

# ROY CITY RDA BOARD MEETING AGENDA

DECEMBER 3, 2019 – 6:30 P.M.

ROY CITY COUNCIL CHAMBERS – 5051 SOUTH 1900 WEST

**A. Welcome & Roll Call**

**D. Action Items**

1. 6:30 PUBLIC HEARING- to consider the project area plan and budget for the D&RG Community Reinvestment Project Area
2. Resolution 19-9 approving and adopting the D&RG Community Reinvestment Project Area Plan
3. Resolution 19-10 approving and adopting the D&RG Community Reinvestment Project Area Budget

**D. Adjournment**

*In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1020 or by email: [admin@royutah.org](mailto:admin@royutah.org) at least 48 hours in advance of the meeting.*

*Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) “Electronic Meetings” of the Open and Public Meetings Law, Any Councilmember may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference. The anchor location shall be the Roy City Council Chambers located at 5051 South 1900 West, Roy Utah.*

**Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 26<sup>th</sup> day of November, 2019. A copy was also provided to the Standard Examiner and posted on the Roy City Website and Utah Public Notice Website on the 26<sup>th</sup> day of November, 2019.

**RESOLUTION NO.**

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF ROY ADOPTING THE PROJECT AREA BUDGET FOR THE D&RG COMMUNITY REINVESTMENT PROJECT AREA.**

**WHEREAS**, the Redevelopment Agency of Roy (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

**WHEREAS**, the Agency has adopted by Resolution the D&RG Community Reinvestment Project Area Plan (the "Plan") for the D&RG Community Reinvestment Project Area (the "Project Area"); and

**WHEREAS**, the Plan allows for the Agency to collect tax increment created within the Project Area to assist in project area development, community reinvestment, and other goals and objectives as outlined in the Plan, which will provide a public benefit within Roy City (the "City"); and

**WHEREAS**, the Agency has prepared a Project Area Budget in accordance with section 17C-5-303 of the Act.

**WHEREAS**, the Agency has held a public hearing on the draft Project Area Budget and at that hearing allowed public comment on the draft Project Area Budget and whether the draft Project Area Plan should be revised, approved or rejected; and

**WHEREAS**, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Budget, and whether to revise, approve or reject the draft Project Area Budget;

**NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE REDEVELOPMENT AGENCY OF ROY:**

1. All comments and objections to the draft Project Area Budget (if any) have been considered and are, unless otherwise provided in the minutes of this meeting (if at all), passed upon.

2. The draft Project Area Budget attached hereto as **Exhibit A** and incorporated herein, together with any changes to the draft Project Area Budget as may be indicated in the minutes of this meeting (if any), is hereby approved and adopted effective immediately.

3. The Agency staff is authorized to finalize negotiations with the taxing entities that levy a certified rate in the Project Area, to participate with the Agency in the implementation and funding of the Project Area Budget in accordance with the Act.

4. This Resolution takes effect immediately.

**IN WITNESS WHEREOF**, the Governing Board of the Redevelopment Agency of Roy has approved, passed and adopted this Resolution this December 3, 2019.

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Agency Chair

ATTEST:

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Secretary

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF ROY ADOPTING AN OFFICIAL PLAN FOR THE D&RG COMMUNITY REINVESTMENT PROJECT AREA.**

**WHEREAS**, the Redevelopment Agency of Roy (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

**WHEREAS**, Roy City (the "City") has a planning commission and has adopted a general plan pursuant to applicable law; and

**WHEREAS**, the Agency, by Resolution, has authorized the preparation of a draft project area plan as provided in Section 17C-5-103 of the Act; and

**WHEREAS**, pursuant to Section 17C-5-104 of the Act, the Agency has (a) prepared a draft D&RG Community Reinvestment Project Area Plan (the "Project Area Plan" or "Plan") and (b) made the draft Project Area Plan available to the public at the Agency's offices during normal business hours; and

**WHEREAS**, the Agency provided notice of the public hearing in compliance with Sections 17C-1-805, 806, and 808; and

**WHEREAS**, the Agency has held a public hearing on the draft Project Area Plan and at that Plan hearing (a) allowed public comment on the draft Project Area Plan and whether the draft Project Area Plan should be revised, approved or rejected, and (b) received all written and heard all oral objections to the draft Project Area Plan; and

**WHEREAS**, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Plan, and whether to revise, approve or reject the draft Project Area Plan;

**WHEREAS**, less than one year has passed since the date of the public hearing.

**NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE REDEVELOPMENT AGENCY OF ROY:**

**Section 1. Adoption of Project Area Plan.** All comments and objections to the draft Project Area Plan (if any) have been considered and are, unless otherwise provided in the minutes of this meeting (if at all), passed upon. It has become necessary and desirable to adopt the draft Project Area Plan as the official Project Area Plan for the Project Area. The draft Project Area Plan, in the form attached hereto as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby designated and adopted as the official plan for the Project Area. The Agency shall submit the Project Area Plan, together with a copy of this

Resolution, to the City Council requesting that the Project Area Plan be adopted by ordinance of the legislative body of the City in accordance with the provisions of the Act.

**Section 2. Legal Description of the Project Area Boundaries.** The legal description of the boundaries of the Project Area covered by the Project Area Plan is attached hereto and incorporated herein as **Exhibit A**. A map of the Project Area is attached and incorporated herein as **Exhibit B**.

**Section 3. Agency's Purposes and Intent.** The Agency's purposes and intent with respect to the Project Area are set forth in the Project Area Plan, and include the following:

- A. Encourage and accomplish appropriate private development and community reinvestment activities within the Project Area.
- B. Provide for redevelopment infrastructure improvements within or to serve the Project Area.
- C. Provide for the strengthening of the tax base and economic health of the community.

**Section 4. Project Area Plan Incorporated by Reference.** The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

**Section 5. Agency Board Findings.** The Agency Board hereby determines and finds that the Project Area Plan:

- A. Serves a public purpose by, among other things, encouraging and accomplishing appropriate community reinvestment activities within the Project Area;
- B. Produces a public benefit in the form of, among other things, increased development activity within the boundaries of the Agency, including in particular within the Project Area, that is desirable and will enhance the tax base of all taxing entities within the Project Area, as demonstrated by the analysis provided in the Project Area Plan;
- C. Is economically sound and feasible; in that the revenue needed for the implementation of the Project Area Plan will come from incremental property taxes generated by new private development within the Project Area, all as further shown and supported by the analysis contained in the Project Area Plan;
- D. Conforms to the City's general plan in that, among other things, the Project Area Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the City's general plan; and

E. Promotes the public peace, health, safety and welfare of the City.

**Section 6.** Effective Date. This Resolution takes effect immediately upon adoption, and pursuant to the provisions of the Act, the Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the City.

**IN WITNESS WHEREOF**, the Governing Board of the Redevelopment Agency of Roy has approved, passed and adopted this Resolution this December 3, 2019.

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Agency Chair

Attest:

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Secretary

# EXHIBIT A – LEGAL DESCRIPTION OF THE PROJECT AREA

## ROY CITY REDEVELOPMENT AGENCY AREA 3 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, AND ALL OF SECTION 11 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 11;  
RUNNING THENCE NORTH 89°41'13" EAST 139.37 FEET ALONG THE NORTH LINE OF SAID SECTION AS SHOWN IN THE ROY STATION SUBDIVISION AS RECORDED IN BOOK 66 AT PAGE 90 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG SAID SUBDIVISION; (1) SOUTH 00°18'25" EAST 393.35 FEET; (2) SOUTH 02°27'54" WEST 80.14 FEET; (3) NORTH 89°11'40" WEST 303.67 FEET; (4) SOUTH 00°00'27" WEST 279.60 FEET; (5) SOUTH 59°11'41" WEST 225.96 FEET; (6) SOUTH 39°24'02" WEST 193.14 FEET; (7) SOUTH 36°16'07" WEST 183.08 FEET; (8) NORTH 53°43'54" WEST 32.22 FEET; (9) SOUTH 36°17'20" WEST 181.11 FEET; (10) NORTH 53°44'09" WEST 110.00 FEET; (11) NORTH 36°15'48" EAST 12.13 FEET; (12) NORTH 53°44'13" WEST 145.00 FEET; (13) SOUTH 36°15'48" WEST 210.00 FEET SAID POINT IS ALSO ON THE WEST LINE OF CEDAR RIDGE SUBDIVISION AS RECORDED IN BOOK 13 AT PAGE 014 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID WEST LINE; (1) SOUTH 30°51'48" WEST 85.61 FEET; (2) SOUTH 16°36'13" WEST 103.90 FEET TO THE NORTH LINE OF PARCEL NO. 08-052-0037; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCE ALONG SAID PARCEL; (1) NORTH 78°29'40" WEST 124.74 FEET; (2) SOUTH 27°04'53" WEST 180.00 FEET TO A POINT OF NON-CURVATURE WITH A 458.00 FOOT RADIUS CURVE TO THE RIGHT; (3) 210.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°17'57" (CHORD BEARS SOUTH 76°04'13" EAST 208.39 FEET) TO A POINT OF NON-TANGENCY; THENCE THE FOLLOWING THREE COURSES AND DISTANCE ALONG SAID CEDAR RIDGE SUBDIVISION; (1) SOUTH 00°46'48" WEST 485.35 FEET; (2) SOUTH 89°13'13" EAST 20.00 FEET; (3) SOUTH 00°46'48" WEST 290.08 FEET AND ITS SOUTHERLY EXTENSION TO THE NORTH LINE OF PARCEL NO. 08-052-0035; THENCE NORTH 89°44'13" WEST 27.79 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 00°15'48" EAST 24.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF PARCEL NO. 08-052-0036; THENCE NORTH 89°44'13" WEST 75.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 00°15'48" WEST 21.14 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE VALLEY VIEW ACRES SUBDIVISION NO. 3 AS RECORDED IN BOOK 15 AT PAGE 88 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SUBDIVISION; (1) SOUTH 84°15'48" WEST 188.53 FEET; (2) SOUTH 56°54'38" WEST 72.01 FEET; (3) SOUTH 65°15'48" WEST 107.00 FEET; (4) SOUTH 55°45'48" WEST 48.80 FEET TO THE SOUTHEAST CORNER OF CEDAR RIDGE SUBDIVISION NO. 2 AS RECORDED IN BOOK 17 AT PAGE 33 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 11°29'13" WEST 88.22 FEET ALONG THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 23°48'47" EAST 597.00 FEET ALONG SAID EAST LINE AND THE EAST LINE OF THE LOMA BONITA SUBDIVISION NO.1 AS RECORDED IN BOOK 20 AT PAGE 85 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCE ALONG SAID SUBDIVISION; (1) NORTH 66°11'13" WEST 115.00 FEET; (2) NORTH 28°04'06" WEST 101.69 FEET; (3) NORTH 66°11'13" WEST 208.08 FEET, AND ITS WESTERLY EXTENSION TO THE EAST LINE OF THE UTAH TRANSIT AUTHORITY PARCEL NO. 08-007-0023 SAID POINT ALSO BEING A POINT OF NON-CURVATURE WITH A 8564.40 FOOT RADIUS TO THE LEFT; THENCE THE FOLLOWING NINE (9) COURSES AND DISTANCES ALONG SAID EAST LINE; (1) 43.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'18" (CHORD BEARS SOUTH 26°10'42" WEST 43.08 FEET) TO A POINT OF TANGENCY; (2) SOUTH 27°05'03" WEST 92.72 FEET; (3) SOUTH 27°13'07" WEST 46.47 FEET; (4) SOUTH 26°47'41" WEST 106.05 FEET; (5) SOUTH 26°08'06" WEST 37.65 FEET TO A POINT OF CURVATURE WITH A 5740.00 FOOT RADIUS CURVE TO THE RIGHT; (6) 274.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°44'25" (CHORD BEARS SOUTH 24°45'53"

WEST 274.50 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 6585.54 FOOT RADIUS CURVE TO THE RIGHT; (7) 301.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°37'11" (CHORD BEARS SOUTH 21°32'22" WEST 301.09 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 7525.11 FOOT RADIUS CURVE TO THE RIGHT; (8) 100.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'44" (CHORD BEARS SOUTH 19°57'05" WEST 100.12 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 8571.16 FOOT RADIUS CURVE TO THE RIGHT; (9) 760.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°05'08" (CHORD BEARS SOUTH 17°00'20" WEST 760.51 FEET) TO THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST PARK SUBDIVISION PHASE 3 AS RECORDED IN BOOK 85 AT PAGE 88 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 89°36'48" WEST 657.70 FEET ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION TO THE CENTER LINE OF THE UTAH TRANSIT AUTHORITY PARCEL NO. 08-052-0038 SAID POINT IS A POINT OF NON-CURVATURE WITH A 5729.65 FOOT RADIUS CURVE TO THE RIGHT; THENCE 1596.23 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTER LINE THROUGH A CENTRAL ANGLE OF 15°96'21" (CHORD BEARS NORTH 26°22'08" EAST 1591.07 FEET) TO A POINT OF TANGENCY; THENCE NORTH 34°21'00" EAST 4097.94 FEET ALONG SAID CENTER LINE AND EXTENDED THROUGH PARCEL NO. 08-052-0023 TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°27'29" WEST 770.65 FEET ALONG SAID EAST LINE TO THE WEST LINE OF THE UTAH TRANSIT AUTHORITY PARCEL NO. 08-007-0023; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID WEST LINE; (1) SOUTH 42°52'08" WEST 425.79 FEET; (2) SOUTH 42°54'42" WEST 75.64 FEET TO A POINT OF CURVATURE WITH A 8875.17 FOOT RADIUS CURVE TO THE LEFT; (3) 373.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°24'40" (CHORD BEARS SOUTH 41°30'34" WEST 373.44 FEET) TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 89°53'20" EAST 583.49 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 83.12 ACRES MORE OR LESS.



## EXHIBIT C: PROJECT AREA PLAN

## **EXHIBIT A: PROJECT AREA BUDGET**