

ORDINANCE NO. 2008-06

**AN ORDINANCE OF THE PRICE CITY COUNCIL APPROVING AND ADOPTING
THE OFFICIAL WEST PRICE TRAVEL AND TOURISM COMMUNITY
DEVELOPMENT PROJECT AREA PLAN**

WHEREAS, Resolution No. 2008-01R of the Price City Community Development and Urban Renewal Agency (Agency) selecting a Project Area and authorizing the preparation of a draft community development plan was adopted by the Agency on July 9, 2008 during a regular meeting of the Agency, beginning the process of adopting a community development Project Area plan and authorizing the preparation of a draft community development Project Area plan; and,

WHEREAS, a draft Project Area plan has been prepared for the area known as the West Price Travel and Tourism Community Development Project Area (Project Area) in accordance with 17C-4-130 Utah Code Annotated, 1953 as amended (UCA); and,

WHEREAS, the draft Project Area plan addresses the area known as the Project Area generally described as the area surrounding the west Price Highway 6 interchange with 100 North Street, more particularly described as: Beginning North 88°49'49" East 31.50 ft from South West Corner Sec 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian; North 89°02'43 East 372.77 ft; North 89°47'01 East 34.78 ft; North 89°47'01 East 38.17 ft; South 29°14'22 East 301.41 ft; South 30°03'48 East 453.79 ft; South 29°30'26 East 281.79 ft; South 41°17'56 East 67.18 ft; South 41°17'57 East 368.49 ft; North 0°25'42 East 278.20 ft; North 0°04'03 West 298.95 ft; North 1°06'37 East 217.31 ft; North 89°17'11 East 693.92 ft; North 88°50'15 East 62.23 ft; North 89°51'16 East 744.48 ft; South 9°36'57 East 97.08 ft; South 18°53'38 East 113.53 ft; South 30°21'24 East 148.38 ft; South 40°17'55 East 103.14 ft; South 52°36'12 East 172.63 ft; North 38°09'46 East 47.21 ft; South 56°16'07 East 243.21 ft; South 33°18'14 West 21.46 ft; South 49°08'57 East 126.89 ft; South 35°32'13 East 77.34 ft; North 89°40'48 East 248.56 ft; North 89°15'47 East 172.86 ft; North 89°34'45 East 99.90 ft; South 76°19'42 East 59.29 ft; North 89°35'02 East 124.66 ft; North 0°09'22 East 328.74 ft; North 89°30'39 East 226.23 ft; North 0°27'43 East 415.07 ft; North 71°08'05 West 200.58 ft; North 0°53'47 East 146.79 ft; North 31°34'11 West 32.07 ft; North 38°58'34 West 41.58 ft; North 2°09'37 West 13.42 ft; South 79°45'39 East 17.93 ft; North 2°24'50 West 69.90 ft; North 87°26'07 West 15.09 ft; North 0°47'42 West 100.28 ft; South 89°42'28 West 191.98 ft; North 29°40'27 East 80.57 ft; South 89°24'44 West 113.65 ft; South 89°17'52 West 11.52 ft; North 0°26'03 East 206.15 ft; South 89°47'30 East 8.24 ft; North 0°41'13 East 25.28 ft; North 0°14'44 West 20.56 ft; North 30°12'09 West 337.85 ft; South 87°59'50 West 9.69 ft; North 89°33'52 West 10.24 ft; South 89°05'30 West 655.54 ft; South 88°57'15 West 467.88 ft; South 0°11'37 East 11.52 ft; South 88°33'20 West 353.13 ft; South 89°33'08 West 858.04 ft; North 23°12'46 West 264.93 ft; North 32°04'53 West 170.13 ft; North 88°05'02 West 806.27 ft; South 9°28'57 West 421.46 ft; South 57°22'15 West 116.81 ft; North 34°23'23 West 142.85 ft; South 89°14'18 West 108.56 ft; South 0°08'50 East 615.70 ft to the point of beginning. Approx 122.5 acres; and,

WHEREAS, the Agency purpose and intent with respect to the Project Area is to encourage and stimulate travel and tourism infrastructure development and economic activity consistent with the goals within the Price City General Plan; and,

WHEREAS, the draft Project Area plan for the Project Area is attached herewith as *Exhibit 1* and by this reference is made a part hereof; and,

WHEREAS, the Agency Board of Directors has reviewed the draft Project Area plan for the Project Area and has, by Resolution No. 2008-02R, adopted and designated the draft Project

Area plan as the official community development plan for the Project Area and has recommended that the Price City Council adopt and designate the draft Project Area plan as the official community development plan for the Project Area;

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE PRICE CITY COUNCIL
AS FOLLOWS**

Section 1. That the Price City Council has reviewed the draft project are plan for the Project Area and finds that adoption of the plan will address the public purposes of:

1. Supports goals of the Price City General Plan;
2. Encourages appropriate incentive for travel and tourism related businesses;
3. Promotes enhancement of the local tax base;
4. Enhances physical, social and economic factors in the community.

Section 2. That the Price City Council finds that the public will benefit from the Project Area and receive the following benefits:

1. Enhancement of the local and regional tax base;
2. Diversification of the local and regional tax base;
3. Creation of local and regional jobs;
4. Encouragement for private and public investment in infrastructure.

Section 3. That the Price City Council finds the draft Project Area plan for the Project Area is an economically sound and feasible community development plan.

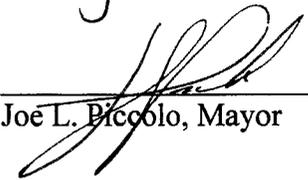
Section 4. That the Price City Council finds the draft Project Area plan for the Project Area conforms to the Price City General Plan and directly supports the following Price City General Plan goals:

1. Chapter 4, Goal 1, Strategy A: "Increase Price's status as a regional center for retail, office, industrial and service uses." This goal will be addressed as travel and tourism facilities (services) are developed and continue to establish Price as a regional center for those services and needs.
2. Chapter 4, Goal 1, Strategy B: "Encourage the attraction, retention, and development of businesses that give Price economic vitality." The attraction of travel and tourism businesses to the area will continue to support that industry in the community and provide a mechanism to better diversify the community from the cyclical natural resource extraction industries.
3. Chapter 4, Goal 2, Strategy B, Action i: "Add south Carbon Avenue into the downtown redevelopment agency area, or create a new RDA." This project and the community development Project Area specifically address the creation of a new RDA.
4. Chapter 4, Goal 3: "Increase travel and tourism to Price and the area." The addition of travel and tourism business to the area directly supports the ability to increase those activities in the area.

Section 5. That the Price City Council finds that the draft Project Area plan will promote the public peace, health, safety, and welfare of the community in which the Project Area is located in accordance with 17C-4-103(4)(e), UCA.

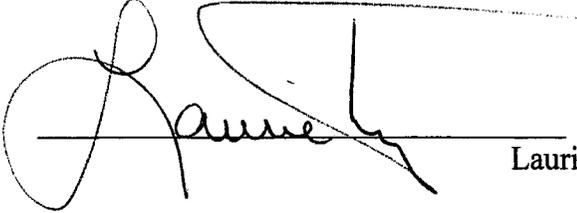
Section 6. That the Price City Council hereby adopts and designates the draft project area plan for the Project Area as the official Project Area plan for the Project Area.

SIGNED AND DATED THIS 27th DAY OF August, 2008.



Joe L. Piccolo, Mayor

ATTEST:



Laurie Tryon, Recorder

EXHIBIT 1

**WEST PRICE TRAVEL AND TOURISM COMMUNITY DEVELOPMENT AREA
PROJECT AREA PLAN**

Legal Description

Beginning North 88°49'49" East 31.50 ft from South West Corner Sec 17, Township 14 South, Range 10 East, Salt Lake Base & Meridian; North 89°02'43 East 372.77 ft; North 89°47'01 East 34.78 ft; North 89°47'01 East 38.17 ft; South 29°14'22 East 301.41 ft; South 30°03'48 East 453.79 ft; South 29°30'26 East 281.79 ft; South 41°17'56 East 67.18 ft; South 41°17'57 East 368.49 ft; North 0°25'42 East 278.20 ft; North 0°04'03 West 298.95 ft; North 1°06'37 East 217.31 ft; North 89°17'11 East 693.92 ft; North 88°50'15 East 62.23 ft; North 89°51'16 East 744.48 ft; South 9°36'57 East 97.08 ft; South 18°53'38 East 113.53 ft; South 30°21'24 East 148.38 ft; South 40°17'55 East 103.14 ft; South 52°36'12 East 172.63 ft; North 38°09'46 East 47.21 ft; South 56°16'07 East 243.21 ft; South 33°18'14 West 21.46 ft; South 49°08'57 East 126.89 ft; South 35°32'13 East 77.34 ft; North 89°40'48 East 248.56 ft; North 89°15'47 East 172.86 ft; North 89°34'45 East 99.90 ft; South 76°19'42 East 59.29 ft; North 89°35'02 East 124.66 ft; North 0°09'22 East 328.74 ft; North 89°30'39 East 226.23 ft; North 0°27'43 East 415.07 ft; North 71°08'05 West 200.58 ft; North 0°53'47 East 146.79 ft; North 31°34'11 West 32.07 ft; North 38°58'34 West 41.58 ft; North 2°09'37 West 13.42 ft; South 79°45'39 East 17.93 ft; North 2°24'50 West 69.90 ft; North 87°26'07 West 15.09 ft; North 0°47'42 West 100.28 ft; South 89°42'28 West 191.98 ft; North 29°40'27 East 80.57 ft; South 89°24'44 West 113.65 ft; South 89°17'52 West 11.52 ft; North 0°26'03 East 206.15 ft; South 89°47'30 East 8.24 ft; North 0°41'13 East 25.28 ft; North 0°14'44 West 20.56 ft; North 30°12'09 West 337.85 ft; South 87°59'50 West 9.69 ft; North 89°33'52 West 10.24 ft; South 89°05'30 West 655.54 ft; South 88°57'15 West 467.88 ft; South 0°11'37 East 11.52 ft; South 88°33'20 West 353.13 ft; South 89°33'08 West 858.04 ft; North 23°12'46 West 264.93 ft; North 32°04'53 West 170.13 ft; North 88°05'02 West 806.27 ft; South 9°28'57 West 421.46 ft; South 57°22'15 West 116.81 ft; North 34°23'23 West 142.85 ft; South 89°14'18 West 108.56 ft; South 0°08'50 East 615.70 ft to the point of beginning. Approx 122.5 acres.

PARCELS INCLUDED:

Tax Identification Number	Primary Owner Name
01-0956-0010	O'BRIEN DAVID L & SHAUNA
01-2041-0001	GSA ASSOCIATES LC
01-2042-0070	STANGL B-21 ASSOCIATES INC
01-2042-0073	CREEKVIEW STATION INC
01-2042-0074	HATCH PAUL R & DOROTHY TR
01-2042-0075	CREEKVIEW STATION INC
01-2042-0076	KRD PROPERTIES LLC
01-2042-0077	NATIONAL 9 OF PRICE
01-2042-0079	UTAH DEPT OF TRANSPORTATION
01-2042-0081	CHRISTIAN MISSIONARY ALLIANCE
01-2042-0082	GSA ASSOCIATES, LC
01-2652-0000	BOWMAN DARYL - 25% INT
01-2653-0000	BOWMAN DARYL
01-2654-0000	HEUGLY LEO & KARA, TR
01-2657-0000	KIAHTIPES ANGELO & DINO
01-2657-0002	KIAHTIPES ANGELO & DINO
01-2657-0003	EDG GROUP LC
01-2657-0004	CIRCLE K CHEVRON LLC
01-2657-0005	TRUJILLO JACKIE, TR
01-2657-0006	CIRCLE K CHEVRON LLC
01-2659-0000	CIRCLE K RANCH
01-2659-0000	CIRCLE K RANCH
01-2659-0001	KIAHTIPES DINO & ANGELO
01-2660-0002	SUNSTONE OUTPARCEL LLC
01-2660-0003	SHRI HARI KRUPA INC
01-2661-0000	HI PRICE LLC
01-2662-0000	PINNACLE GATE LIMITED LIABILITY CO
01-2663-0000	PINNACLE PEAK ENTERPRISES
01-2663-0002	O'BRIEN DAVID & SHAUNA

MAP INDICATING THE BOUDARIES OF THE PROJECT AREA

