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ORDINANCE 04-44

AN ORDINANCE OF LAYTON CITY ADOPTING THE REVISED SOUTH MAIN/SOUTH FORT LANE REDEVELOPMENT PROJECT AREA PLAN

WHEREAS, the Redevelopment Agency of Layton City has designated a survey area within Layton City; and

WHEREAS, the Redevelopment Agency has designated a revised project area from within the survey area named the Revised South Mam/South Fort Lane Redevelopment Project Area; and

WHEREAS, the Redevelopment Agency has adopted a revised plan for the South Main/South Fort Lane project area

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

- 1 The revised project area plan is attached hereto, incorporated into this Ordinance and designated as the official revised redevelopment project area plan for the South Mam/South Fort Lane project area.
- 2 The legal description of the Revised South Main/South Fort Lane Project Area is:

Beginning at a point lying N 89-53-25 W 687.06 feet from the west quarter corner of Section 21, Township 4 North Range 1 West Salt Lake Base and Meridian and running thence N 89-30-34 W 830.756 ft, thence S 00-03-17 W 632.081; thence S 49-12-19 E 200.938; thence S 89-31-30 E 1,353.513; thence N 18-04-53 W 109.309, thence N 51-47-29 E 281.724, thence S 38-29-02 E 352.316, thence S 39-59-19 W 351.360, thence S 48-03-03 W 53.939, thence S 35-48-42 E 244.883, thence S 51-58-43 W 103.821, thence S 39-10-46 E 135.817; thence S 31-31-21 E 149.796; thence S 29-25-52 W 17.608; thence S 00-25-18 W 709.821; thence S 89-05-46 E 105.011, thence S 00-53-48 W 303.574; thence S 29-24-40 E 77.38; thence S 49-22-52 E 670.059; thence S 49-27-02 E 285.248, thence S 00-22-47 E 263.979, thence SE along the arc of a 5,120.37 ft radius curve to the right. Arc length 802.105 ft, Delta angle 8-58-31, thence N 83-44-18 E 232.814; thence S 48-05-19 E 383.298, thence S 29-59-05 E 778.341, thence N 03-42-15 E 522.413; thence S 80-03-26 E 315.099; thence S 03-12-00 E 49.266, thence S 17-50-27 E 186.043; thence S 06-47-41 W 105.65; thence S 06-17-25 W 470.026, thence S 05-56-11 E 36.258; thence S 20-14-41 E 76.941, thence S 40-38-36 E 170.795, thence S 61-09-29 W 95.037; thence S 49-34-19 W 32.841, thence S 24-30-34 E 609.251, thence N 29-48-17 E 219.039; thence N 40-38-02 E 86.374; thence N 33-03-08 E 336.21; thence N 09-33-10 E 192.817; thence N 00-02-36 W 660.699; thence S 87-43-48 W 49.138; thence N 00-50-54 N 52.328; thence N 1-9-49 E 2,117.61; thence N 89-40-43 E 677.537, thence N 67-01-28 E 63.828; thence N 00-48-51 E 943.28; thence N 89-40-43 E 573.87; thence N 03-46-42 W 876.358, thence N 89-48-21 W 506.990, thence S 00-36-59 W 418.219; thence N 78-21-30 W 80.530, thence N 89-11-01 W 232.518; thence S 01-05-28 W 255.988; thence N 89-59-33 W 468.863; thence S 01-20-38 W 239.929; thence N 89-11-25 W 624.669, thence Along the arc of a 2000 ft radius curve to the right, angle bearing S 19-08-32 E Chord distance 1,767.178 ft, arc length 1,830.392, thence N 84-62-02 W 258.974, thence Along the arc of a 1,920 ft radius curve to the left, chord bearing N 21-09-36 W, chord distance 1,700.562 ft, arc length 1,761.716 ft; thence N 74-12-23 W 217.584, thence N 84-47-30 W 200.699, thence N 89-27-01 W 185.629; thence N 32-53-02 W 65.393; thence S 89-10-16 E 229.018, thence N 83-46-12 E 60.481; thence N 37-11-59 E 105.027, thence N 41-47-29 W 711.036, thence N 37-27-50 W 212.685; thence N 34-24-45 W 618.658; thence N 88-16-31 W 55.023, thence N 32-38-02 W 428.347; thence N 53-20-17 E 13.713; thence N 34-09-58 W 1,138.246 To Point of Beginning Contains 199.71 acres

all Glendale Gardens
 all Glendale Gardens B
 all Homelace
 all Layton Park Plaza Condo
 all Layton Park Plaza Condo
 all Eastview 6
 all Eastview 7
 all Eastview 8
 all Eastview 2
 all Eastview 5
 all Eastview 9
 all Eastview 12
 all Eastview 13
 all Eastview 4
 all Fort Lane Plaza Tract
 all Comm Condo 2
 all Fort Lane Plaza Condo
 all Haven Park
 all Haven Park 2
 all Kent Est
 all Co Meadows
 all Whitesides
 all Est
 all Church Street
 all G.I.P. Comm
 all, Co Creek Est 2A
 1 thru 13, 16 thru 18 & 23, Shadywood Lane 1
 all, Rosewood Lane PUD
 all, Rosewood Meadows

all Ablazen Est
 all Phillips
 all Co Creek Est 1
 all Co Creek Est 2B
 all Co Creek Est 4
 all Co Creek Est 5
 all Co Creek 11
 all Shadywood Lane 3
 all Shadywood Lane 10
 all Co Creek East (1007, 1008-Co Creek 10
 all Eastview 3
 all Heritage Fields
 all Eastview 10
 all Eastview 1

- 3 The purpose and intent of this plan is to help guide the growth and development of the area and at the same time insures that the infrastructure is upgraded to accommodate that growth
4. The board made a finding of blight on February 21, 2002 and passed Resolution 01-06. No new finding of blight has been made.
5. The board finds and determines that:
 - (a) there is a need to effectuate a public purpose;
 - (b) there is a public benefit under the analysis described in Subsections 17B-4-403(1)(t) and (2);
 - (c) it is economically sound and feasible to adopt and carry out the revised project area plan;
 - (d) the revised project area plan conforms to the community's general plan, and
 - (e) carrying out the revised project area plan will promote the public peace, health, safety, and welfare of the City of Layton.
6. The board further finds and determines that (a) the use of eminent domain is or may be necessary to the execution of the revised redevelopment project area plan however, eminent domain will not be used in the area added to the project area by this revised plan; and adequate provisions have been made for just compensation for property acquired by eminent domain, (b) the plan does not plan on the displacement of any residential occupants in the project area but if the project area plan may result in the temporary or permanent displacement of any residential occupants in the project area the agency has a feasible method for the relocation of families and persons displaced from the project area and comparable dwellings exist or will be provided to the families and persons and the board is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area are displaced and, pending the development of these housing facilities, there will be available to the displace occupants adequate temporary housing facilities at rents comparable to those in the community a the time of their displacement

APPROVED AND ADOPTED by the City Council of Layton, Utah this **17th day of June, 2004**.



ATTEST


JERRY STEVENSON, Mayor


THIEDA WELLMAN, City Recorder