

REDEVELOPMENT AGENCY OF FARMINGTON CITY UTAH

ORDINANCE NO 2024-48

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:

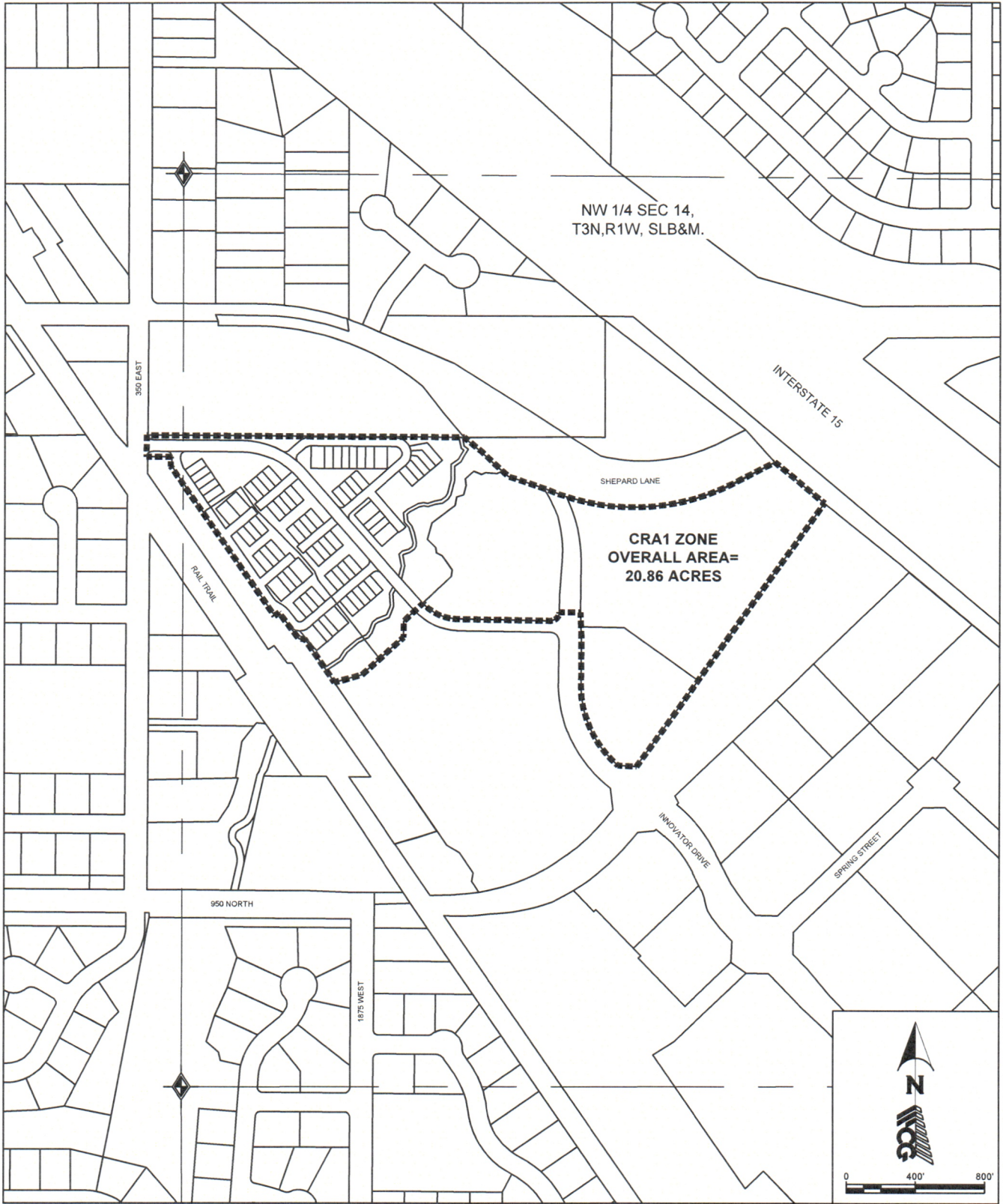


City Recorder

RDA board Record of Vote:

	<u>AYE</u>	<u>NAY</u>
Roger Child	x	
Scott Isaacson	x	
Amy Shumway	x	
Melissa Layton	x	
Alex Leeman	x	

File Path: C:\Share\drives\2024 Projects\24-643 Farmington Zoning\09\_Data\Survey\24643\_Farmington\_CRA1\_ZONE\_Exhibit.dwg Aug 06, 2024 - 1:25pm



PROJECT	FARMINGTON CITY ZONES	<b>WALL CONSULTANT GROUP</b> 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-449-1173	REVISIONS			
	ZONE CRA1					
PROJECT NUMBER	24-643	FARMINGTON CITY 160 S. MAIN STREET, FARMINGTON, UT, 84025				
	ZONE CRA1 EXHIBIT	SCALE: 1" = 400'	DATE: 08/06/2024	DESIGNED BY: DJA	CHECKED BY: KT	
						NO.      REMARKS      BY      DATE



# Existing CRAs



# Proposed Project Area Boundaries