

## ORDINANCE NO. 603

### AN ORDINANCE ADOPTING THE 3rd AMENDMENT TO EDA #2008-01, AS APPROVED BY THE BOX ELDER COUNTY REDEVELOPMENT AGENCY, AS THE OFFICIAL ECONOMIC DEVELOPMENT PROJECT AREA PLAN FOR THE PROJECT AREA.

**WHEREAS** the Board of the Box Elder Redevelopment Agency (the "Agency"), having prepared a 3rd amendment to the Project Area Plan (the "Plan") for the EDA #2008-01 (Procter & Gamble) Economic Development Project Area (the "Project Area"), the legal description attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") § 17C-3-109, and having adopted this amendment as part of the Official Economic Development Plan for the Project Area; and

**WHEREAS** the Utah Community Reinvestment Agency Act (the "Act") mandates that, before the economic development project area plan approved by an agency under UCA § 17C-3-109 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-3-109.

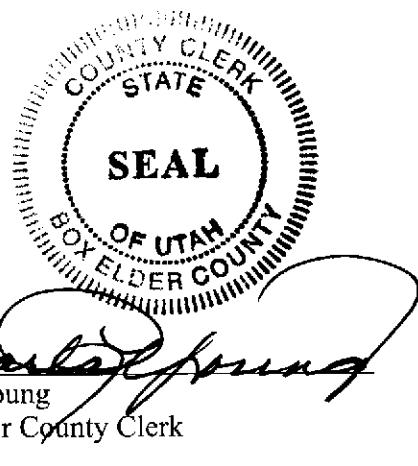
### NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF THE COUNTY OF BOX ELDER AS FOLLOWS:

1. Box Elder County hereby adopts and designates the 3rd amendment of the Project Area Plan, as approved by the Agency Board, as the official economic development plan for the Project Area (the "Official Plan").
2. County staff and consultants are hereby authorized and directed within 30 days to record the amendment to the project area plan, transmit copies of the amendment to the project area plan, specifically the updated land description and map to the agencies identified and as required by UCA § 17C-3-108.
3. Pursuant to UCA § 17C-3-107(4), the Agency may continue to carry out the Official Plan upon this adoption, and the Official Plan shall become effective pursuant to UCA § 17C-3-107, 30 days following the date of the adoption of this ordinance.
4. This ordinance shall take effect immediately.

**APPROVED AND ADOPTED** this 18th day of September 2024, by the Board of County Commissioners of Box Elder County, Utah.

Commissioner Summers

Voting Absent



Attest:

Marla Young  
Box Elder County Clerk

Commissioner Bingham  
Commissioner Perry

Voting Agree,  
Voting Agree

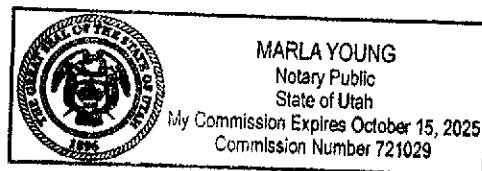
Lee Perry  
Lee Perry, County Commission Chair

State of Utah )  
.ss )  
County of Box Elder )

On this 18<sup>th</sup> day of September, 2024, personally appeared before me, the undersigned notary public, Lee Perry, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he is the **Commissioner for Box Elder County** and said document was signed by him in behalf of said Corporation and acknowledged to me that said Corporation executed the same.

My Commission Expires: Oct. 15, 2025

Marla Young  
Notary Public



**EXHIBIT A**  
**PROJECT AREA LEGAL DESCRIPTION**

**PROJECT AREA LEGAL DESCRIPTION**

ALL OF SECTIONS 10, 11, 14, 15, 22, 23, 26, 27, 34, AND 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, S.L.B. & M., LAYING NORTH OF STATE ROUTE 83, AND ALL OF SECTIONS 24 AND 25, TOWNSHIP 10 NORTH OF STATE ROUTE 83, AND ALL OF SECTIONS 24 AND 25, TOWNSHIP 10 NORTH, RANGE 3 WEST, S.L.B. & M., LAYING SOUTHWESTERLY OF THE MALAD RIVER, AND THE EAST HALF OF THE EAST HALF OF SECTIONS 9, 16, 21 AND 28, TOWNSHIP 10 NORTH, RANGE 3 WEST, S.L.B. & M., (APPROXIMATELY 1320 FEET WEST OF IOWA STRING ROAD (6800 W.)), LAYING NORTH OF STATE ROUTE 83, AND THE SOUTH HALF OF THE SOUTH HALF OF SECTIONS 2 AND 3, TOWNSHIP 10 NORTH, RANGE 3 WEST, S.L.B. & M (APPROXIMATELY 1320 FEET NORTH OF BERCHTOLD ROAD (6400 N.)), AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 WEST, AND ALL OF SECTION 13, TOWNSHIP 10 NORTH RANGE 3 WEST, S.L.B. & M., LAYING SOUTHWESTERLY OF THE MALAD RIVER, EXCLUDING THOSE AREAS WITHIN THE INCORPORATED LIMITS OF CORINNE AND BEAR RIVER CITIES.

**EXCLUDING THE FOLLOWING PARCELS:**

**S&C HOLMGREN PROPERTIES LLC**  
04-003-0020

S/W, SE/4 LYING W & S OF M. V. R. R. IN SEC 23, TWP 10N, R3W, SLM. EXC OF RES.

**S&C HOLMGREN PROPERTIES LLC**  
04-050-0003

PRT SW/4 SEC 2, T10N, R3W, SLM. BEG AT PT N 00°10'26"W 561.00 (N 561 FT BY DEED) FRM SW COR SEC 2, T10N, R3W, SLM N 00°10'26"W 1825.31 FT (N 1835.7 FT BY DEED) ALG SEC/L TO SW COR OF ALBERT HOLMGREN'S TRACT, S 89°29'00"E 1026.30 FT (S 89°29'E 1026.3 FT BY DEED) ALG S/L SD TRACT, S 01°33'00"W 1849.31 FT (S 01°33'W 1844 FT BY DEED), N 88°04'38"W 972.24 FT (N 88°17' W 980.3 FT BY DEED) TO POB. CONT 42.18 AC. SUBJECT TO A 24 FT WIDE NON-EXCLUSIVE PRIVATE ACCESS AND UTILITY EASEMENT ADJOINING THE EASTERLY BDY THEREOF IN FAVOR OF THE ELY & NLY ADJOINING PROPERTIES.

**S&C HOLMGREN PROPERTIES LLC**  
04-050-0004

PRT SW/4 SEC 2, T10N, R3W, SLM. BEG AT PT ON N R/W/L OF 6400 N ST AS DESC IN BOOK W, AT PAGE 122, OF DEEDS ON FILE IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, SD PT BEING N 00°10'26"W 33.08 FT (33 FT N BY DEED) FRM SW COR SEC 2, T10N, R3W, SLM, N 85°48'49"E 960 FT (N 85°51' E 935 FT BY DEED) ON A LINE PARALLEL TO & 33 FT N OF SEC/L, N 01°33'00"E 425.39 FT (N 380 FT BY DEED), N 88°04'38"W 971.24 FT (N 88°17'W 969 FT BY DEED) TO W/L SW/4, S 00°10'26"E 527.92 FT (S 507.3 FT BY DEED) ALG SD W/L TO POB. CONT 10.55 AC. SUBJECT TO A 24 FT WIDE NON-EXCLUSIVE PRIVATE ACCESS AND UTILITY EASEMENT ADJOINING THE EASTERLY BDY THEREOF IN FAVOR OF THE ELY & NLY ADJOINING PROPERTIES.

**S&C HOLMGREN PROPERTIES LLC**  
04-051-0013

BEG AT NE COR OF SE/4 OF SEC3, TWP 10N, R3W, SLM. TH N 589 FT TO DAVID HOLMGRENS BOUNDARY, W 4018 FT TO MALAD RIVER, S AND SE ALONG SAID RIVER TO PT 33 FT N OF S LINE OF SEC., N 88°10' E 1830 FT TO A PT 33 FT N OF SE COR OF SEC, N ALONG SEC LINE 2762 FT TO BEG. ALSO A SEMI-CIRCULAR TRACT

OF LAND LYING IN SE COR. OF GRANTOR'S LAND IN SAID SEC 3, BOUNDED ON S BY NEW HWY, ONE AND N BY OLD CHANNEL OF THE MALAD RIVER AND ON THE W BY THE NEW CHANNEL OF SAID RIVER, THE SE COR OF SAID TRACT BEING APPROX 1880 FT W OF SEC COR OF SEC. LESS COUNTY ROAD. CONT 243.19 ACRES

**S&C HOLMGREN PROPERTIES LLC**

04-058-0001

NW/4 OF THE NW/4 OF SEC 11, T10 N, R3W, SLM, LESS ROADS

**S&C HOLMGREN PROPERTIES LLC**

04-058-0005

S/2 OF THE NW/4 AND NW/4 OF THE SW/4 OF SEC 11, T10N, R3W, SLM. LYING BETWEEN MALAD RIVER AND CORINNE BRANCH OF BEAR RIVER CANAL.

**GREGG A. JOHNSON**

04-051-0016

LOT 6 STEPHENS MINOR SUB DESC AS PART OF THE SW/4 OF SEC 3, T10 N, R3W, SLM, BEG AT A PT ON THE R/W LINE OF 6800 WST. LOC N 00°00'00" E 635.25 FT ALG THE W. LINE OF SD SEC & S 90°00'00" E 33.00 FT FROM THE SW COR OF SD SW/4, TH N 00°00'00" E 269.66 FT ALG SD R/W LINE, TH S 90°00'00" E 769.24 FT TO THE WLY R/W LINE OF THE BEAR RIVER CANAL, ALG SD CANAL R/W LINE PARAL TO & 83.00 FT PERPEN. TO THE C/L OF THE MALAD VALLEY RR MAIN LINE TRACKS, TO THE LEFT ALG THE ARC OF A 3943.90 FT RADIUS CURVE, A DIST OF 281.73 FT, (CHORD BEARS S 16°47'45" E 281.67 FT), TH N 90°00'00" W 850.63 FT TO POB. CONT 5.0 AC SUBJ TO EASEMENTS ETC.

**PEDRO MISRASI TTEE ETAL**

04-058-0016

BEG AT A PT 688 FT S AND 33 FT W OF THE NE COR OF SEC 11, T10 N, R3W, SLM. TH RUNNING S 644 FT, TH W 1472 FT, TH N ALONG SPILLWAY GULCH TO A PT 1318 FT W AND 688 FT S OF THE NE COR OF SAID SEC. THE 1285 FT TO BEG.

**PEDROMISRASITTEEETAL**

04-058-0018

ALL THAT PART OF THE N/2 OF THE S/2 OF THE NE/4 OF SEC 11, T10 N, R3W, SLM. LYING E OF BEAR RIVER SPILLWAY DITCH AS NOW LOC RES R/W FOR ROADS. LESS RES CONT. 24.94 ACS

**PEDRO MISRASI TTEE ETAL**

04-058-0019

BEG AT A PT 33 FT W. AND 688 FT S OF THE NE COR OF THE SE/4 OF THE NE/4 OF SEC 11, T10 N, R3W, SLM. TH RUNNING S 344 FT, TH W 1506.3 FT, TH N 27°31'W178 FT, TH N 8°43'W 170 FT, TH E 1621.5 FT TO BEG.

**PEDRO MISRASI TTEE ETAL**

04-058-0020

BEG AT A PT 33 FT W AND 162 FT N FROM THE SE COR OF THE NE/4 OF SEC 11, T10 N, R3W, SLM. TH RUNNING W 1557 FT, TH N 14°41' E 189 FT, TH N 3°16' E 162 FT, THE 1506.3 FT, TH S 342 FT TO BEG.

**PEDRO MISRASI TTEE ETAL**

04-050-0025

BEG AT A PT 51 RDS N & 3 RDS W OF SE COR OF SEC 2, T10N, R3W, SLM TH RUNNING S 85°45' W 78 RDS, N 41 RDS, E 84 RDS TO A PT 3 RDS W OF SEC LINE, S 35 RDS TO BEG.

**FOWERS, DELORA M TTEE**  
04-064-0002

THE E/2 OF NW/4 OF SEC 14 T10N R03W SLM LYING W OF MALAD RIVER. ALSO NW/4 OF NE/4 OF SEC 14 T10N R03W SLM LYING W OF MALAD RIVER. EXC OF RDS & CANAL.

**FOWERS, DELORA M TTEE**  
04-054-0004

ALL OF SW/4 OF SEC 14 T10N R03W SLM LYING E OF MV BRANCH OSLRR.

**FOWERS, DELORA M TTEE**  
04-064-0015

SW/4 OF NE/4 OF SEC 14 T10N R03W SLM LYING S & W OF MALAD RIVER. ALSO NW/4 OF SE/4 OF SEC LYING S & W OF MALAD RIVER. SW/4 OF SE/4 OF SEC. LESS RES.  
ALSO BEG AT A PT 33 FT N OF SE COR OF SEC 14, N 03°30' E ALG E/L OF SD SEC 1597 FT TO MALAD RIVER, S 70°33' W 470 FT, N 55° W 625 FT, N 05' W 650 FT, N 64° W 250 FT, S 03°30' W 2559 FT TO A PT 33 FT N OF S/L OF SEC, E 1301 FT TO BEG.  
LESS [04-064-0014]: PRT SE/4 SEC 1 T10N R03W SLM. BEG AT A T LOC N 00°03'30" E 33.05 FT ALG E/L OF SD SE/4 FRM THE S/E COR OF SD SE/4, S 87°04'35" W 1757.32 FT, N 00°30'57" E 2102.37 FT, N 52°17'50" W 163.50 FT, N 14°31'19" E 515.70 FT TO THE SLY BANK OF THE MALAD RIVER, ALG SD SLY BANK THE FOLLOW TEN COURSE (1) S 39°31'19" E 84.54 FT (2) S 66°20'04" E 242.71 FT (3) S 85°41'58" E 256.82 FT (4) S 19°55'58" E 150.09 FT (5) S 12°23'19" E 353.50 FT (6) S 18°17'01" E 269.83 FT (7) S 56°11'41" E 497.82 FT (8) S 83°32'35" E 216.77 FT (9) N 66°59'28" E 195.30 FT (10) N 61°38'43" E 210.31 FT TO TH E/L OF SD SE/4, S 00°03'30" W 1562.28 FT ALG SD E/L TO POB. CONT 63.67 AC.

**FOWERS, DELORA M TTEE**  
04-068-0002

NW/4 OF SEC 24 T10N R03W SLM. LESS: CO RD & STATE HWY. LESS: ALL THAT PRT OF NW/4 LYING NLY OF MALAD RIVER. LESS: A STRIP OF LAND 1 RD WIDE ADJOINING CO RD & LYING PARALLEL WITH SAME ON N SIDE OF NW/4 OF SEC. CONT 155.4 AC M/L.

**FOWERS, DELORA M TTEE**  
04-068-0028

ALL THAT PRT OF NE/4 OF SEC 24 T10N R03W SLM LYING S OF MALAD RIVER & W OF STATE HWY 13. CONT 1 AC M/L.

**FOWERS, DELORA M TTEE**  
04-003-0019

ALL THAT PORTION OF SEC 23 T10N R03W SLM LYING N & E OF MVRR R/W. EXC A R/W 79 FT WIDE ON & ALG N/L OF SD SEC FOR LATERAL A OF THE CORINNE BRANCH OF BEAR RIVER CANAL SUBJECT TO R/W FOR RD RUNNING IN N & S THROUGH CTR OF SEC. CONT 181.86 AC.

**BORROWMAN, RICHARD M**  
04-051-0020

A PART OF SW/4 OF SEC 3 T10N R3W SLM. BEG A PT ON THE E R/W LINE OF 6800 W ST LOC N 00°00'00 E 1201.57 FT ALG W LINE OF SEC & S 90°00'00 E 33.00 FT FROM SW COR OF SD SW/4 N

00°00'00 E 321.00 FT ALG R/W LINE, S 90°00'00 E 658.26 FT TO W/L R/W LINE OF BEAR RIVER CANAL, ALG SD R/W LINE PARALLEL TO & 83.00 FT PERPENDICULAR TO C/L OF MALAD VALLEY MAIN LINE TRACKS TO THE LEFT ALG THE ARC OF A 3943.90 FT RADIUS CURVE, A DIST OF 324.23 FT, CHORD BEARS S 07°58'41 E 324.14 FT, N 90°00'00 W 703.24 FT TO POB ALSO KNOW AS LOT 4 STEPHENS MINOR SUB. CONT 5 AC.

**PERMAFROST**

04-067-0001, 04-067-0002, 04-003-0017, 04-003-0018

A PART OF SECTIONS 22 & 23, TOWNSHIP 10 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 0° 3' 21" WEST FOR A DISTANCE OF 62.61 FEET AND SOUTH 89° 0' 0" EAST FOR A DISTANCE OF 71.56 FEET FROM THE NORTHWEST CORNER OF SECTION 22 OR POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89° 0' 4" EAST, A DISTANCE OF 5226.47 FEET; THENCE NORTH 87° 4' 47" EAST, A DISTANCE OF 2076.34 FEET; THENCE NORTH 87° 4' 47" EAST, A DISTANCE OF 16.56 FEET; THENCE SOUTH 29° 40' 34" EAST, A DISTANCE OF 463.98 FEET; THENCE SOUTH 29° 40' 34" EAST, A DISTANCE OF 653.44 FEET; THENCE SOUTH 29° 40' 34" EAST, A DISTANCE OF 57.82 FEET; THENCE SOUTH 29° 40' 34" EAST, A DISTANCE OF 1863.16 FEET; THENCE SOUTH 88° 10' 36" WEST, A DISTANCE OF 932.69 FEET; THENCE SOUTH 88° 10' 36" WEST, A DISTANCE OF 2621.27 FEET; THENCE NORTH 0° 3' 1" WEST, A DISTANCE OF 2502.98 FEET; THENCE SOUTH 87° 4' 50" WEST, A DISTANCE OF 40.05 FEET; THENCE SOUTH 0° 3' 8" EAST, A DISTANCE OF 29.61 FEET; THENCE SOUTH 89° 56' 53" WEST, A DISTANCE OF 2075.84 FEET; THENCE SOUTH 89° 56' 53" WEST, A DISTANCE OF 99.75 FEET; THENCE SOUTH 89° 56' 53" WEST, A DISTANCE OF 30.02 FEET; THENCE NORTH 32° 0' 0" EAST, A DISTANCE OF 172.89 FEET; THENCE NORTH 89° 34' 49" WEST, A DISTANCE OF 1510.65 FEET; THENCE NORTH 89° 34' 50" WEST, A DISTANCE OF 602.36 FEET; THENCE NORTH 89° 34' 42" WEST, A DISTANCE OF 999.64 FEET; THENCE NORTH 0° 25' 18" EAST, A DISTANCE OF 98.66 FEET TO THE POINT OF BEGINNING. CONTAINS 187.56 ACRES MORE OR LESS.