

HEBER CITY

ORDINANCE NO. 2021-28

AN ORDINANCE ADOPTING THE PROJECT AREA PLAN FOR THE HEBER CITY DOWNTOWN COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS the Heber City Community Reinvestment Agency (the “**Agency**”), having prepared the Project Area Plan (the “**Plan**”) for the Heber City 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.

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

1. The Heber City Council hereby adopts and designates the Plan for the Heber City 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. Heber City Council 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.

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 and recording.

DATED this 6th day of July, 2021.

	AYE	NAY	ABSENT	ABSTAIN
Heidi Franco	_____	<u>X</u>	_____	_____
Wayne Hardman	<u>X</u>	_____	_____	_____
Mike Johnston	<u>X</u>	_____	_____	_____
Rachel Kahler	<u>X</u>	_____	_____	_____
Ryan Stack	_____	_____	<u>X</u>	_____



HEBER CITY

Kelleen Potter
Kelleen Potter, Mayor

ATTEST:

Trina W Cooke
Trina Cooke, City Recorder

EXHIBIT A

Heber City Downtown Community Reinvestment Project Area

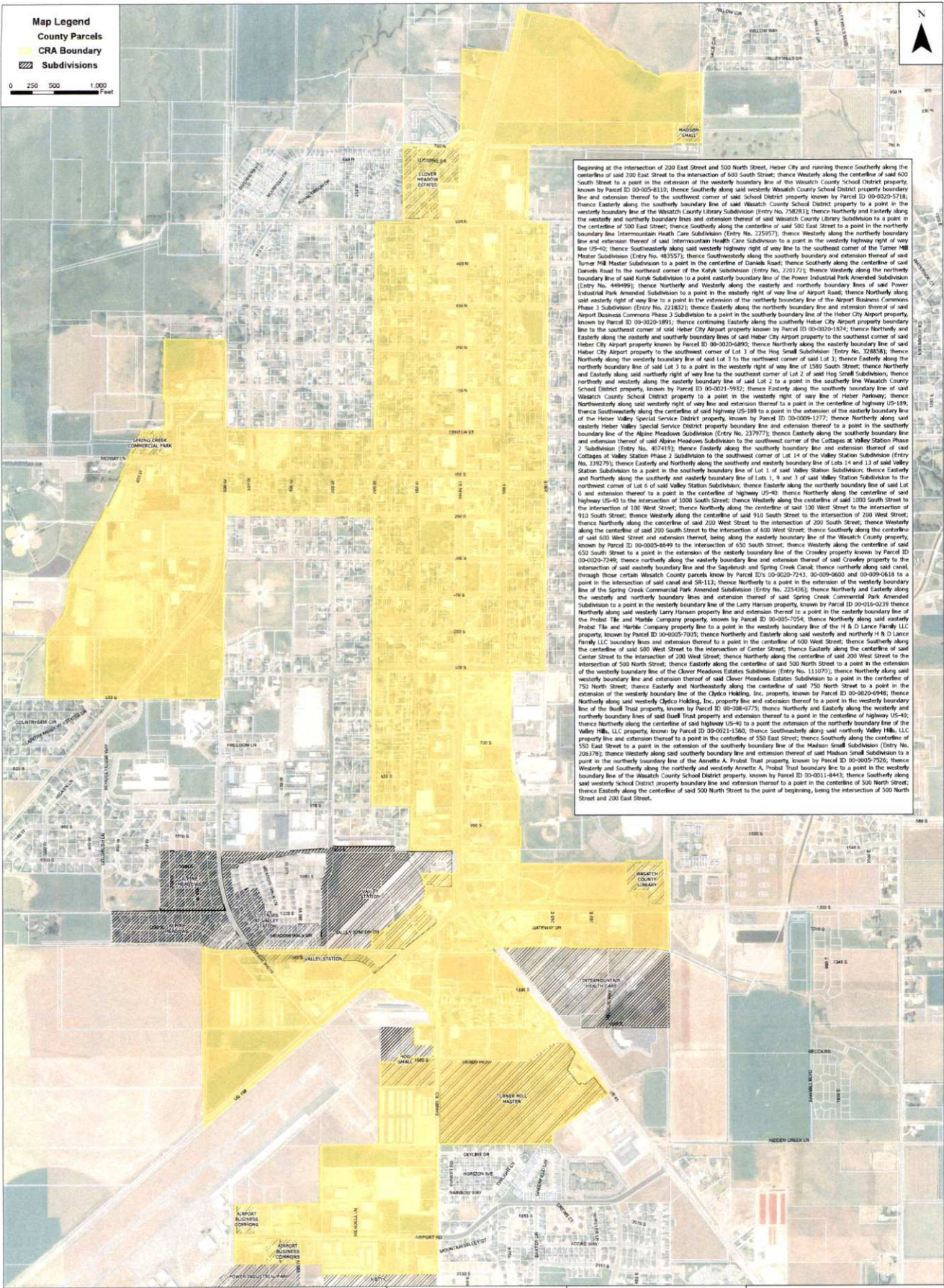
LEGAL DESCRIPTION:

Beginning at the intersection of 200 East Street and 500 North Street, Heber City and running thence Southerly along the centerline of said 200 East Street to the intersection of 600 South Street; thence Westerly along the centerline of said 600 South Street to a point in the extension of the westerly boundary line of the Wasatch County School District property, known by Parcel ID 00-005-8110; thence Southerly along said westerly Wasatch County School District property boundary line and extension thereof to the southwest corner of said School District property known by Parcel ID 00-0020-5718; thence Easterly along the southerly boundary line of said Wasatch County School District property to a point in the westerly boundary line of the Wasatch County Library Subdivision (Entry No. 258283); thence Northerly and Easterly along the westerly and northerly boundary lines and extension thereof of said Wasatch County Library Subdivision to a point in the centerline of 500 East Street; thence Southerly along the centerline of said 500 East Street to a point in the northerly boundary line Intermountain Heath Care Subdivision (Entry No. 225957); thence Westerly along the northerly boundary line and extension thereof of said Intermountain Health Care Subdivision to a point in the westerly highway right of way line US-40; thence Southeasterly along said westerly highway right of way line to the southeast corner of the Turner Mill Master Subdivision (Entry No. 483557); thence Southwesterly along the southerly boundary and extension thereof of said Turner Mill Master Subdivision to a point in the centerline of Daniels Road; thence Southerly along the centerline of said Daniels Road to the northeast corner of the Kotyk Subdivision (Entry No. 220172); thence Westerly along the northerly boundary line of said Kotyk Subdivision to a point easterly boundary line of the Power Industrial Park Amended Subdivision (Entry No. 449499); thence Northerly and Westerly along the easterly and northerly boundary lines of said Power Industrial Park Amended Subdivision to a point in the easterly right of way line of Airport Road; thence Northerly along said easterly right of way line to a point in the extension of the northerly boundary line of the Airport Business Commons Phase 3 Subdivision (Entry No. 221832); thence Easterly along the northerly boundary line and extension thereof of said Airport Business Commons Phase 3 Subdivision to a point in the southerly boundary line of the Heber City Airport property, known by Parcel ID 00-0020-1891; thence continuing Easterly along the southerly Heber City Airport property boundary line to the southeast corner of said Heber City Airport property known by Parcel ID 00-0020-1874; thence Northerly and Easterly along the easterly and southerly boundary lines of said Heber City Airport property to the southeast corner of said Heber City Airport property known by Parcel ID 00-0020-6890; thence Northerly along the easterly boundary line of said Heber City Airport property to the southwest corner of Lot 3 of the Hog Small Subdivision (Entry No. 328858); thence Northerly along the westerly boundary line of said Lot 3 to the northwest corner of said Lot 3; thence Easterly along the northerly boundary line of said Lot 3 to a point in the westerly right of way line of 1580 South Street; thence Northerly and Easterly along said northerly right of way line to the southeast corner of Lot 2 of said Hog Small Subdivision; thence northerly and westerly along the easterly boundary line of said Lot 2 to a point in the southerly line Wasatch County School District property, known by Parcel ID 00-0021-5932; thence Easterly along the southerly boundary line

of said Wasatch County School District property to a point in the westerly right of way line of Heber Parkway; thence Northwesterly along said westerly right of way line and extension thereof to a point in the centerline of highway US-189; thence Southwesterly along the centerline of said highway US-189 to a point in the extension of the easterly boundary line of the Heber Valley Special Service District property, known by Parcel ID 00-0009-1277; thence Northerly along said easterly Heber Valley Special Service District property boundary line and extension thereof to a point in the southerly boundary line of the Alpine Meadows Subdivision (Entry No. 237977); thence Easterly along the southerly boundary line and extension thereof of said Alpine Meadows Subdivision to the southwest corner of the Cottages at Valley Station Phase 2 Subdivision (Entry No. 407419); thence Easterly along the southerly boundary line and extension thereof of said Cottages at Valley Station Phase 2 Subdivision to the southwest corner of Lot 14 of the Valley Station Subdivision (Entry No. 339279); thence Easterly and Northerly along the southerly and easterly boundary line of Lots 14 and 13 of said Valley Station Subdivision to a point in the southerly boundary line of Lot 1 of said Valley Station Subdivision; thence Easterly and Northerly along the southerly and easterly boundary line of Lots 1, 9 and 3 of said Valley Station Subdivision to the northwest corner of Lot 6 of said Valley Station Subdivision; thence Easterly along the northerly boundary line of said Lot 6 and extension thereof to a point in the centerline of highway US-40; thence Northerly along the centerline of said highway US-40 to the intersection of 1000 South Street; thence Westerly along the centerline of said 1000 South Street to the intersection of 100 West Street; thence Northerly along the centerline of said 100 West Street to the intersection of 910 South Street; thence Westerly along the centerline of said 910 South Street to the intersection of 200 West Street; thence Northerly along the centerline of said 200 West Street to the intersection of 200 South Street; thence Westerly along the centerline of said 200 South Street to the intersection of 600 West Street; thence Southerly along the centerline of said 600 West Street and extension thereof, being along the easterly boundary line of the Wasatch County property, known by Parcel ID 00-0005-8649 to the intersection of 650 South Street; thence Westerly along the centerline of said 650 South Street to a point in the extension of the easterly boundary line of the Crowley property known by Parcel ID 00-0020-7249; thence northerly along the easterly boundary line and extension thereof of said Crowley property to the intersection of said easterly boundary line and the Sagebrush and Spring Creek Canal; thence northerly along said canal, through those certain Wasatch County parcels know by Parcel ID's 00-0020-7243, 00-009-0600 and 00-009-0618 to a point in the intersection of said canal and SR-113; thence Northerly to a point in the extension of the westerly boundary line of the Spring Creek Commercial Park Amended Subdivision (Entry No. 225436); thence Northerly and Easterly along the westerly and northerly boundary lines and extension thereof of said Spring Creek Commercial Park Amended Subdivision to a point in the westerly boundary line of the Larry Hansen property, known by Parcel ID 00-016-0239 thence Northerly along said westerly Larry Hansen property line and extension thereof to a point in the easterly boundary line of the Probst Tile and Marble Company property, known by Parcel ID 00-005-7054; thence Northerly along said easterly Probst Tile and Marble Company property line to a point in the westerly boundary line of the H & D Lance Family LLC property, known by Parcel ID 00-0005-7005; thence Northerly and Easterly along said westerly and northerly H & D Lance Family LLC boundary lines and extension thereof to a point in the centerline of 600 West Street; thence Southerly along the centerline of said 600 West Street to the intersection of Center Street; thence Easterly along the centerline of said

Center Street to the intersection of 200 West Street; thence Northerly along the centerline of said 200 West Street to the intersection of 500 North Street; thence Easterly along the centerline of said 500 North Street to a point in the extension of the westerly boundary line of the Clover Meadows Estates Subdivision (Entry No. 111070); thence Northerly along said westerly boundary line and extension thereof of said Clover Meadows Estates Subdivision to a point in the centerline of 750 North Street; thence Easterly and Northeasterly along the centerline of said 750 North Street to a point in the extension of the westerly boundary line of the Clydco Holding, Inc. property, known by Parcel ID 00-0020-6948; thence Northerly along said westerly Clydco Holding, Inc. property line and extension thereof to a point in the westerly boundary line of the Buell Trust property, known by Parcel ID 00-008-0775; thence Northerly and Easterly along the westerly and northerly boundary lines of said Buell Trust property and extension thereof to a point in the centerline of highway US-40; thence Northerly along the centerline of said highway US-40 to a point the extension of the northerly boundary line of the Valley Hills, LLC property, known by Parcel ID 00-0021-1560; thence Southeasterly along said northerly Valley Hills, LLC property line and extension thereof to a point in the centerline of 550 East Street; thence Southerly along the centerline of 550 East Street to a point in the extension of the southerly boundary line of the Madson Small Subdivision (Entry No. 206378); thence Westerly along said southerly boundary line and extension thereof of said Madson Small Subdivision to a point in the northerly boundary line of the Annette A. Probst Trust property, known by Parcel ID 00-0005-7526; thence Westerly and Southerly along the northerly and westerly Annette A. Probst Trust boundary line to a point in the westerly boundary line of the Wasatch County School District property, known by Parcel ID 00-0011-8443; thence Southerly along said westerly School District property boundary line and extension thereof to a point in the centerline of 500 North Street; thence Easterly along the centerline of said 500 North Street to the point of beginning, being the intersection of 500 North Street and 200 East Street.

MAP:



Beginning at the intersection of 200 East Street and 500 North Street, Heber City and running thence Southerly along the centerline of said 200 East Street to the intersection of 600 South Street; thence Westerly along the centerline of said 600 South Street to a point in the extension of the westerly boundary line of the Wasatch County School District property, known by Parcel ID 00-005-8110; thence Southerly along said westerly Wasatch County School District property boundary line and extension thereof to the southwest corner of said School District property known by Parcel ID 00-002-5718; thence Easterly along the southerly boundary line of said Wasatch County School District property to a point in the westerly boundary line of the Wasatch County Library Subdivision (Entry No. 7342813); thence Northerly and Easterly along the westerly and northerly boundary lines and extension thereof of said Wasatch County Library Subdivision to a point in the centerline of 500 East Street; thence Southerly along the centerline of said 500 East Street to a point in the northerly boundary line of Intermountain Health Care Subdivision (Entry No. 225957); thence Westerly along the northerly boundary line and extension thereof of said Intermountain Health Care Subdivision to a point in the westerly highway right of way line US-40; thence Southerly along said westerly highway right of way line to the southeast corner of the Turner Hill Master Subdivision (Entry No. 483557); thence Southerly along the southerly boundary and extension thereof of said Turner Hill Master Subdivision to a point in the centerline of Daniels Road; thence Southerly along the centerline of said Daniels Road to the northeast corner of the Kalyk Subdivision (Entry No. 220172); thence Westerly along the northerly boundary line of said Kalyk Subdivision to a point easterly boundary line of the Power Industrial Park Amended Subdivision (Entry No. 444499); thence Northerly and Westerly along the easterly and northerly boundary lines of said Power Industrial Park Amended Subdivision to a point in the easterly right of way line of Airport Road; thence Northerly along said easterly right of way line to a point in the extension of the northerly boundary line of the Airport Business Commons Phase 3 Subdivision (Entry No. 221832); thence Easterly along the northerly boundary line and extension thereof of said Airport Business Commons Phase 3 Subdivision to a point in the southerly boundary line of the Heber City Airport property, known by Parcel ID 00-002-0891; thence continuing Easterly along the southerly Heber City Airport property boundary line to the southeast corner of said Heber City Airport property known by Parcel ID 00-002-1874; thence Northerly and Easterly along the easterly and southerly boundary lines of said Heber City Airport property to the southeast corner of said Heber City Airport property known by Parcel ID 00-002-0480; thence Northerly along the easterly boundary line of said Heber City Airport property to the southwest corner of Lot 3 of the Hog Small Subdivision (Entry No. 328858); thence Northerly along the westerly boundary line of said Lot 3 to the northwest corner of said Lot 3; thence Easterly along the northerly boundary line of said Lot 3 to a point in the westerly right of way line of 1500 South Street; thence Northerly and Easterly along said northerly right of way line to the southeast corner of Lot 2 of said Hog Small Subdivision; thence Northerly and Westerly along the easterly boundary line of said Lot 2 to a point in the southerly line of the Wasatch County School District property, known by Parcel ID 00-021-9372; thence Easterly along the southerly boundary line of said Wasatch County School District property to a point in the westerly right of way line of Heber Parkway; thence Northerly and Easterly along said westerly right of way line and extension thereof to a point in the centerline of highway US-19; thence Southerly along the centerline of said highway US-19 to a point in the extension of the easterly boundary line of the Heber Valley Special Service District property, known by Parcel ID 00-009-1277; thence Northerly along said easterly Heber Valley Special Service District property boundary line and extension thereof to a point in the southerly boundary line of the Alpine Meadows Subdivision (Entry No. 237977); thence Easterly along the southerly boundary line and extension thereof of said Alpine Meadows Subdivision to the southwest corner of the Cottages at Valley Station Phase 2 Subdivision (Entry No. 467415); thence Easterly along the southerly boundary line and extension thereof of said Cottages at Valley Station Phase 2 Subdivision to the southwest corner of Lot 14 of the Valley Station Subdivision (Entry No. 319279); thence Easterly and Northerly along the southerly and easterly boundary line of Lots 14 and 13 of said Valley Station Subdivision to a point in the southerly boundary line of Lot 1 of said Valley Station Subdivision; thence Easterly and Northerly along the southerly and easterly boundary line of Lots 1, 9 and 1 of said Valley Station Subdivision to the northwest corner of Lot 6 of said Valley Station Subdivision; thence Easterly along the northerly boundary line of said Lot 6 and extension thereof to a point in the centerline of highway US-40; thence Northerly along the centerline of said highway US-40 to the intersection of 1000 South Street; thence Westerly along the centerline of said 1000 South Street to the intersection of 180 West Street; thence Northerly along the centerline of said 180 West Street to the intersection of 910 South Street; thence Westerly along the centerline of said 910 South Street to the intersection of 200 West Street; thence Northerly along the centerline of said 200 West Street to the intersection of 200 South Street; thence Westerly along the centerline of said 200 South Street to the intersection of 650 South Street; thence Westerly along the centerline of said 650 South Street to the intersection of the centerline of the Crowley property known by Parcel ID 00-002-7449; thence Northerly along the easterly boundary line and extension thereof of said Crowley property to the intersection of said easterly boundary line and the Sajovich and Spring Creek Canal; thence Northerly along said canal, through those certain Wasatch County parcels known by Parcel IDs 00-002-2743, 00-009-0600 and 00-009-0618 to a point in the intersection of said canal and 58-113; thence Northerly to a point in the extension of the westerly boundary line of the Spring Creek Commercial Park Amended Subdivision (Entry No. 225406); thence Northerly and Easterly along the westerly and northerly boundary lines and extension thereof of said Spring Creek Commercial Park Amended Subdivision to a point in the westerly boundary line of the Larry Hansen property, known by Parcel ID 00-011-0239; thence Northerly along said westerly Larry Hansen property line and extension thereof to a point in the easterly boundary line of the Probst Tile and Marble Company property, known by Parcel ID 00-002-7024; thence Northerly along said easterly Probst Tile and Marble Company property line to a point in the westerly boundary line of the H & D Lance Family LLC property, known by Parcel ID 00-005-7035; thence Northerly and Easterly along said westerly and northerly H & D Lance Family LLC property line and extension thereof to a point in the centerline of 600 West Street; thence Southerly along the centerline of said 600 West Street to the intersection of Center Street; thence Easterly along the centerline of said Center Street to the intersection of 200 West Street; thence Northerly along the centerline of said 200 West Street to the intersection of 500 North Street; thence Easterly along the centerline of said 500 North Street to a point in the extension of the westerly boundary line of the Clover Meadows Estates Subdivision (Entry No. 111070); thence Northerly along said westerly boundary line and extension thereof of said Clover Meadows Estates Subdivision to a point in the centerline of 750 North Street; thence Easterly and Northerly along the centerline of said 750 North Street to a point in the extension of the westerly boundary line of the Choko Holding, Inc. property, known by Parcel ID 00-002-0494; thence Northerly along said westerly Choko Holding, Inc. property line and extension thereof to a point in the westerly boundary line of the Buell Trust property, known by Parcel ID 00-008-0775; thence Northerly and Easterly along the westerly and northerly boundary lines of said Buell Trust property and extension thereof to a point in the centerline of highway US-40; thence Northerly along the centerline of said highway US-40 to a point in the extension of the southerly boundary line of the Valley Hills, LLC property, known by Parcel ID 00-021-1560; thence Southerly along said southerly Valley Hills, LLC property line and extension thereof to a point in the centerline of 550 East Street; thence Southerly along the centerline of said 550 East Street to a point in the extension of the southerly boundary line of the Madison Small Subdivision (Entry No. 206178); thence Westerly along said southerly boundary line and extension thereof of said Madison Small Subdivision to a point in the northerly boundary line of the Annette A. Probst Trust property, known by Parcel ID 00-005-7256; thence Westerly and Southerly along the northerly and westerly Annette A. Probst Trust property line to a point in the westerly boundary line of the Wasatch County School District property, known by Parcel ID 00-011-8443; thence Southerly along said westerly School District property boundary line and extension thereof to a point in the centerline of 500 North Street; thence Easterly along the centerline of said 500 North Street to the point of beginning, being the intersection of 500 North Street and 200 East Street.

Plat Map of Heber City CRA Boundary

The preparation of this Plat has been reviewed by
 Scott Bishop, Licensed Surveyor
 Dated this _____ day of _____
Preliminary
 Licensed Surveyor

Acceptance by Legislative Body
 Adopted by the Board of County Commissioners
 Dated this _____ day of _____
 Commissioner: _____
 Commissioner: _____
 Commissioner: _____
 Attest:
 Title (see Seal): Deputy Clerk

This plat is certified by the County Surveyor
 as a final local entity plat, pursuant to
 Utah Code Ann. 17-25-20 as amended.
 Dated this _____ day of _____
 James Kaiserman, County Surveyor