

## IRON COUNTY

### ORDINANCE NO. 2020-4

**AN ORDINANCE ADOPTING THE PROJECT AREA PLAN FOR THE ZION SOLAR COMMUNITY REINVESTMENT PROJECT AREA, AS APPROVED BY THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY, AS THE OFFICIAL COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE PROJECT AREA.**

**WHEREAS** the Iron County Community Development and Renewal Agency (the “**Agency**”), having prepared the Project Area Plan (the “**Plan**”) for the Zion Solar Community Reinvestment Project Area (the “**Project Area**”) pursuant to Utah Code Annotated (“**UCA**”) § 17C-5, has adopted on this same date the Plan as the Official Community Reinvestment Project Area Plan for the Project Area; and

**WHEREAS** Section 17C-5-109 of the Utah Limited Purposes Local Government Entities – Community Reinvestment Agency Act (the “**Act**”) mandates that, before a community reinvestment project area plan approved by an agency under UCA § 17C-5 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency; and

**WHEREAS** the Act also requires that certain notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-5-110.

**NOW, THEREFORE, BE IT ORDAINED BY THE IRON COUNTY COMMISSION AS FOLLOWS:**

1. The Iron County Commission hereby adopts and designates the Plan for the Zion Solar Community Reinvestment Project Area, as approved by the Agency on this same date, as the official plan (the “**Official Plan**”) for the Project Area, the respective boundaries of which are shown and described on the legal descriptions and map attached hereto as **Exhibit A** and incorporated herein by this reference.

2. Iron County Commission and Agency staff are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-5-110, whereupon the Official Plan shall become effective under UCA § 17C-5-110.

**00777579**

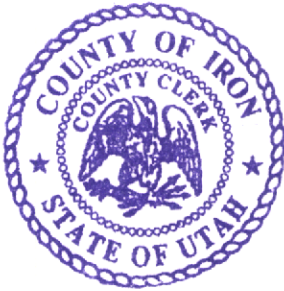
B: 1573 P: 474 Fee \$0.00  
Carri R. Jeffries, Iron County Recorder Page 1 of 5  
09/20/2021 10:23:01 AM By IRON COUNTY



3. Pursuant to the Act, the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

4. This ordinance takes effect immediately upon publication and recording.

DATED this 9<sup>th</sup> day of November, 2020.






BY THE IRON COUNTY COMMISSION:

  
Paul Cozzens, Chair

ATTEST:

  
Jonathan T. Whittaker, County Clerk

Voting:

Alma Adams	
Paul Cozzens	
Mike Bleak	

00777579

B: 1573 P: 475 Fee \$0.00  
Carri R. Jeffries, Iron County Recorder Page 2 of 5  
09/20/2021 10:23:01 AM By IRON COUNTY



**EXHIBIT A**  
Zion Solar Community Reinvestment Project Area

**LEGAL DESCRIPTION:**

**LX Sun, LLC**

A 543.20 acre portion of the following described parcel, beginning at the Southwest corner of Section 14, Township 34 South, Range 12 West of the S.L.B.&M., Iron County, Utah, said point being a found GLO BC, running N 00°01'59" E 2655.90 feet to the West Quarter corner said Section 14, said point being a GLO BC; thence S 89°35'49" E 3943.43 to a point on the centerline of Lund Highway; thence S 31°34'56" E along said centerline, 2593.90 feet to a point on the East Section line, said Section 14; thence leaving said Section 14, entering Section 13, said Township and Range, continuing along said centerline, running S 31°34'56" E 534.07 feet to a point on the South Section line, said Section 13; thence leaving said Section 13 entering Section 24, said Township and Range, continuing along said centerline running S 31°34'56" E 6230.07 feet to a point on the South Section line of said Section 24, thence departing said centerline running N 89°35'00" W 888.28 feet to the South Quarter corner said Section 24, said point being a found GLO BC; thence N 89°49'43" W 2655.21 feet to the Southwest corner said Section 24, said point being a found GLO BC; thence N 00°02'30" W 2641.64 feet to the West Quarter corner of Section 24, said point being a GL BC; thence N 00°03'46" E 1326.02 feet; thence leaving Section 24, entering Section 23, said Township and Range running N 89°37'04" W 5303.37 feet to a point on the West Section line said Section 23; thence N 00°03'22" E along said West Section line, 1326.41 feet to the point of beginning.

Tax Parcel Number: E-0066-0002-0000

**Kelly D. and Wendy W. Smith Family Trust**

Beginning at the Northwest corner of Section 25, Township 34 South, Range 12 West of the S.L.B.&M., Iron County, Utah, running S 89°49'43" E along the North Section line of said Section 25, 1650.00 feet; thence departing said North Section line running S 00°00'11" W 660.00 feet; thence N 89°49'43" W 1650.00 feet to a point on the West Section line of said Section 25; thence N 00°00'11" E along said West Section line 660.00 feet to the point of beginning and containing 25.00 acres.

Tax Parcel Number: E0064-0005-0000

**Three Peaks Oasis, LLC**

Beginning at the West Quarter corner of Section 25, Township 34 South, Range 12 West of the S.L.B.&M., Iron County, Utah, running thence N 00°00'11" E along the West section line, said Section 25, 1998.17 feet; thence departing said West section line running S 89°49'43" E 1650.00 feet; thence N 00°00'11" E 660.00 feet to a point on the North line said Section 25; running thence S 89°49'43" E along said North line 1005.23 feet to the North Quarter corner; thence continuing along said North line running S 89°35'00" E 829.32 feet to the West right-of-way of Lund Highway; thence S 31°34'56" E along

**00777579**

B: 1573 P: 476 Fee \$0.00  
Carri R. Jeffries, Iron County Recorder Page 3 of 5  
09/20/2021 10:23:01 AM By IRON COUNTY





said West line Lund Road 1568.50 feet said point being on said West line and the centerline of a 66.00 foot road; running thence West along said centerline 2335.67 feet; thence departing said centerline road running S 56°25'23" W 2365.07 feet to the point of beginning and containing 124.74 acres.

Tax Parcel Number: E-0064-0011-0000

Parcel 1

Beginning at the West Quarter corner of Section 25, Township 34 South, Range 12 West of the S.L.B.&M., Iron County, Utah, running thence N 56°25'23" 2365.07 feet to a point on a 100.00 foot radius cul-da-sac; thence departing said cul-da-sac running N 90°00'00" E along the centerline of a 66.00 foot road 2335.67 feet to a point on the West right-of-way line of Lund Highway; thence departing said 66.00 foot road running S 31°34'56" E along the West line of Lund Road 1568.23 feet to a point on the East-West Quarter Section line of said Section 25; thence departing said West line running N 89°41'16" W along said Quarter Section line 5127.51 feet to the point of beginning and containing 113.43 acres.

Tax Parcel Number: E-0064-0012-0000

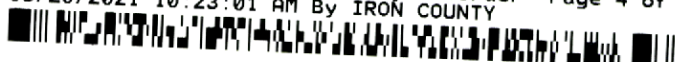
Parcel 2

Beginning at the East Quarter corner of Section 25, Township 34 South, Range 12 West of the S.L.B.&M., Iron County, Utah, running thence N 89°41'16" W along the Quarter Section line 62.04 feet to a point on the East right-of-way line of Lund Highway; running thence N 31°34'56" W along said East line 1552.00 feet; thence departing said East line running N 89°30'53" E 875.85 feet to the East line of said Section 25; thence leaving said East line entering into Section 30, Township 34 South, Range 11 West running N 89°30'53" E 1341.56 feet; running thence S 00°19'33" W 1328.98 feet to a point on the East-West Quarter Section line said section 30, running thence S 89°28'20" W along said Quarter Section line 1334.97 feet to the point of beginning and containing 55.15 acres.

Tax Parcel Number: D-0433-0005-0000

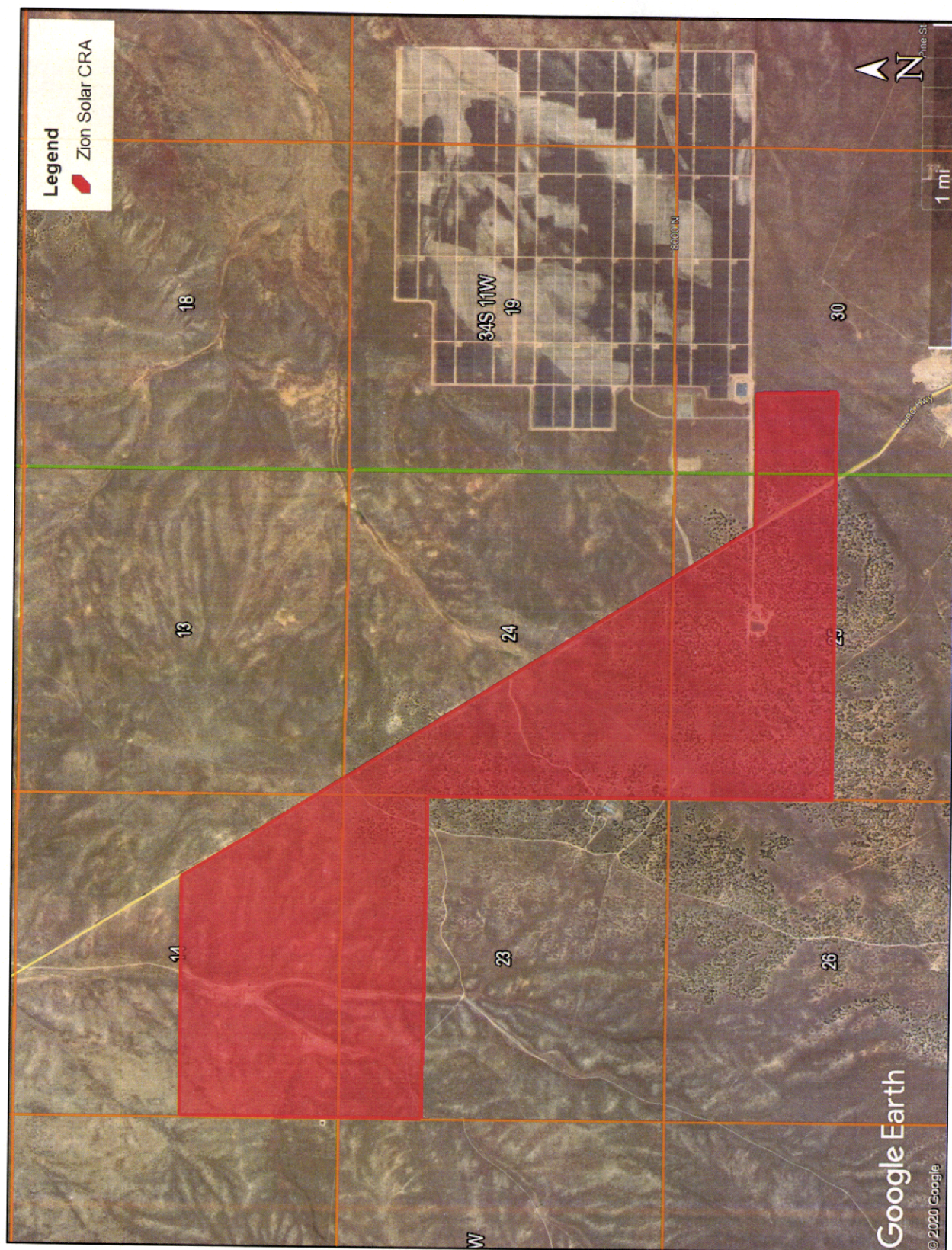
**00777579**

B: 1573 P: 477 Fee \$0.00  
Carri R. Jeffries, Iron County Recorder Page 4 of 5  
09/20/2021 10:23:01 AM By IRON COUNTY





MAP:



00777579

B: 1573 P: 478 Fee \$0.00  
 Carri R. Jeffries, Iron County Recorder Page 5 of 5  
 09/20/2021 10:23:01 AM By IRON COUNTY

