



160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

REDEVELOPMENT AGENCY OF FARMINGTON NOTICE & AGENDA

Notice is given that the Governing Board of the Redevelopment Agency of Farmington will hold a regular meeting on **Tuesday, September 3, 2024** at City Hall 160 South Main, Farmington, Utah at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment, you may do so to dcarlile@farmington.utah.gov

The agenda shall be as follows:

BUSINESS:

- North Farmington Station CRA 1 boundary adjustment
- North Farmington Station CRA 2 boundary adjustment

Motion to adjourn and reconvene the City Council meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on August 29, 2024

REDEVELOPMENT AGENCY (RDA) AGENDA

BUSINESS

AGENDA TITLE: CRA 1 Boundary Adjustment

PRESENTED BY: Brigham Mellor

DEPARTMENT: Administration

MEETING DATE: September 3, 2024



160 S Main
Farmington Utah 84025

RDA STAFF REPORT

To: Redevelopment Agency Board
From: Brigham Mellor
Date: 09.03.2024
Subject: **CRA 1 Boundary Adjustment**

RECOMMENDATION:

Approve the attached RDA Ordinance No. 2024-01 reducing the boundary of the North Farmington Station #1 Community Reinvestment Project Area.

BACKGROUND

It has become necessary to amend the North Farmington Station CRA1 ("Project Area") and related North Farmington Station CRA1 Project Area Plan ("Original Plan") by making adjustments to the legal description and map of the Project Area outlined 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."

Respectfully Submitted,

Brigham Mellor
City Manager

REDEVELOPMENT AGENCY OF FARMINGTON CITY UTAH

ORDINANCE NO 2024-01

AN ORDINANCE OF THE RDA OF FARMINGTON CITY, UTAH, ADOPTING THE "AMENDMENT TO NORTH FARMINGTON STATION #1 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 #1 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 CRA1 ("Project Area") and related North Farmington Station CRA1 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 CRA1 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 the North Farmington Station CRA1 Project Area, as amended and as described in the Amendment to the North Farmington Station CRA1 Project Area Plan is as follows, to-wit:

CRA1 OVERALL LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF NORTH STATION MASTER PLAT, SAID CORNER BEING 1,180.58 FEET N.00°15'16"W. ALONG THE QUARTER SECTION LINE AND 2,196.06 FEET S.89°44'44"W. FROM THE CENTER QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. (BASIS OF BEARING BEING N.00°15'16"W. 2,627.27 FEET BETWEEN THE CENTER OF SECTION AND THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN) RUNNING THENCE ALONG SAID NORTH STATION MASTER PLAT THE FOLLOWING FOUR (4) COURSES: (1) N.74°31'07"E. 82.39 FEET; (2) N.48°19'35"E. 161.59 FEET; (3) N.00°25'01"E. 46.41 FEET; (4) N.46°29'20"E. 76.67 FEET TO THE SOUTHWEST CORNER OF PARCEL C1, NORTH STATION MASTER PLAT; THENCE ALONG SAID PARCEL C1 BOUNDARIES THE FOLLOWING FOUR (4) COURSES: (1) S.41°53'21"E. 2.15 FEET; (2) SOUTHEASTERLY 110.00 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 133.50 FEET, AND A CENTRAL ANGLE OF 47°12'41" (CHORD 106.92 FEET, CHORD BEARING S.65°29'42"E.); (3) S.89°06'02"E. 270.38 FEET; (4) NORTHEASTERLY 39.38 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°14'52" (CHORD 35.43 FEET, CHORD BEARING N.45°46'32"E.); THENCE S.89°27'02"E. 61.00 FEET TO THE EAST RIGHT OF WAY LINE OF SHEPARD LANE WEST; THENCE ALONG SAID EAST LINE THE FOLLOWING SIX (6) COURSES: (1) S.02°08'28"E. 82.10 FEET; (2) S.00°39'06"W. 104.00 FEET; (3) S.01°50'43"W. 9.72 FEET; (4) SOUTHERLY 80.04 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 324.52 FEET, AND A CENTRAL ANGLE OF 14°07'53" (CHORD 79.84 FEET, CHORD BEARING S.05°07'49"E.); (5) SOUTHERLY 198.68 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 325.50 FEET, AND A CENTRAL ANGLE OF 34°58'23" (CHORD 195.61 FEET, CHORD BEARING S.30°57'33"E.); (6) S.87°00'41"E. 54.25 FEET TO THE NORTHERLY LINE OF NORTH STATION LANE; THENCE N.35°15'46"E. 938.58 FEET ALONG SAID NORTHERLY LINE, TO THE EAST LINE OF NORTH STATION MASTER PLAT; THENCE ALONG SAID NORTH STATION MASTER PLAT BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) N.50°30'13"W. 186.44 FEET; (2) S.62°40'39"W. 133.38 FEET; (3) WESTERLY 563.43 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 632.96 FEET, AND A CENTRAL ANGLE OF 51°00'07" (CHORD 545.01 FEET, CHORD BEARING S.88°10'42"W.); (4) N.71°24'02"W. 113.83 FEET; (5) N.47°06'40"W. 21.90 FEET TO THE EAST CORNER OF ARROWGATE PHASE 1 SUBDIVISION, RECORDED AS ENTRY NUMBER 3263392, BOOK 7540, PAGE 606, IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING ELEVEN (11) COURSES: (1) N.47°06'06"W. 85.94 FEET (N.47°12'05"W. BY RECORD); (2) N.50°49'21"W. 61.93 FEET (N.50°55'20"W. BY RECORD); (3) N.89°40'50"W. 919.74 FEET (N.89°46'49"W. BY RECORD); (4) S.00°19'10"W. 62.00 FEET (S.00°13'11"W. BY RECORD); (5) S.89°40'50"E. 70.00 FEET (S.89°46'49"E. BY RECORD); (6) S.00°19'10"W. 27.50 FEET (S.00°13'11"W. BY RECORD); (7) S.34°36'25"E. 530.10 FEET (S.34°42'24"E. BY RECORD); (8) N.55°23'35"E. 16.14 FEET (N.55°17'36"E. BY RECORD); (9) S.37°51'25"E. 95.55 FEET (S.37°57'24"E. BY RECORD); (10) S.89°40'50"E. 16.40 FEET (S.89°46'49"E. BY RECORD); (11) S.34°36'25"E. 151.32 FEET (S.34°42'24"E. BY RECORD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 908,601 SQUARE FEET OR 20.859 ACRES, MORE OR LESS.

An amended map of the Project Area is attached hereto as Exhibit "A."

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:

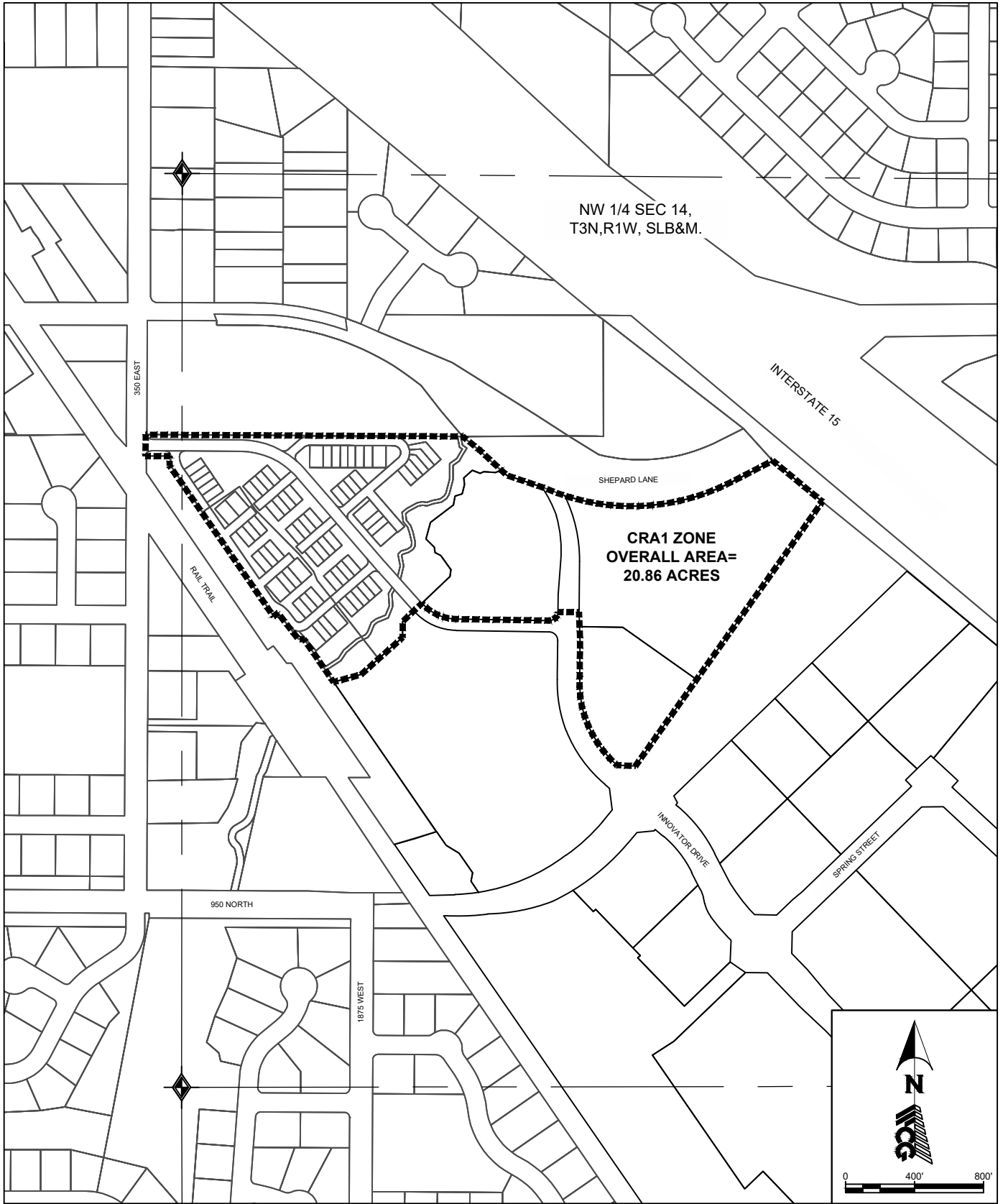
Roger Child

Scott Isaacson

Amy Shumway

Melissa Layton

Alex Leeman



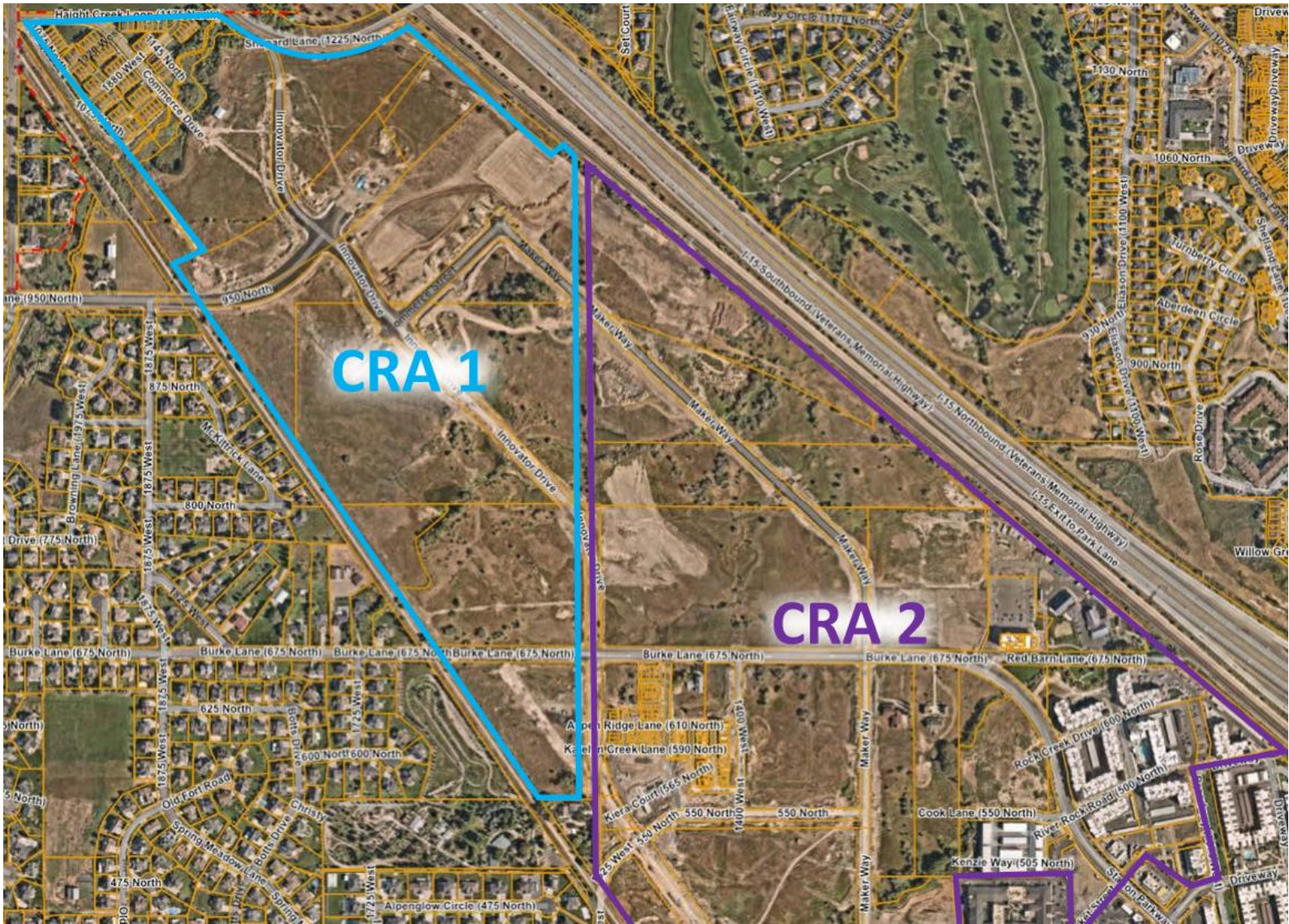
PROJECT	FARMINGTON CITY ZONES
	ZONE CRA1
PROJECT NUMBER	24-643
	ZONE CRA1 EXHIBIT

WCG 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" = 400'	DATE: 08/06/2024	DESIGNED BY: DJA	CHECKED BY: KT
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REVISIONS			
NO.	REMARKS	BY	DATE



Existing CRAs

REDEVELOPMENT AGENCY (RDA) AGENDA

BUSINESS

AGENDA TITLE: CRA 2 Boundary Adjustment
PRESENTED BY: Brigham Mellor
DEPARTMENT: Administration
MEETING DATE: September 3, 2024



160 S Main
Farmington Utah 84025

RDA STAFF REPORT

To: Redevelopment Agency Board
From: Brigham Mellor
Date: 09.03.2024
Subject: **CRA 2 Boundary Adjustment**

RECOMMENDATION:

Approve the attached RDA Ordinance No. 2024-02 reducing the boundary of the North Farmington Station #1 Community Reinvestment Project Area.

BACKGROUND

It has become necessary to amend the North Farmington Station CRA2 ("Project Area") and related North Farmington Station CRA2vProject Area Plan ("Original Plan") by making adjustments to the legal description and map of the Project Area outlined 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."

Respectfully Submitted,

Brigham Mellor
City Manager

REDEVELOPMENT AGENCY OF FARMINGTON CITY UTAH

ORDINANCE NO 2024-02

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 is as follows, to-wit:

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, 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 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.

An amended map of the Project Area is attached hereto as Exhibit "A."

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

ATTEST:

City Recorder

Brett Anderson; Board Chair

RDA board Record of Vote:

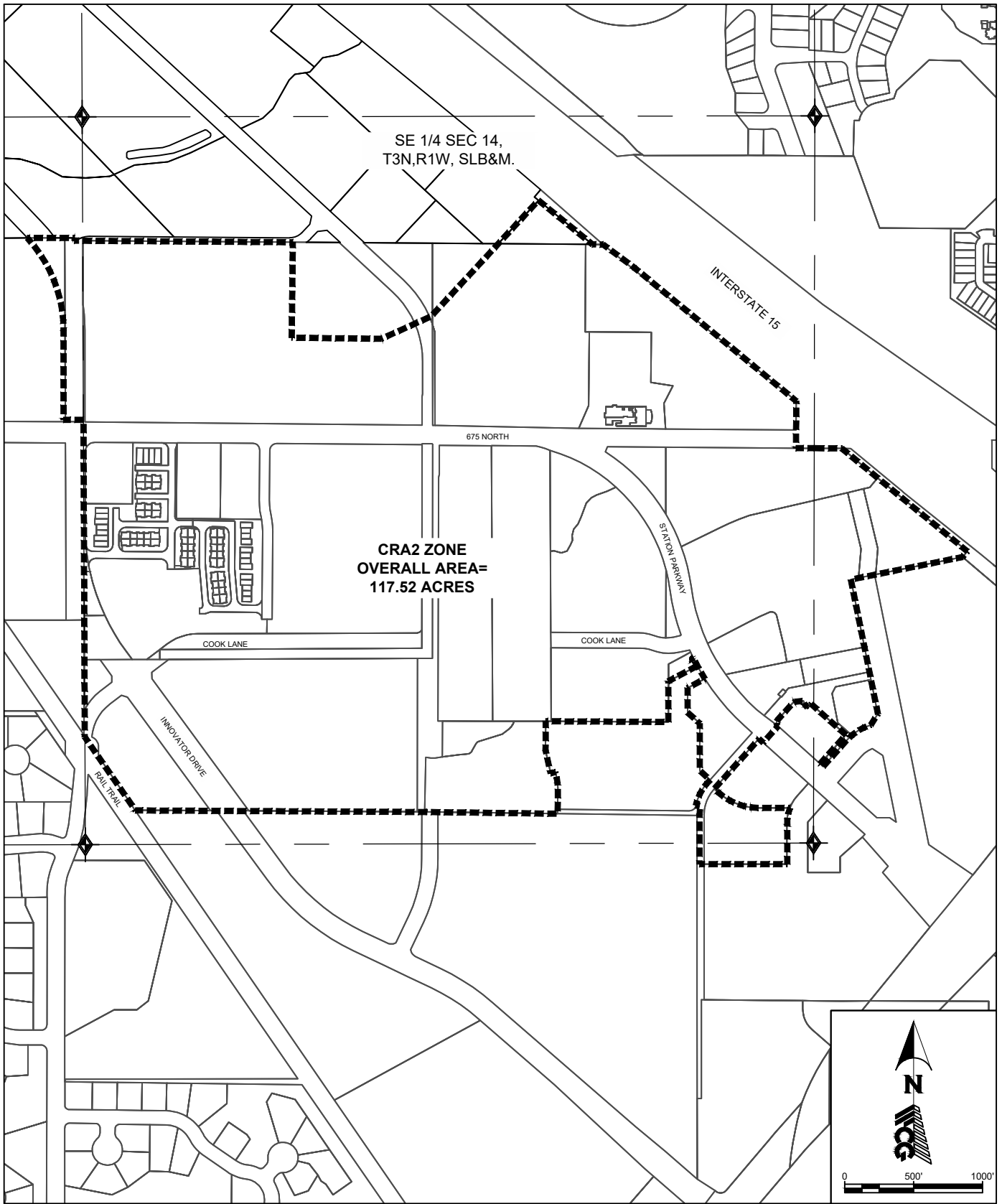
Roger Child


Scott Isaacson

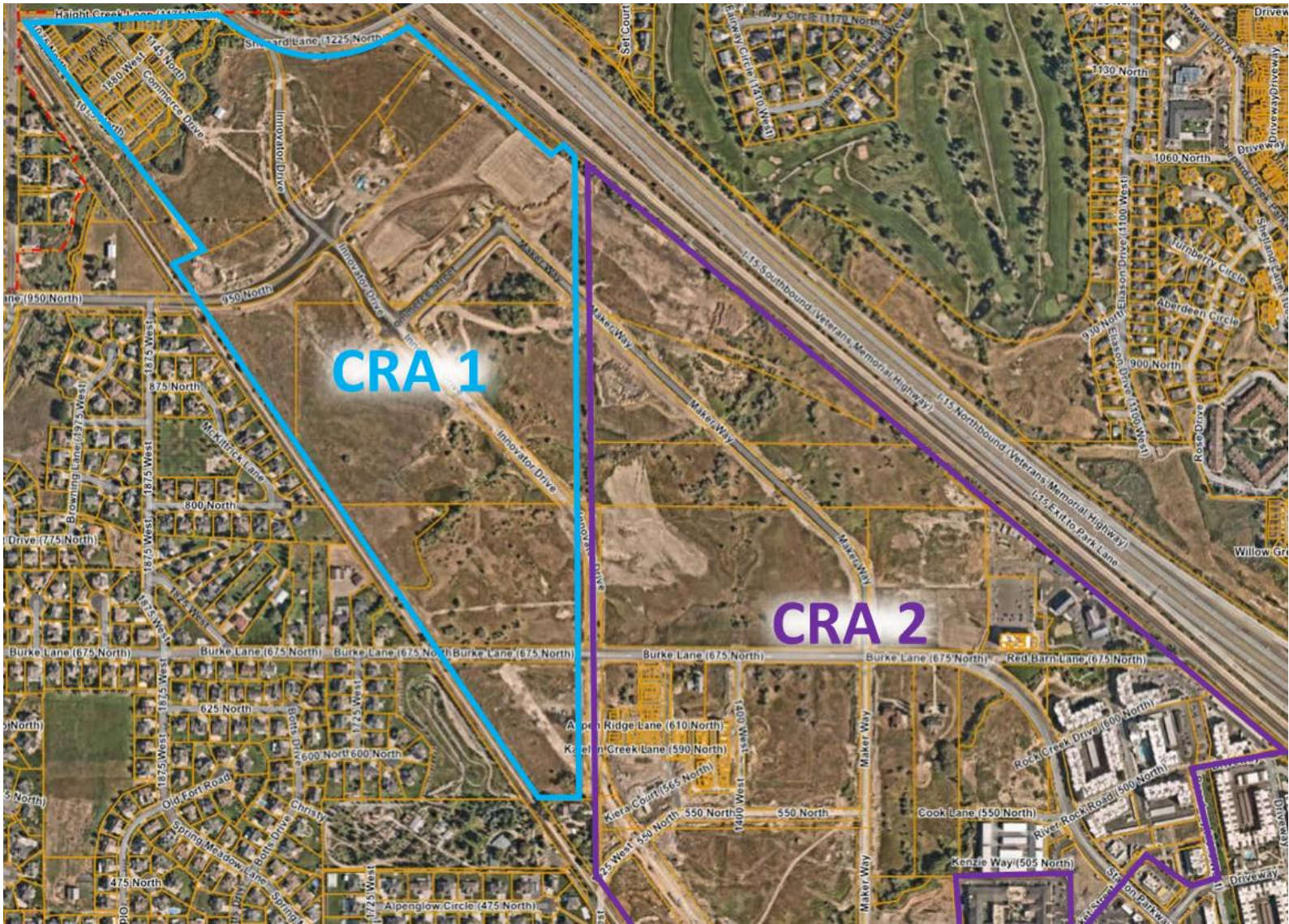
Amy Shumway

Melissa Layton

Alex Leeman



PROJECT	FARMINGTON CITY ZONES	 WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-449-1173	REVISIONS		
	ZONE CRA2				
PROJECT NUMBER	24-643	FARMINGTON CITY			
	ZONE CRA2 EXHIBIT	160 S. MAIN STREET, FARMINGTON, UT 84025	SCALE:	DATE:	DESIGNED BY:
			1" = 500'	8/6/2024	DJA
					CHECKED BY:
					KT
			NO.	REMARKS	BY
					DATE



Existing CRAs

