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Rasheille Hobbs, Recorder Salt Lake County, Utah
Return To: COTTONWOOD HEIGHTS
ATTN: TIFFANY JANZEN 2277 E BENGAL BLVD COTTONWOOD HEIGHTS, UT 84117



NOTICE OF ADOPTION OF ORDINANCE NO. 430 By the City Council of Cottonwood Heights

Approving and Adopting the

Third Amended Canyon Centre Community Development Project Area Plan

Pursuant to Title 17C. Limited Purpose Local Government Entities – Community Reinvestment Agency Act and specifically 17C-4-107(1), Utah Code Annotated 1953, as amended, the City Council of Cottonwood Heights (the “Legislative Body”) is providing this notice with respect to Ordinance No. 430 which was passed by the Legislative Body on February 18, 2025, and was later ratified by Resolution 2025-04 on May 6, 2025, adopting the official Third Amended Canyon Centre CDA Plan (the “Official Plan”), as approved by the Community Development and Renewal Agency of Cottonwood Heights City (the “Agency”) on the same date, and directing that notice of adoption of the Official Plan as required by law. Ordinance No. 430 and the Official Plan shall become effective upon publication of this notice, at which time the Agency may proceed to implement the Official Plan. Attached in Exhibit A is a boundary description for the project area as required by statute in 17C-4-107(1)(a).




/s/ Tiffany Janzen
City Recorder

Exhibit A:

The following described real property is located in Salt Lake County, Utah:

Beginning on the east line of Racquet Club Drive at a point South 89°59'07" East along the Quarter Section line 1199.11 feet and North 109.58 feet from the West Quarter corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian (As surveyed section tie - Beginning on the east line of Racquet Club Drive at a point East 1198.53 feet and North 108.09 feet from the West Quarter corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Basis of Bearing being South 00°03'19" East - 2672.45 feet between the West Quarter corner and the Southwest corner of said Section 25) and running thence North along said east line 490.42 feet; thence North 57°34'49" East 210.68 feet; thence South 87°44'40" East 406.36 feet to the west line of Wasatch Boulevard; thence along the west line of Wasatch Boulevard for two (2) courses as follows; along the arc of a 1482.69 foot radius curve to the left 136.953 feet (the chord bears South 8°53'50" East 136.904 feet); thence South 11°31'30" East 596.71 feet to the north line of the Canyon Racquet Club Condominiums; thence along the north line of said Canyon Racquet Club Condominiums four (4) courses as follows: South 86°30' West 251.63 feet; thence South 70°30' West 142.96 feet; thence South 47°30' West 90.00 feet; thence North 86°00' West 46.20 feet; thence North 35°00' West 82.40 feet; thence North 34°16'39" West 102.62 feet; thence North 20°20'26" West 107.65 feet; thence West 83.44 feet to the POINT OF BEGINNING.

Containing 474,587 Sq. Ft. or 10.895 acres more or less

Right of way Easement

Together with a perpetual easement and right of way for ingress and egress and for public and private utilities and for the construction, operation and continued maintenance and repair of a roadway on, in, over, across, through, or under the surface of a strip of land described in mesne documents of record and more particularly described in that certain Quit Claim deed dated August 7, 1978 by and between Victor S. Merrill and Marian Y. Merrill, his wife, and Mountain Four, Ltd., a Utah limited partnership, as Grantors and G.H. Bagley, Inc., a Utah corporation, as Grantee, recorded August 11, 1978 as Entry No. 3151481 in Book 4721 at Page 165 of Salt Lake County Recorder's office; which easement and right of way shall be for the benefit of and appurtenant to and shall pass with title to the tract of land described above which is commonly known and referred to as the Canyon Racquet Club property.

Property Address: 3700 East 7000 South, Cottonwood Heights, Utah 84121