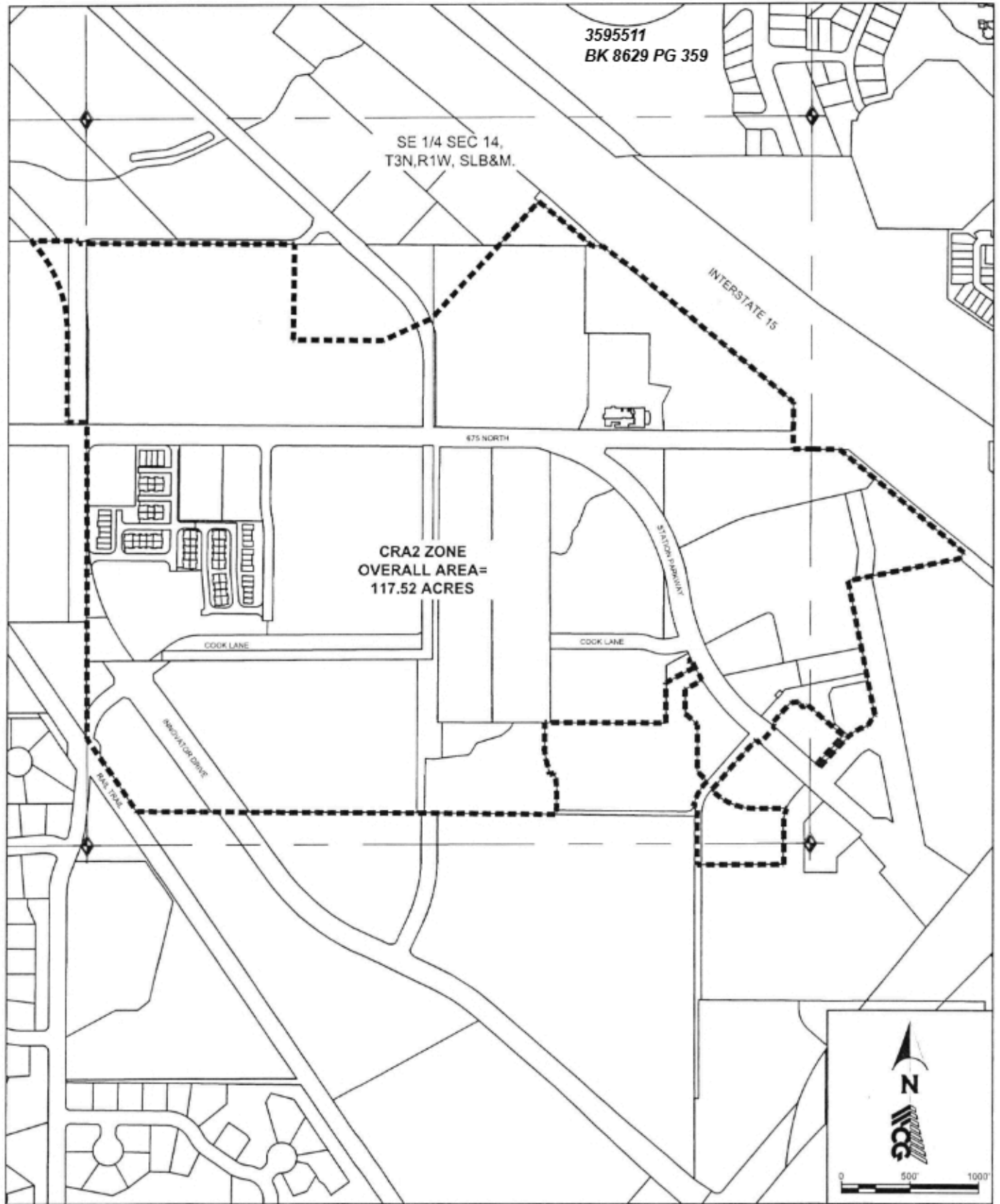
Exhibit A continued

AND 39.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF INNOVATOR DRIVE THE FOLLOWING TWO (2) COURSES: (1) N.00°01'50"W. 324.52 FEET; (2) NORTHERLY 368.66 FEET ALONG A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 494.00 FEET, AND A CENTRAL ANGLE OF 42°45'30" (CHORD 360.16 FEET, CHORD BEARING N.21°24'35"W.), TO THE SOUTH LINE OF THE NORTH STATION MASTER PLAT, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL R3; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: (1) N.89°55'48"E. 170.97 FEET; (2) S.00°11'08"W. 9.95 FEET; (3) S.89°35'34"E. 792.13 FEET; THENCE S.00°41'35"W. 346.24 FEET; THENCE S.89°19'00"E. 325.21 FEET; THENCE N.65°48'17"E. 197.19 FEET; THENCE N.42°47'52"E. 573.98 FEET TO THE WEST LINE OF PARCEL 08-060-0027 OWNED BY FARMINGTON CITY; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) S.50°47'25"E. 252.73 FEET; (2) S.89°34'35"E. 38.93 FEET TO THE WEST LINE OF THE RAILROAD RIGHT OF WAY; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S.53°28'11"E. 140.68 FEET (S.53°34'12"E. BY RECORD); (2) S.50°30'17"E. 760.80 FEET (S.50°36'18"E. BY RECORD); THENCE S.00°06'27"W. 170.66 FEET (S.00°00'26"W. BY RECORD) TO THE NORTH LINE OF PARCEL D, PARK LANE COMMONS, RECORDED AS ENTRY NUMBER 2598621, BOOK 5272, PAGE 657, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE S.89°35'16"E. 65.79 FEET (S.89°41'17"E. BY RECORD), TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,119,110 SQUARE FEET OR 117.519 ACRE, MORE OR LESS.

(NOTE: ROTATE THE ABOVE BEARINGS CLOCKWISE 0°14'49" TO MATCH STATE PLANE COORDINATE SYSTEM BEARINGS AS PUBLISHED ON THE DAVIS COUNTY SURVEYOR'S OFFICE TOWNSHIP REFERENCE PLAT FOR TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN)

Exhibit A continued



File Path: G:\shared drives\2024 Projects\24-643 Farmington Zoning\09_Datalsurvey\24643_Farmington_CRA2_ZONE_Exhibit.dwg Aug 06, 2024 - 1:10pm

PROJECT	FARMINGTON CITY ZONES
	ZONE CRA2
PROJECT NUMBER	24-643
	ZONE CRA2 EXHIBIT

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

FARMINGTON CITY
160 S. MAIN STREET, FARMINGTON, UT 84025

SCALE: 1" = 500'	DATE: 8/5/2024	DESIGNED BY: DJA	CHECKED BY: KT
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REVISIONS			
NO.	REMARKS	BY	DATE

Pt:

08-058-0025	08-591-0408	08-687-0189	08-695-0106
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08-058-0027	08-650-0103	08-687-0191	08-695-0108
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BK 8629 PG 361

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