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When recorded return to:  
South Jordan City  
1600 W. Towne Center Dr.  
South Jordan, UT 84095

South Jordan City  
Ordinance 2008-16

AN ORDINANCE ADOPTING THE SOUTH STATION  
COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS  
APPROVED BY THE SOUTH JORDAN CITY  
REDEVELOPMENT AGENCY, AS THE OFFICIAL URBAN  
RENEWAL PROJECT AREA PLAN FOR THE SOUTH STATION  
COMMUNITY DEVELOPMENT PROJECT AREA, AND  
DIRECTING THAT THE NOTICE OF THE ADOPTION BE  
GIVEN AS REQUIRED BY STATUTE.

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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH JORDAN Utah  
1600 W TOWNE CENTER DR  
SOUTH JORDAN UT 84095-8265  
BY: ZJM, DEPUTY - WI ~~27~~ 8p.

# CITY OF SOUTH JORDAN CITY COUNCIL

## ORDINANCE NO. 2008-16

**AN ORDINANCE ADOPTING THE *SOUTH STATION COMMUNITY DEVELOPMENT PROJECT AREA PLAN*, AS APPROVED BY THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE SOUTH STATION COMMUNITY DEVELOPMENT PROJECT AREA, AND DIRECTING THAT THE NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.**

WHEREAS the South Jordan City Redevelopment Agency (the "Agency"), having prepared a Draft Community Development Project Area Plan (the "Draft Plan") for the South Station Community Development Project Area, the legal description of which is attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") §§ 17C-4-102 & -103, and having held the required public hearing on the Draft Plan on October 7, 2008, pursuant to UCA § 17C-4-102(1)(d), adopted the Draft Plan as the Official Community Development Project Area Plan for South Station Community Development Project Area (see Agency Resolution No. RDA 2008-12); and

WHEREAS the Utah Community Development and Renewal Agencies Act (the "Act") mandates that, before a community development project area plan approved by a redevelopment agency under UCA § 17C-4-104 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-4-105(1); and

WHEREAS the Act also requires certain notice to be given by the community legislative body upon its adoption of a community development project area plan under UCA § 17C-4-106.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SOUTH JORDAN CITY COUNCIL AS FOLLOWS:**

1. The City of South Jordan City Council hereby adopts the South Station Community Development Project Area Plan, as approved by the Agency (*see* Agency Resolution No. RDA 2008-12), as the Official Community Development Project Area Plan for the South Station Community Development Project Area (the "Official Plan").
2. The City Staff is hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-4-106(1)(a)(i), substantially in the form attached hereto as **EXHIBIT B**, whereupon the Official Plan shall become effective pursuant to UCA § 17C-4-106(2)(a).
3. Pursuant to UCA § 17C-4-106(4), the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

4. This ordinance shall take effect immediately upon publication and recording.

APPROVED AND ADOPTED this 7<sup>th</sup> day of October, 2008.

Attest:

Anna M. West  
City Recorder



[Signature]  
Mayor, City of South Jordan

**Roll Call Vote:**

	YES	NO	ABSTAIN	ABSENT
Brian C. Butters	<u>X</u>	___	___	___
Kathie L. Johnson	<u>X</u>	___	___	___
Larry Short	<u>X</u>	___	___	___
Aleta A. Taylor	<u>X</u>	___	___	___
Leona Winger	<u>X</u>	___	___	___

## EXHIBIT A

Commencing at the South Quarter Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing North 89°52'04" West – 2642.201 feet between the South Quarter Corner and the Southwest corner of said Section 19) and running North 89°52'04" West along the south line of said Section 19 for a distance of 521.512 feet; thence North 00°07'56" East perpendicular to said section line for 3700.909 feet to a point on the inner right-of-way of the roundabout at the intersection of Daybreak View Parkway and Oquirrh Lake Road as shown on the Amended Kennecott Daybreak Phase 1 Subdivision recorded in Book 2004P at Page 164 in the office of the Salt Lake County Recorder said point also being the POINT OF BEGINNING; thence North 08°17'03" West for 61.845 feet to a point on the northerly right-of-way of said Daybreak View Parkway; thence along said northerly right-of-way line in said Amended Kennecott Daybreak Phase 1 Subdivision the following eight (8) calls: 1.) with a non-tangent curve to the right having a radius of 70.584 feet, whose center bears North 11°58'50" West with a central angle of 35°16'35" (chord bearing and distance of North 84°20'33" West - 42.775 feet) for an arc length of 43.458 feet; 2.) thence with a non-tangent curve to the right having a radius of 217.000 feet, whose center bears North 26°19'48" East with a central angle of 29°28'46" (chord bearing and distance of North 48°55'49" West - 110.422 feet) for an arc length of 111.650 feet; 3.) thence North 34°11'25" West for 14.274 feet; 4.) thence with a curve to the left having a radius of 136.500 feet, with a central angle of 15°10'23" (chord bearing and distance of North 41°46'37" West - 36.042 feet) for an arc length of 36.148 feet; 5.) thence with a curve to the left having a radius of 526.000 feet, with a central angle of 07°30'50" (chord bearing and distance of North 53°07'13" West - 68.931 feet) for an arc length of 68.981 feet; 6.) thence North 56°52'38" West for 28.391 feet; 7.) thence with a curve to the left having a radius of 936.611 feet, with a central angle of 04°19'13" (chord bearing and distance of North 59°02'15" West - 70.605 feet) for an arc length of 70.621 feet; 8.) thence South 53°19'15" West for 5.438 feet to a point on the northerly boundary of Kennecott Daybreak Phase II Subdivision recorded in Book 2004P at Page 264 in the office of the Salt Lake County Recorder said point also being on the northerly right-of-way of Daybreak View Parkway; thence along said northerly boundary and the northerly right-of-way of Daybreak View Parkway the following four (4) calls: 1.) with a non-tangent curve to the left having a radius of 931.000 feet, whose center bears South 28°40'18" West with a central angle of 56°20'43" (chord bearing and distance of North 89°30'04" West - 879.107 feet) for an arc length of 915.557 feet; 2.) thence South 62°19'34" West for 127.435 feet; 3.) thence with a curve to the left having a radius of 1026.000 feet, with a central angle of 08°10'30" (chord bearing and distance of South 58°14'19" West - 146.267 feet) for an arc length of 146.391 feet; 4.) thence with a curve to the right having a radius of 14.500 feet, with a central angle of 89°18'01" (chord bearing and distance of North 81°11'55" West - 20.381 feet) for an arc length of 22.599 feet to a point on the easterly right-of-way line of Kestrel Rise Road; thence North 36°32'54" West along the easterly right-of-way line of Kestrel Rise Road for 595.077 feet to a point that intersects with the proposed northerly right-of-way line of Duckhorn Drive; thence South 53°27'06" West along the proposed northerly right-of-way line of Duckhorn Drive for 2327.500 feet to a point that intersects the easterly right-of-way line of the proposed Lake Run Road extension; thence North 36°32'54" West along the easterly right-of-way line of the proposed Lake Run Road extension for 560.366 feet to a point that intersects the northerly right-of-way line of proposed Road A (currently unnamed); thence along said northerly right-of-way line of proposed Road A the following ten (10) calls: 1.) South 53°27'06" West for 518.052 feet; 2.) thence with a curve to the right having a radius of 256.500 feet, with a central angle of 22°33'20" (chord bearing and distance of South 64°43'45" West - 100.325 feet) for an

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arc length of 100.976 feet; 3.) thence South 76°00'25" West for 1.996 feet; 4.) thence with a curve to the right having a radius of 330.000 feet, with a central angle of 08°31'08" (chord bearing and distance of South 80°15'59" West - 49.020 feet) for an arc length of 49.065 feet; 5.) thence with a curve to the left having a radius of 150.000 feet, with a central angle of 11°06'54" (chord bearing and distance of South 78°58'06" West - 29.054 feet) for an arc length of 29.099 feet; 6.) thence with a curve to the left having a radius of 349.000 feet, with a central angle of 19°57'33" (chord bearing and distance of South 63°25'52" West - 120.962 feet) for an arc length of 121.576 feet; 7.) thence South 53°04'59" West for 932.820 feet; 8.) thence with a non-tangent curve to the left having a radius of 97.996 feet, whose center bears South 25°41'52" West with a central angle of 41°37'35" (chord bearing and distance of North 85°06'55" West - 69.640 feet) for an arc length of 71.196 feet; 9.) thence North 36°32'54" West for 3.916 feet; 10.) thence South 53°27'06" West for 381.520 feet to a point on boundary A as shown on exhibit B; thence South 37°29'42" East along said boundary A for 1767.745 feet until it intersects with boundary B as shown on exhibit B; thence along said boundary B the following seven (7) calls: 1.) North 52°30'18" East for 216.101 feet; 2.) thence with a non-tangent curve to the left having a radius of 302.000 feet, whose center bears North 61°07'52" West with a central angle of 37°54'53" (chord bearing and distance of North 09°54'42" East - 196.218 feet) for an arc length of 199.844 feet; 3.) thence with a curve to the left having a radius of 117.000 feet, with a central angle of 05°10'35" (chord bearing and distance of North 11°38'02" West - 10.567 feet) for an arc length of 10.571 feet; 4.) thence with a curve to the left having a radius of 304.000 feet, with a central angle of 00°40'45" (chord bearing and distance of North 14°33'42" West - 3.603 feet) for an arc length of 3.603 feet; 5.) thence North 53°27'06" East for 905.857 feet; 6.) thence North 36°32'54" West for 67.114 feet; 7.) thence with a non-tangent curve to the left having a radius of 130.500 feet, whose center bears North 55°33'17" West with a central angle of 61°17'18" (chord bearing and distance of North 03°48'04" East - 133.033 feet) for an arc length of 139.594 feet to a point on the southerly right-of-way line of the proposed Daybreak View Parkway extension; thence North 53°27'06" East along the southerly right-of-way line of the proposed Daybreak View Parkway extension for 1440.119 feet to a point that intersects the extension of the westerly line of alley #9 of the Kennecott Daybreak Plat 4 Subdivision recorded in Book 2005P at Page 160 in the office of the Salt Lake County Recorder; thence South 36°32'54" East along said westerly line of alley #9 for 336.500 feet to a point on the southerly right-of-way line of Topcrest Drive as shown in said Kennecott Daybreak Plat 4 Subdivision; thence North 53°27'06" East along said southerly right-of-way line of Topcrest Drive through said Kennecott Daybreak Plat 4 Subdivision and said Kennecott Daybreak Phase II Subdivision for 514.000 feet to a point that intersects on the easterly right-of-way line of Oakmond Road in said Kennecott Daybreak Phase II Subdivision; thence along said easterly right-of-way line of Oakmond Road the following four (4) calls: 1.) North 36°32'54" West for 43.170 feet; 2.) thence with a curve to the left having a radius of 330.000 feet, with a central angle of 15°00'00" (chord bearing and distance of North 44°02'54" West - 86.147 feet) for an arc length of 86.394 feet; 3.) thence North 51°32'54" West for 56.691 feet; 4.) thence with a curve to the right having a radius of 71.500 feet, with a central angle of 58°57'28" (chord bearing and distance of North 22°04'10" West - 70.371 feet) for an arc length of 73.574 feet to a point on the outer right-of-way line of the roundabout at the intersection of Oakmond Road and Daybreak Rim Way; thence along said outer right-of-way line of the roundabout with a non-tangent curve to the left having a radius of 160.000 feet, whose center bears North 44°20'06" West with a central angle of 19°49'20" (chord bearing and distance of North 35°45'14" East - 55.078 feet) for an arc length of 55.354 feet to a point on the southerly right-of-way line of Daybreak Rim Way; thence along said southerly right-of-way line of

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Daybreak Rim Way the following eleven (11) calls: 1.) thence with a non-tangent curve to the right having a radius of 46.500 feet, whose center bears South 20°00'12" East with a central angle of 14°02'50" (chord bearing and distance of North 77°01'14" East - 11.372 feet) for an arc length of 11.401 feet; 2.) thence North 84°02'39" East for 28.827 feet; 3.) thence with a curve to the right having a radius of 183.500 feet, with a central angle of 40°18'55" (chord bearing and distance of South 75°47'54" East - 126.470 feet) for an arc length of 129.117 feet; 4.) thence with a curve to the left having a radius of 337.500 feet, with a central angle of 46°54'11" (chord bearing and distance of South 79°05'32" East - 268.632 feet) for an arc length of 276.282 feet; 5.) thence with a curve to the left having a radius of 537.500 feet, with a central angle of 24°00'17" (chord bearing and distance of North 65°27'14" East - 223.549 feet) for an arc length of 225.192 feet; 6.) thence North 53°27'06" East for 746.797 feet; 7.) thence with a curve to the right having a radius of 764.000 feet, with a central angle of 35°27'50" (chord bearing and distance of North 71°11'01" East - 465.374 feet) for an arc length of 472.887 feet; 8.) thence South 89°00'35" East for 70.310 feet; 9.) thence South 89°18'17" East for 109.427 feet; 10.) thence North 81°15'37" East for 125.853 feet; 11.) thence with a non-tangent curve to the right having a radius of 106.501 feet, whose center bears South 05°10'06" East with a central angle of 70°36'15" (chord bearing and distance of South 59°51'58" East - 123.091 feet) for an arc length of 131.239 feet to a point on the outer right-of-way line for the roundabout at the intersection of said Daybreak Rim Way and Kestrel Ridge Road; thence North 63°09'06" East for 65.333 feet to a point on the inner right-of-way line for the roundabout at the intersection of said Daybreak Rim Way and Kestrel Ridge Road; thence along said inner right-of-way line for the roundabout with a non-tangent curve to the right having a radius of 84.503 feet, whose center bears North 63°09'06" East with a central angle of 108°33'51" (chord bearing and distance of North 27°26'01" East - 137.217 feet) for an arc length of 160.117 feet to the POINT OF BEGINNING.

Containing 6,238,115 sq. ft. or 143.207 acres.

Updated August 5, 2008

**EXHIBIT B**

**Notice of Adoption of Ordinance 2008-16 by the City of South Jordan City Council**

Pursuant to Section 17C-4-106(1), Utah Code, the City of South Jordan City Council (the "City Council") is providing this notice with respect to Ordinance 2008-16 which was passed by the City Council on October 7, 2008, adopting the South Station Community Development Project Area Plan, as approved by the South Jordan City Redevelopment Agency (the "Agency"), as the Official Community Development Project Area Plan for the South Station Community Development Project Area (the "Official Plan"), and directing that the notice of adoption be given as required by law. Ordinance 2008-16 and the Official Plan shall become effective upon publication of this notice (the "Effective Date"), at which time the Agency may proceed to implement the Official Plan. The Official Plan is available for general public inspection at the office of the City South Jordan City Recorder located at 1600W. Towne Center Drive, South Jordan, Utah, during regular office hours of 8:00 am to 5:00 pm, Monday through Friday.

For a period of 30 days after the Effective Date of the Official Plan (the "30-Day Period"), any person in interest may contest the Official Plan or the procedure used to adopt it if the Official Plan or procedure fails to comply with applicable statutory requirements. After the 30-Day Period, no person may contest the Official Plan or procedure used to adopt it for any cause.

Published: October 31, 2008.



s/ Anna West  
City Recorder

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