

PARK CITY ORDINANCE
Ordinance No. 82-3
(Park City Neighborhood Development Plan)

AN ORDINANCE OF PARK CITY, UTAH RELATING TO THE ESTABLISHMENT OF THE REDEVELOPMENT AGENCY OF PARK CITY, A UTAH MUNICIPAL CORPORATION, IN ACCORDANCE WITH SECTION 11-19-1 et seq., UTAH CODE ANNOTATED 1953, AS AMENDED, AND ADOPTING THE NEIGHBORHOOD DEVELOPMENT PROGRAM ENTITLED, "PARK CITY NEIGHBORHOOD DEVELOPMENT PLAN", DATED DECEMBER 3, 1981, AS THE OFFICIAL DEVELOPMENT PLAN FOR THE PROJECT AREA.

Be it ordained by the City Council of Park City, Utah:

SECTION 1. That Ordinance No. 82-3 of Park City, Utah is enacted to read as follows:

PARK CITY NEIGHBORHOOD DEVELOPMENT PLAN

Sections:

1. Designation of Redevelopment Agency.
2. Neighborhood development plan.
3. Project boundaries.
4. Purposes of redevelopment plan.
5. Plan incorporated by reference.
6. Plan officially designated.
7. City Council findings.
8. Housing facilities.
9. Tax increment financing.

Sec. 1. Designation of Redevelopment Agency. That the City Council of Park City, Summit County, Utah, is hereby designated as, shall be known as, and shall act as the "Redevelopment Agency of Park City", and shall be authorized to enter into contracts generally, and shall have the power to transact the business and exercise all the powers provided for by the "Utah Neighborhood Development Act", Section 11-19-1 et seq., Utah Code Annotated 1953, as amended.

Sec. 2. Neighborhood development plan. That the Neighborhood Development Program entitled "Park City Neighborhood Development Plan" dated December 3, 1981, be adopted as the official redevelopment plan for the following named project area in accordance with Section 11-19-20, Utah Code Annotated 1953, as amended.

Entry No. 188603 Book M212
RECORDED 2-16-82 at 11:19 Page 148-151
REQUEST of Park City Municipal Corp.
FEE WANDA Y. STAMPESS, SUMMIT CO. RECORDER
\$ D.H. BY Wanda Y. Stampess
INDEXED _____ ABSTRACT _____

Sec. 3. Project boundaries. The legal description of the boundaries of the project area covered by the redevelopment plan entitled, "Park City Neighborhood Development Plan", dated December 3, 1981, is as follows, to-wit:

Commencing at a point at the intersection of Highway 224 and the South edge of Highway 248 and proceeding South along the East side of Park Avenue to the 12th Street intersection, thence Westerly along 12th Street center line and Southwesterly to the Western boundary of Snyder's Addition to Park City, then South and East along that boundary to the Park City Townsite Western boundary, then South, East and South along the Western boundary of the Park City Townsite and Millsite Addition to the South boundary line of Park City, then East along that boundary line to a point 427.65 feet West and 306.10 feet North of the West quarter corner of Section 22, said point being the Northwesterly most corner of the Lake Flat Annexation boundary; thence South 3153.17 feet; thence East 191.48 feet, more or less, to a point on the Westerly line of the Deer Valley Development Area boundary; thence along said Development Area boundary for the next three courses, thus: 1) South 27° East 67.97 feet, 2) South 5° East 418.80 feet, and 3) South 17° East 163.98 feet, more or less, to the Westerly line of the Lake Flat Annexation boundary; thence South 241.72 feet to a point on the boundary of the Deer Valley Development Area; thence following the Deer Valley Development Area boundary the next eight courses, thus: 1) North 58° 30' West 89.61 feet, 2) South 31° 01' West 200.0 feet, 3) North 79° 38' 18" West 346.49 feet, 4) South 10° 09' 00" East 98.81 feet, 5) South 955.96 feet, 6) North 69° East 360.0 feet, 7) South 29° 20' West 117.60 feet, 8) North 78° 10' East 482.76 feet to a point on the Westerly line of the Lake Flat Annexation boundary; thence South 226.44 feet; thence East 1355.30 feet, more or less, to the Summit-Wasatch County line; thence following said county line for the next nine courses, thus: 1) North 4° 15' 05" West 1297.92 feet, 2) North 41° 54' East 386.65 feet, 3) North 53° 37' East 132.69 feet, 4) North 46° 17' East 411.39 feet, 5) North 69° 01' East 625.57 feet, 6) North 65° 54' East 204.46 feet, 7) North 52° 44' East 439.17 feet, 8) North 24° 50' East 299.61 feet, 9) North 24° 48' 55" East 105.87 feet, more or less, to the intersection of the Summit-Wasatch County line with the Easterly line of the Lake Flat Annexation boundary; thence North 124.05 feet; thence North 39° 55' East 199.84 feet to the Summit-Wasatch County line; thence North 24° 48' 55" East 424.36 feet; thence North 51° 50" West 339.63 feet, more or less, to the Easterly line of the Lake Flat Annexation boundary; thence North 1112.10 feet, more or less, to the South line of the Northeast quarter of Section 22, said Township and Range; thence Easterly along said South line 1176.57 feet, more or less, to the Summit-Wasatch County line; thence following said County line Northeasterly to a point which is South 0° 27" East 222.16 feet from the East quarter corner of Section 15, aforesaid Township and Range; thence North 0° 12' 27" East 222.16 feet to said East quarter corner of Section 15; thence North 0° 11' 22" East 2480.93 feet, more or less, to a point on the Easterly boundary of Solamere Subdivision at a point 206.58 feet East and 118.77 feet South from the Southwest corner of Section 11, Township and Range aforesaid; thence following the boundary of Solamere Subdivision for the next 10 courses, thus: 1) North 32° West 1238.86 feet, 2) North 45° East 1128.0 feet, 3) North 1327.62 feet, 4) North 89° 54' 56" West 384.78 feet to the West quarter corner of said Section 11, 5) North 288.06 feet, 6) South 77° West 1622.0 feet, 7) South 35° 30' West 1410.0 feet, 8) South 12° 25' West 1500.0 feet, 9) North 77° 35' West 190.90 feet, 10) South 51° East 32.96 feet, more or less, to a point due East of the Southeast corner of Section 9, Township and Range aforesaid; thence West 2456.49 feet, more or less, to said Southeast corner of Section 9; thence Westerly along the South line of said Section 9, 2626.39 feet to the South quarter corner of Section 9; thence continuing along the South line of Section 9 North 89° 29' 27" West 252.2 feet, more or less, to a point of intersection with the East right-of-way line of the Union Pacific Railroad; thence Northerly and Northeasterly along said right-of-way line to its intersection with the West line of the Northeast quarter of Section 9; thence North 0° 37' 14" East along said West line 276 feet, more or less, to a point on the Northerly right-of-way line of the Union Pacific Railroad at a point which is South 0° 37' 14" West 281.42

feet from the center of said Section 9; thence Westerly and Northwesterly along said railroad right-of-way to its point of intersection with the South line of Highway 248; thence South $75^{\circ} 32'$ West along said South edge 103.27 feet, more or less, to the intersection of Highway 248 and Homestake Road, then South and West along Homestake Road to the Southwest corner of the Claimjumper Condominiums, then North along the West boundary of the Claimjumper and Homestake Condominiums boundaries for the next three courses, thus: 1) North $4^{\circ} 20'$ West 92.45 feet, 2) North $23^{\circ} 39'$ East 281.18 feet, 3) North 20° West 360.0 feet, more or less, to the South edge of Highway 248, then West along the South edge of Highway 248 South $75^{\circ} 32'$ West 957.7 feet, more or less, to the point of beginning.

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Sec. 4. Purposes of redevelopment plan. The purpose and intent of the Park City Council with respect to the project area is to accomplish the following purposes by adoption of the redevelopment plan:

- A. Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- B. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities.
- C. Rehabilitation of buildings to assure sound long term economic activity in the core area of Park City.
- D. The elimination of environmental deficiencies, including among others small and irregular lot subdivision, overcrowding of the land, and inadequate off-street parking.
- E. Achievement of an environment reflecting a high level of concern for architectural and urban design principles, developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.
- F. Implement the tax increment financing provisions of the Utah Neighborhood Development Act, which is incorporated herein by reference and made a part of this ordinance.
- G. The strengthening of the tax base and economic health of the entire community.
- H. Provisions of improvements to public streets, curbs, and sidewalks, other public rights-of-way, street lights, and landscaped areas.

Sec. 5 Plan incorporated by reference. The redevelopment plan entitled "Park City Neighborhood Development Plan", dated December 3, 1981, is incorporated herein by reference and made a part of this ordinance. Three copies of said plan shall be filed and maintained in the office of the city recorder for public inspection.

Sec. 6. Plan officially designated. The "Park City Neighborhood Development Plan", dated December 3, 1981, is hereby designated as the official redevelopment plan of the project area.

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Sec. 7. City Council findings. The City Council of the City of Park City, hereby determines and finds as follows:

- A. The project area comprising the major portion of the central business district of Park City as above described is a "blighted area" as defined in Section 11-19-2, Utah Code Annotated 1953, as amended, and that the redevelopment of said area is necessary to effectuate the public purposes set forth in the Utah Neighborhood Development Act and public purposes intended by the establishment of the Redevelopment Agency of Park City.
- B. The redevelopment plan would redevelop the above described area in conformity with the Utah Neighborhood Development Act and is in the best interest of the public peace, health, safety, and welfare of the area and the community.
- C. The adoption and carrying out of the plan is feasible and economically sound.
- D. The redevelopment plan conforms to and is compatible with the master plan of Park City, Utah.
- E. The carrying out of the redevelopment plan will promote the public peace, health, safety, and welfare of the community and will effectuate the purposes and policy of the Utah Neighborhood Development Act.
- F. The condemnation of the real property as provided for in the redevelopment plan is necessary to the execution of the redevelopment plan and adequate provisions have been made for the payment of said property to be acquired as required by law.
- G. The Redevelopment Agency of Park City has a feasible plan for the relocation of persons, if any, to be temporarily or permanently displaced from housing facilities in the project area.
- H. Persons displaced from the project area, if any, are able to find or will be able to find either in the project area or in areas not generally less desirable in regard to public utilities and public and commercial facilities, and at rents or prices within their financial means and available to them,

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decent, safe and sanitary dwellings equal in number to the number of dwellings displaced and reasonably accessible to their places of employment.

Sec. 8. Housing facilities. The Park City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area, if any, are displaced, and that pending the development of such facilities, temporary housing at comparable rents to those existing at the time of the displacement will be available in the general area.

Sec. 9. Tax increment financing. This ordinance adopting the redevelopment plan entitled, "Park City Neighborhood Development Plan", dated December 3, 1981, incorporates the provisions of the tax increment financing permitted by the Utah Neighborhood Development Act, and specifically Section 11-19-29, Utah Code Annotated 1953, as amended, which provides as follows:

1. Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of Utah, any city, county, city and county, district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:

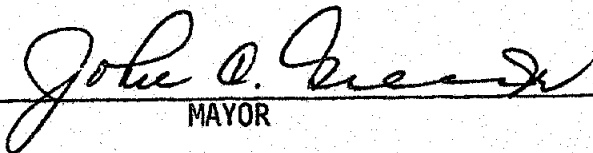
A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective

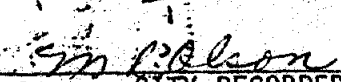
date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and

B. That portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, moneys advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by such redevelopment agency to finance or refinance, in whole or in part, such redevelopment project. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subsection A of this section, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

SECTION 2. This ordinance shall take effect upon its first publication.

Passed by the City Council of Park City, Utah, this 28th day of January, 1982.


MAYOR

ATTEST

CITY RECORDER

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