



W3287805

E# 3287805 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
21-Jun-23 1020 AM FEE \$0.00 DEP SLW
REC FOR: OGDEN CITY
ELECTRONICALLY RECORDED

PCV

ORDINANCE NO. 2023-31

AN ORDINANCE OF OGDEN CITY, UTAH, ADOPTING THE AIRPORT COMMUNITY REINVESTMENT PROJECT AREA PLAN DATED JUNE 6, 2023; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AFTER FINAL PASSAGE.

The Ogden City Council hereby ordains:

SECTION 1 Adoption of Project Area Plan. The Ogden City Redevelopment Agency (the "Agency") approved the Project Area Plan dated June 6, 2023, and entitled the "Airport Community Reinvestment Project Area Plan" (the "Project Area Plan" or the "Plan"). The City, after review of the Agency's approval, hereby adopts by Ordinance the Project Area Plan pursuant to Section 17C-5-109 of the Limited Purpose Local Government Entities – Community Reinvestment Agency Act ("the Act") as the *Official Project Area Plan of the Airport Community Reinvestment Project Area*.

SECTION 2 Project Area Boundaries. The legal description of the boundaries of the Project Area covered by the Project Area Plan is as follows:

A tract of land in the south half of Section 36 and Section 31, Township 6 North, Range 2 West and parts of Section 1, 6 and 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian: having a Basis of Bearing between the Southeast corner of Section 36 and the South ¼ of Section 36, both in Township 6 North, Range 2 West, which is North 89°30'39" West 2641.78 feet, more particularly described as follows:

Beginning at a point that is on the section line, North 0°22'11" East 49.53 feet from the Southeast corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian;

THENCE South 89°31'49" East 2645.80 feet, thence South 0°18'33" West 520.13 feet to the UDOT right of way, thence South 20°06'00" East 603.50 feet, thence South 20°12'05" East 99.58 feet to the U.P.R.R. northwest right of way line, thence South 38°32'27" West 396.45 feet along said U.P.R.R. right of way to the Ogden City Corporate limit line, the next eleven (11) courses are along said corporate limit line, (1) South 0°18'33" West 1154.94 feet, (2) North 89°41'27" West 629.64 feet, (3) South 38°32'27" West 900.99 feet, (4) South 57°19'39" West 148.35 feet, (5) South 43°19'24" West 309.75, (6) South 32°08'55" West 681.47 feet, (7) North 78°41'57" West 45.08 feet, (8) South 38°32'27" West 3340.58 feet, (9) South 00°44'36" West 317.77 feet, (10) South 44°56'18" West 989.93 feet to the north right of way of 4400 South Street, (11) thence South 89°52'03" West 1937.28 feet along said north right of way line, thence North 00°00'00" East 3494.74 to an angle point in the east boundary of Monte Vista Mobile Home Park, thence North 24°10'08" West 1492.53 feet along east boundary line of said mobile home park, thence

North 89°52'19" West 603.80 feet long the north boundary of said mobile home park to the east right of way line of 1900 West Street, the next five (5) courses are along the south right of way line of Hinckley Drive (S.R. 79) (1) along a curve to the right having a radius of 748.50 feet and arc length of 573.60 feet (long chord bearing is North 36°39'24" East 559.67 feet), (2) South 33°26'57" East 19.85 feet, (3) North 57°27'42" East 1257.32 feet, (4) to a point of curve to the right having a radius of 1789.35 feet and an arc length of 315.36 feet (long chord bearing of North 62°33'22" East 314.96 feet), (5) North 67°35'43" East 701.73 feet, thence North 22°24'17" West 181.50 feet to the intersection of the north right of way line and KAPP INDUSTRIAL PARK PHASE 7, thence North 88°56'29" West 418.72 feet along the south boundary of said KAPP INDUSTRIAL PARK (multiple phases), thence North 0°30'10" East 1319.91 feet along the west side of KAPP INDUSTRIAL PARK (multiple phases), to the north right of way line of 3300 South Street, thence South 89°16'59" West 270.05 feet to the southeast right of way line of the Utah Transit Authority (UTA) Rail line, the next six (6) courses are along said Utah Transit Authority (UTA) southeast right of way line (1) North 43°04'26" East 661.23 feet, (2) to a point of curve to the right, having a radius of 4533.70 feet and an arc length of 1386.20 feet (long chord bearing is North 51°49'59" East 1380.81 feet, (3) South 29°41'43" East 50.00 feet, (4) to a point of curve to the right, having a radius of 4483.80 feet and an arc length of 851.93 feet (long chord bearing is North 66°19'03" East 849.92 feet), (5) North 80°08'12" East 625.00 feet, (6) to a point of curve to the right, having a radius of 4483.80 feet and an arc length of 680.78 feet (long chord bearing is North 83°55'43" East 680.11 feet) to the intersection of said UTA Rail line and the west right of way line of Pennsylvania Avenue (1100 West), thence South 0°22'11" West 1806.35 feet along said west right of way, thence South 89°31'49" East 33.00 feet to the Point of Beginning.

The Project Area contains approximately 837 acres of private and public real property.

SECTION 3 Purposes of Project Area Plan. The purposes and intent of the Ogden City Council with respect to the Project Area are to accomplish the following purposes by adoption of the Project Area Plan:

1. Promote and market the Project Area for development that will enhance the economic health of the community through increase of the City's commercial tax base;
2. Encourage development and expanded economic activity;
3. Promote functional utilities and other infrastructure to provide for expanded aeronautical and commercial business activity;

- 4. Promote attractive and functional buildings, streetscapes, parking areas and landscaping;
- 5. Coordinate and promote improvement of the transportation system within the Project Area, including road improvements, access management and connections to downtown and adjacent areas; and
- 6. Provide for the use of tax increment by the Agency in accordance with the provisions of the Act.


SECTION 4 Project Area Plan Incorporated by Reference. The Project Area Plan, together with supporting documents, is incorporated herein by this reference and made a part of this Ordinance. Copies of the Project Area Plan shall be filed and maintained in the office of the City Recorder and the Agency for public inspection.

SECTION 5 Acquisition of Property. The use of eminent domain for the purposes of acquiring real property is not provided for in the Project Area Plan. The Agency may acquire property in the Project Area by negotiation, gift, devise, exchange, purchase, or other lawful methods. The Agency is authorized to acquire any other interest in real property in the Project Area, including less than fee title interests, such as leasehold interests, easements, and rights of way, by and through negotiation, gift, devise, exchange, purchase or other lawful methods.

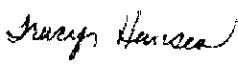
SECTION 6 Tax Increment Financing. This Ordinance hereby specifically incorporates all of the provisions of the Act, including all future provisions that grant additional powers and authorizations to the Agency, as the Act is amended from time to time after the date hereof, that authorize or permit the Agency to receive tax increment from the Project Area and that authorize various uses of such tax increment by the Agency. It is the intent of this Ordinance that the Agency shall have the broadest authorization and permission for receipt of and use of tax increment as is authorized by law, whether by existing or amended provisions of law.

SECTION 7 Effective Date. This Ordinance shall take effect immediately upon publication and recording.

PASSED, ADOPTED AND ORDERED POSTED by the Ogden City Council this 6th day of June 2023.



 Angela Choberka (Jun 9, 2023 12:28 MDT)
 CHAIR

ATTEST:


 CITY RECORDER



TRANSMITTED TO THE MAYOR ON: 06/09/23

Signature Page to Ordinance 2023-31

MAYOR'S ACTION: Approved Vetoed

Michael P Caldwell

Michael P Caldwell (Jun 9, 2023 13:12 MDT)

MAYOR

ATTEST:

Tracy Hansen

CITY RECORDER



POSTING DATE: 06/20/23

EFFECTIVE DATE: 06/20/23

APPROVED AS TO FORM: JAT 5/25/23
Legal Date

James Tanner
James Tanner (Jun 9, 2023 12:26 MDT)

ATTACHED PAGES

FOR TAX ID NUMBERS

NOT RECORDED WITH

DOCUMENT

ANNEX AIRPORT COMMUNITY REINVESTMENT PROJECT AREA
 DATE RECORDED 21 JUNE 2023
 BOOK OF PLATS, PAGE ENTRY NO. 2287805
 ORDINANCE NO. 2023-31

NO	TAX SERIAL NUMBERS	OLD TAX UNIT	NEW TAX UNIT
	05-143-0014	25	969
	05-143-0017	25	
	05-143-0019, 0020	25	
	05-143-0023	25	
	05-143-0028	25	
	05-143-0029		
	05-145-0033	25	
	05-145-0043	25	
	05-145-0051	25	
	05-148-0003	25	
	05-148-0013	25	
	05-148-0018 - 0020	25	
	08-001-0001	25	
	08-001-0007	25	
	08-001-0009	25	
	08-001-0010, 0011	25	
	08-002-0001	25	
	08-002-0015	25	
	08-002-0034 - 0036	25	
	08-002-0038	25	
	08-003-0008	25	
	08-004-0014	25	
	08-004-0015, 0016	25	
	08-004-0018	25	
	08-005-0027	25	
	08-087-0031, 0032	25	
	08-088-0022	25	
	08-088-0025 - 0028	25	
	08-088-0034	25	
	08-092-0003	25	
	08-272-0001 - 0005	25	
	08-087-0080	25	

ANNEX _____
 DATE RECORDED _____
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NO	TAX SERIAL NUMBERS	OLD TAX UNIT	NEW TAX UNIT
	08-272-0008-0014	25	519
	08-272-0016	25	
	08-316-0001-0003	25	
	08-340-0001	25	
	08-348-0001	25	
	08-348-0003	25	
	08-382-0001	25	
	08-478-0002	25	
	08-497-0001	25	
	14-040-0005	25	
	14-040-0011	25	
	14-041-0007	25	
	14-041-0008, 0009	25	
	14-041-0013	25	
	14-054-0002, 0003	25	
	15-098-0017	25	
	15-099-0002	25	
	15-099-0004	25	
	15-099-0015	25	
	15-099-0024	25	
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	15-100-0007	25	
	15-100-0008	25	
	15-100-0011	25	
	15-100-0019	25	
	15-102-0044	25	
	15-130-0001	25	
	15-130-0003-0012	25	
	15-139-0001-0008	25	
	15-474-0002	25	

ANNEX _____
 DATE RECORDED _____
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 ORDINANCE NO. _____

NO.	TAX SERIAL NUMBERS	OLD TAX UNIT	NEW TAX UNIT
	15-683-0001, 0002	25	569
	15-695-0001	25	569
	05-143-0025	26	570
	05-145-0003, 0004	26	↓
	05-145-0007	26	
	05-145-0023	26	
	05-145-0036	26	
	05-149-0004, 0006	26	
	05-149-0011	26	
	08-001-0005		
	08-001-0005	26	
	08-088-0006	26	
	08-002-0009	23	
	08-005-0001	23	↓
	08-005-0003	23	
	08-005-0011	23	
	08-005-0015	23	
	08-005-0023	23	
	08-005-0028	23	
	08-088-0023	23	
	08-001-0013-0014	41	572
	08-087-0008, 0009	41	↓
	08-087-0017	41	
	08-087-0019	41	
	08-143-0001, 0002	41	
	08-143-0006, 0007, 0008	41	
	08-144-0003, 0004, 0005	41	
	08-144-0010-0012	41	
	08-145-0003, 0004	41	
	08-145-0007	41	
	08-087-0035		
	08-087-0039		↓

ORIGINAL NOT USE

ANNEX: _____
 DATE RECORDED _____
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 ORDINANCE NO. _____

TAX SERIAL NUMBERS	OLD TAX UNIT	NEW TAX UNIT
08-001-0004 08-001-0004	266	573
14-041-0019-0021	297	574
05-148-0002	451	575
05-148-0006, 0007	451	
05-148-0014	451	
08-001-0008	451	
08-002-0003, 0004	451	
08-002-0007, 0008	451	
08-002-0019	451	
08-002-0037	451	
08-003-0001-0005	451	
08-005-0004, 0005	451	
08-005-0017	451	
08-005-0021	451	
08-005-0021	451	
08-088-0021	451	
15-099-0001	451	
15-099-0007, 0008	451	
15-099-0012, 0013	451	
15-099-0021	451	
15-099-0023	451	
15-100-0001	451	
15-100-0003	451	
15-100-0012	451	
15-100-0015	451	
15-101-0007	451	
15-101-0009	451	
15-101-0027, 0028	451	
15-102-0002, 0003	451	
15-102-0019	451	
15-102-0024	451	
15-301-0001-0004 ORIGINAL - DO NOT USE	451	
15-569-0005	451	
15-683-0003	451	