MIDVALE CITY
ORDINANCE NO. 2015-0-14

AN ORDINANCE APPROVING AND ADOPTING THE COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE MIDVALE MAIN STREET COMMUNITY DEVELOPMENT PROJECT AREA, AS APPROVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE MIDVALE MAIN STREET COMMUNITY DEVELOPMENT PROJECT AREA, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS, the Redevelopment Agency of Midvale City (the “Agency”), having prepared a Project Area Plan (the “Plan”) for the Midvale Main Street Community Development Project Area pursuant to Utah Code Annotated (“UCA”) § 17C-4, and having held the required public hearing on the Plan pursuant to UCA § 17C-4-401, has adopted on this same date the Plan as the Official Community Development Project Area Plan for the Midvale Main Street Community Development Project Area; and

WHEREAS, Section 17C-4-105 of the Utah Limited Purposes Local Government Entities – Community Development and Renewal Agencies Act (the “Act”) mandates that, before a community development project area plan approved by an agency under UCA § 17C-4 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 development project area plan under UCA § 17C-4-107.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MIDVALE CITY AS FOLLOWS:

1. The City Council of Midvale City hereby adopts and designates the Midvale Main Street Community Development Project Area Plan dated November 17th, 2015, as approved by the Agency, as the Official Community Development Project Area Plan for the Midvale Main Street Community Development Project Area (the “Official Plan”) for the Midvale Main Street Community Development Project Area as shown and described on the legal description and map, respectively, attached hereto as Exhibit A and Exhibit B and incorporated herein by this reference.

2. Midvale City and Agency Staff are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-4-106, substantially in the form attached hereto as Exhibit C, whereupon the Official Plan shall become effective under UCA § 17C-4-106.

3. Pursuant to UCA § 17C-4-106, 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF MIDVALE CITY, UTAH, ON THIS 17TH DAY OF NOVEMBER, 2015 BY THE FOLLOWING VOTE:

Voting:
Steve Brown  
Paul Glover  
Quinn Sperry  
Paul Hunt  
Wayne Sharp

“Aye” “Nay”

✓          
✓          
✓          

ABSENT  FOR VOTE

ATTEST:

Roni L. Andreason, MMC  
City Recorder

Published this 20th day of NOV., 2015.
EXHIBIT A
Midvale Main Street
Community Development Project Area Description

A parcel of land being located in the West half of Section 25 and the East half of Section 26, Township 2 South, Range 1 West, Salt Lake Base & Meridian, being described as follows:

Commencing at the northwest corner of said section 25, thence S0°19'02"W, a distance of 2,519.83 feet; thence N89°40'58"W, a distance of 53.00 feet to the westerly line of 700 West Street (Holden Street), said point also being the point of beginning; thence N00°19'02"E along said westerly line, a distance of 1,413.89 feet to the intersection of the northerly line of 7200 South Street; thence along said northerly line the following (7) calls: 1) thence S89°49'28"E, a distance of 569.40 feet to a point of a curve to the right having a radius of 23,028.31 feet and a central angle of 00°25'14"; 2) thence easterly along the arc a distance of 169.07 feet, (chord bears S89°36'51"E, a distance of 169.07 feet); 3) thence S79°52'36"E, a distance of 60.89 feet; 4) thence S00°18'32"W, a distance of 14.00 feet; 5) thence S87°53'32"E, a distance of 549.93 feet; 6) thence N06°55'15"E, a distance of 20.57 feet to the point of a non-tangent curve to the right, of which the radius point lies S02°07'12"W, a radial distance of 23,018.31 feet; 7) thence easterly along the arc, through a central angle of 00°15'12", a distance of 101.79 feet, (chord bears S87°45'12"E, a distance of 101.79 feet) to the westerly line of 1-15; thence along said westerly line the following (7) calls: 1) thence S10°37'29"W, a distance of 6.83 feet; 2) thence S12°11'40"W, a distance of 191.41 feet; 3) thence S10°38'11"W, a distance of 1,768.44 feet to a point of a curve to the left having a radius of 4,309.99 feet and a central angle of 18°43'12"; 4) thence southerly along the arc a distance of 1,408.18 feet, (chord bears S01°16'35"W, a distance of 1,401.93 feet); 5) thence S08°05'01"E, a distance of 316.45 feet; 6) thence S08°39'29"E, a distance of 164.63 feet; 7) thence S07°06'58"E, a distance of 24.35 feet to the intersection of the southerly line of Center Street; thence along said southerly line the following (6) calls: 1) thence N88°30'33"W, a distance of 559.73 feet; 2) thence S84°43'00"W, a distance of 526.65 feet; 3) thence S85°04'00"W, a distance of 533.05 feet to a point of a curve to the right having a radius of 11,508.66 feet and a central angle of 01°18'00"; 4) thence westerly along the arc a distance of 261.12 feet, (chord bears S85°43'00"W, a distance of 261.12 feet); 5) thence S86°22'00"W, a distance of 37.50 feet to a point of a curve to the left having a radius of 11,409.70 feet and a central angle of 00°02'05"; 6) thence westerly along the arc a distance of 6.92 feet, (chord bears S86°20'57"W, a distance of 6.92 feet) to the intersection of the westerly line of Holden Street (700 West Street); thence along said westerly line the following (8) calls: 1) thence N00°22'02"E, a distance of 263.06 feet to a point of a curve to the right having a radius of 573.87 feet and a central angle of 34°46'59"; 2) thence northerly along the arc a distance of 348.39 feet, (chord bears N17°45'32"E, a distance of 343.06 feet); 3) thence N35°09'02"E, a distance of 82.37 feet to a point of a curve to the left having a radius of 467.87 feet and a central angle of 30°00'01";
4) thence northerly along the arc a distance of 244.98 feet, (chord bears N20°09'01" E, a distance of 242.19 feet); 5) thence N05°09'02" E, a distance of 493.94 feet to a point of a curve to the right having a radius of 573.87 feet and a central angle of 31°29'59"; 6) thence northerly along the arc a distance of 315.50 feet, (chord bears N20°54'01" E, a distance of 311.54 feet); 7) thence N36°39'02" E, a distance of 298.47 feet to a point of a curve to the left having a radius of 1,092.92 feet and a central angle of 36°20'00"; 8) thence northerly along the arc a distance of 693.06 feet, (chord bears N18°29'02" E, a distance of 681.51 feet) to the POINT OF BEGINNING.

Contains: 5,598,471 square feet or 128.523 acres, more or less.
EXHIBIT C

Notice of Adoption of Ordinance 2015-O-14 by the Midvale City Council

Pursuant to Section 17C-4 of the Utah Code Annotated, the Midvale City Council (the “City Council”) is providing this notice with respect to Ordinance 2015-O-14 which was passed by the City Council on November 17th, 2015, adopting the Midvale Main Street Community Development Project Area Plan (the “Plan”), as approved by the Redevelopment Agency of Midvale City (the “Agency”) on the same date, and directing that the notice of adoption be given as required by law. Ordinance 2015-O-14 and the Plan shall become effective upon publication of this notice (the “Effective Date”), at which time the Agency may proceed to implement the Plan. The Plan is available for general public inspection at the offices of the Agency, 7505 South Holden St., Midvale UT 84047, during regular office hours of 9:00 am to 5:00 pm, Monday through Friday. For a period of 30 days after the Effective Date of the Plan (the “30-Day Period”), any person in interest may contest the Plan or the procedure used to adopt it if the Plan or procedure fails to comply with applicable statutory requirements. After the 30-Day Period, no person may contest the Plan or procedure used to adopt it for any cause.