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ORDINANCE NO. 30-83

BY: Robert E. Higginson

AN ORDINANCE OF OGDEN CITY ADOPTING A REDEVELOPMENT PLAN AS THE OFFICIAL REDEVELOPMENT PLAN FOR THE PROJECT AREA DESCRIBED AS FOLLOWS:

All of H. D. Wise Subdivision of Lot 2 and all of Blocks 17 and 26, and a part of Blocks 12 and 25, Plat A, in Ogden, City, Weber County, Utah.

Beginning at the northwest corner of Lot 4, of said Block 25, said point being North 0°58' East 449.112 feet and South 89°02' East 49.5 feet from the Ogden City Survey Monument Number 9, located at the intersection of the centerlines of 25th Street and Grant Avenue; and running thence along the north lines extended of Lots 4 and 9 of said Block 25 South 89°06'12" East 663.3 feet to a point on the west line of Washington Boulevard; thence South 89°02' East 132 feet to a point on the east line of Washington Boulevard; thence along said east line extended North 0°58' East 316.578 feet to a point on the centerline of 24th Street; thence along said 24th Street centerline South 89°02' East 710.48 feet to a point on the centerline of Adams Avenue; thence along said Adams Avenue centerline South 0°58' West 1,795.225 feet; thence North 89°02' West 181.696 feet to a point on the West line of Lot 10 of said Block 12; thence South 0°58' West 115.5 feet to the Southwest corner of said Lot 10; thence North 89°02' West 17.804 feet; thence South 0°58' West 47.33 feet; thence South 89°02' East 17.804 feet to a point on the West line of Lot 1 of said Block 12; thence South 0°58' West 25.67 feet along said West Lot line to a point 73 feet South of the North line of said Lot 1; thence South 89°02' East 181.696 feet to a point on the centerline of Adams Avenue; thence along said Adams Avenue centerline South 0°58' West 308.825 feet to a point on the centerline of 27th Street; thence along said 27th Street centerline North 89°02' West 247.892 feet; thence North 0°58' East 214.5 feet; thence North 89°02' West 66 feet to a point on the West line of Lot 2 of said Block 12; thence South 0°58' West 55 feet; thence North 89°02' West 210.392 feet to a point which is 54 feet East of the West line of Lot 4 of said Block 12; thence South 0°58' West 159.5 feet to a point on the centerline of 27th Street; thence along said 27th Street centerline North 89°02' West 252.196 feet to a point on the centerline of Washington Boulevard; thence along said Washington Boulevard centerline North 0°58' East 1,526.05 feet to a point on the centerline of 25th Street; thence along said centerline of 25th Street North 89°02' West 427.65 feet to a point on the west line extended of Kiesel Avenue; thence along said west line extended of Kiesel Avenue North 0°58' East 304.152 feet to a point which lies South 0°58' West 12 feet from the southeast corner of Lot 4, Block 25; thence North 89°04'48" West 136.65 feet; thence South 0°58' West 35.5 feet; thence North 89°04'48" West 165 feet to a point on the East line

of Grant Avenue, said point lying South 0°58' West 47.5 feet from the southwest corner of said Lot 4; thence along said East line of Grant Avenue North 0°58' East 180.704 feet to the point of beginning.

DESCRIBING THE PURPOSES AND INTENT OF THE COUNCIL WITH RESPECT TO THE DEVELOPMENT OF THE PROJECT AREA; INCORPORATING BY REFERENCE, THE REDEVELOPMENT PLAN FOR THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT, DESIGNATING THE APPROVED PLAN AS THE OFFICIAL REDEVELOPMENT PLAN OF THE PROJECT AREA; FINDING AND DECLARING THAT A PLAN WAS ADOPTED BY THE REDEVELOPMENT AGENCY AND APPROVED, AND RECOMMENDED FOR APPROVAL BY THE OGDEN CITY PLANNING COMMISSION; THAT A PUBLIC HEARING WAS HELD BY THE CITY COUNCIL AS REQUIRED BY LAW AFTER LEGAL NOTICE; THAT THE PROJECT AREA IS A BLIGHTED AREA, THE REDEVELOPMENT OF WHICH IS NECESSARY TO EFFECTUATE THE PUBLIC PURPOSES OF THE UTAH NEIGHBORHOOD DEVELOPMENT ACT; THAT THE REDEVELOPMENT PLAN WOULD REDEVELOP THE AREA IN CONFORMITY WITH SAID ACT; THAT THE ADOPTION AND CARRYING OUT OF THE REDEVELOPMENT PLAN IS SOUND AND REASONABLE; THAT THE REDEVELOPMENT PLAN CONFORMS TO THE MASTER PLAN OF OGDEN CITY; THAT THE CARRYING OUT OF THE REDEVELOPMENT PLAN WOULD PROMOTE THE PUBLIC PEACE, HEALTH AND WELFARE OF THE COMMUNITY; THAT THE CONDEMNATION OF REAL PROPERTY, IF ANY, PROVIDED FOR IN THE PLAN IS NECESSARY TO THE EXECUTION OF THE REDEVELOPMENT PLAN AND ADEQUATE PROVISIONS HAVE BEEN MADE FOR PAYMENT OF PROPERTY, IF ANY, TO BE ACQUIRED AS PROVIDED BY LAW; THAT THE AGENCY HAS A FEASIBLE METHOD OR PLAN FOR RELOCATING PERSONS OR FAMILIES DISPLACED FROM THE PROJECT AREA, IF ANY, DISPLACEMENTS OCCUR; THAT THERE ARE OR WILL BE PROVIDED IN OTHER AREAS, NOT GENERALLY LESS DESIRABLE AT RENTS OR PRICES WITHIN THE FINANCIAL MEANS OF THE DISPLACED PERSONS OR FAMILIES, IF ANY, ADEQUATE HOUSING; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE TWENTY (20) DAYS AFTER PUBLICATION AFTER FINAL PASSAGE.

The Council of Ogden City hereby ordains:

SECTION 1. Redevelopment Plan for Washington Boulevard Redevelopment Project. The Council finds and determines that the Ogden Neighborhood Development Agency prepared and adopted a Redevelopment Plan for the development of the Washington Boulevard Redevelopment Project which was submitted to the Ogden City Council on the 30th day of June, 1983.

The Council further finds that the Redevelopment Plan was submitted to the Ogden City Planning Commission which recommended the approval of the plan.

The Council further finds that it held a public hearing on the plan at its regular council meeting on the 4th day of August, 1983 and that notice of the filing of the Redevelopment Plan and the public hearing thereon had been given as provided by law. The Council further finds that at said hearing the Council considered the report of the development agency together with the rules governing participation, and all testimony for and against the adoption of the plan.

SECTION 2. Redevelopment Plan Adopted. The Redevelopment Plan together with the report and rules governing participation, submitted by the development agency on the 30th day of June, 1983 and hereby approved and adopted as the official Redevelopment Plan of the project area, which project area is more particularly described as follows:

All of H. D. Wise Subdivision of Lot 2 and all of Blocks 17 and 26, and a part of Blocks 12 and 25, Plat A, in Ogden, City, Weber County, Utah.

Beginning at the northwest corner of Lot 4, of said Block 25, said point being North $0^{\circ}58'$ East 449.112 feet and South $89^{\circ}02'$ East 49.5 feet from the Ogden City Survey Monument Number 9, located at the intersection of the centerlines of 25th Street and Grant Avenue; and running thence along the north lines extended of Lots 4 and 9 of said Block 25 South $89^{\circ}06'12''$ East 663.3 feet to a point on the west line of Washington Boulevard; thence South $89^{\circ}02'$ East 132 feet to a point on the east line of Washington Boulevard; thence along said east line extended North $0^{\circ}58'$ East 316.578 feet to a point on the centerline of 24th Street; thence along said 24th Street centerline South $89^{\circ}02'$ East 710.48 feet to a point on the centerline of Adams Avenue; thence along said Adams Avenue centerline South $0^{\circ}58'$ West 1,795.225 feet; thence North $89^{\circ}02'$ West 181.696 feet to a point on the West line of Lot 10 of said Block 12; thence South $0^{\circ}58'$ West 115.5 feet to the Southwest corner of said Lot 10; thence North $89^{\circ}02'$ West 17.804 feet; thence South $0^{\circ}58'$ West 47.33 feet; thence South $89^{\circ}02'$ East 17.804 feet to a point on the West line of Lot 1 of said Block 12; thence South $0^{\circ}58'$ West 25.67 feet along said West Lot line to a point 73 feet South of the North line of said Lot 1; thence South $89^{\circ}02'$ East 181.696 feet to a point on the centerline of Adams Avenue; thence along said Adams Avenue centerline South $0^{\circ}58'$ West 308.825 feet to a point on the centerline of 27th Street; thence along said 27th Street centerline North $89^{\circ}02'$ West 247.892 feet; thence North $0^{\circ}58'$ East 214.5 feet; thence North $89^{\circ}02'$ West 66 feet to a point on the West line of Lot 2 of said Block 12; thence South $0^{\circ}58'$ West 55 feet; thence North $89^{\circ}02'$ West 210.392 feet to a point which is 54 feet East of the West line of Lot 4 of said Block 12; thence South $0^{\circ}58'$ West 159.5 feet to a point on the centerline of 27th Street; thence along said 27th Street centerline North $89^{\circ}02'$ West 252.196 feet to a point on the centerline of Washington Boulevard; thence along said Washington Boulevard centerline North $0^{\circ}58'$ East 1,526.05 feet to a point on the centerline of 25th Street; thence along said centerline of 25th Street North $89^{\circ}02'$ West 427.65 feet to a point on the west line extended of Kiesel Avenue; thence along said west line extended of Kiesel Avenue North $0^{\circ}58'$ East 304.152 feet to a point which lies South $0^{\circ}58'$ West 12 feet from the southeast corner of Lot 4, Block 25; thence North $89^{\circ}04'48''$ West 136.65 feet; thence South $0^{\circ}58'$ West 35.5 feet; thence North $89^{\circ}04'48''$ West 165 feet to a point on the East line of Grant Avenue, said point lying South $0^{\circ}58'$ West 47.5 feet from the southwest corner of said Lot 4; thence along said East line of Grant Avenue North $0^{\circ}58'$ East 180.704 feet to the point of beginning. Containing 44.04 acres.

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SECTION 3. The purpose and intent of the Ogden City Council with respect to the project area is hereby determined to be the carrying out of the Redevelopment Plan hereby adopted so as to remove the blighted condition of the project area and to otherwise fully promote the public peace, health, safety and welfare of the community in general and the project area in particular.

SECTION 4. The Redevelopment Plan, as modified and so adopted, is hereby made a part of the ordinance by reference, and copies thereof are available for public inspection and use in the office of the Ogden City Recorder.

SECTION 5. The Council hereby finds and determines, upon the facts known to it and upon the facts and testimony submitted to it at the public hearing:

(a) The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes of the Utah Neighborhood Development Act, as set forth in Utah Code Annotated, Section 11-9-1, et. seq.

(b) The Redevelopment Plan would redevelop the area in conformity with the Utah Neighborhood Development Act and in the interest of the public peace, health, safety and welfare.

(c) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible.

(d) The Redevelopment Plan conforms to the master plan of the community.

(e) The carrying out of the Redevelopment Plan would promote the public peace, health, safety and welfare of the community and would effectuate the purposes and policy of the Utah Neighborhood Development Act.

(f) The condemnation of real property, as provided for in the Redevelopment Plan may be necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment of the property to be acquired, as provided by law.

(g) The agency has a feasible method and plan for the relocation of families and persons temporarily or permanently displaced from housing facilities in the project area.

(h) There are, or, are being provided in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment.

SECTION 6. The City Council is satisfied permanent housing facilities, if any be required, will be available within three years from the time occupants are displaced, and that adequate temporary housing facilities, at comparable rents, are presently available in the community.

SECTION 7. Declaration of Community Intent to Carry Out Plan. The Council further ordains that it is its intent to undertake and complete all proceedings necessary to be carried out by the community under the provisions of the plan here adopted and approved.

SECTION 8. Effective date. This ordinance shall become effective 20 days after publication after final passage.

PASSED, ADOPTED AND ORDERED PUBLISHED by the Council of Ogden City, Utah, this 1st day of September, 1983.

[Handwritten Signature]
MAYOR

ATTEST:

[Handwritten Signature]

ASSISTANT CITY RECORDER

01- 010 - 0001 to 0006, 0009, 0010, 0015 to 0020, 0023 to 0027
01- 010 - 0033, 0034, 0036
01- 015 - 0011 to 0043, 0047, 0048, 0049, 0051, 0052
01- 022 - 0001 to 0032, 0034, 0035
01- 021 - 0001 to 0007, 0010, 0011, 0021, 0022, 0025, 0026, 0027
01- 021 - 0068 to 0078, 0037

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PLATED VERIFIED
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Ogden City