

BOOK 1035

0702286

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RECORDED AT REQUEST OF

Clearfield City

1985 MAY 17 AM 11:05

DAVIS COUNTY RECORDER
DEPUTY *[Signature]*

ORDINANCE NO. 85-04

*52 11-47-20
7E-2-47-20*

*SW-36-57-20
SE-35-57-20*

SE 1/4 W 1-47-20

*Lakeview #2
Valley View
Rayton Park*

AN ORDINANCE ADOPTING THE REDEVELOPMENT PROJECT AREA PLAN.

BE IT ORDAINED BY THE BOARD OF COMMISSIONS OF CLEARFIELD CITY,
AS FOLLOWS:

SECTION I

(Section A) That the boundaries of the project area
redevelopment plan are as follows:

Area #1 Beginning at the northwest corner of Section 1 T 4 N, R 2 W S.L.B. & M. and in the intersection of 300 North and SR-126 (Main Street); thence east 265 feet more or less along 300 North Street to the northeast corner of the back property at 45 North Lakeview Drive; thence south westerly 160 feet, more or less, along east property line of said property to the centerline of North Lakeview Drive; thence southerly 305 feet more or less, along the centerline of the Street to the center of the existing culdesac; thence southwesterly 150 feet more or less, along the east property line of 28 South Lakeview Drive to the back property line; thence easterly 225 feet more or less; thence southerly 335 feet more or less, to the centerline of 100 North Street; thence westerly 60 feet more or less along the centerline of the said Street; thence southerly 290 feet more or less; thence easterly 17.55 feet more or less to the north east property corner of 57 Center Street; thence southerly 290 feet more or less along the east property line of 57 Center Street to the centerline of said Center Street; thence easterly 776 feet more or less along said Center Street to the northwest property corner of the Wasatch Elementary School; thence southerly 432.25 feet more or less, to the southwest property corner of said Wasatch Elementary School; thence S. 89° 41' W. 780.52 feet more or less along the south boundary line of Clearfield City Corporation to the east right-of-way line of SR-126; thence southeasterly 740 feet more or less to the section and centerline of 200 South Street; thence westerly 740 feet more or less along the said centerline of 200 South Street to the center of said Section 1, and to the centerline of Main Street; thence N. 0° 13' 20" E., 2,632.23 feet more or less along Main Street to the point of beginning.

Area #2 Beginning at the northeast 1/4 corner of Section 2 T. 4 N.; R. 2 W. S.L.B. & M.; thence south along Main Street 5 blocks or 2640 ft., more or less, to the east 1/4 corner of Section 1 or 200 South Street; thence west 40 ft., more or less, to the east right-of-way line of the Union Pacific Railroad; thence along east right-of-way line northwesterly 1525 ft., more or less; thence west 790 ft., more or less; thence north 660 ft., more or less; thence west 1150 ft., more or less, to the west right-of-way line of 500 West Street; thence north 660 ft., more or less, to the center of 300 North Street and the north line of said Section 2; thence easterly 1998 ft., more or less along 300 North Street to the east right-of-way line of 75 West Street; thence northerly 112.2 ft., more or less along the east Right-of-way line of said street; thence northeasterly 81.75 ft., more or less along said right-of-way line; thence westerly 161.96 ft., more or less along the north property line; thence northerly along the back lot line 453.2 ft., more or less; thence east 164 ft., more or less to the west right-of-way line of SR-126 or Main Street; thence northerly along said right-of-way line 650 ft., more or less, to the back lot line, north property line, of North Villa Drive; thence west along the back lot lines or north property line 300 ft., more or less; thence northerly along the back lot lines 515 ft., more or less; to the center line of 650 North Street; thence east along said 650 North Street 650 ft., more or less, to a point in the center of said 650 North Street; thence southerly 590 ft., more or less, along the west right-of-way line of the Davis/Weber County Canal; thence westerly 405 ft., more or less, along the back lot lines or north property lines of 550 North Street; thence southerly 1320 ft., more or less, along the back lot lines or east property lines of the properties located on the east side of SR-126 or Main Street to the center line of 300 North or the south section line of Section 36 T. 4 N., R. 2 W. S.L.B. & M.; thence west 255 ft., more or less, to the southwest corner of said Section 36 and the northeast corner of said Section 2 T. 4 N., R. 2 W. S.L.B. & M. and to the beginning.

The above described parcel contains 98.91 acres.

AREA #3

Beginning at the west 1/2 corner of Section 1 T. 4 N., R. 2 W. S.L.B. & M.; thence east 1.2 blocks or 775 ft., more or less, along 200 South Street to the intersection of SR-126; thence southeasterly 5.3 blocks or 3480 ft., more or less, along SR-126 to 700 South Street; thence westerly 2.2 blocks or 1465 ft., more or less, along 700 South Street to the easterly right-of-way line of the Union Pacific Railroad tracks; thence northwesterly 2175 ft., more or less along said Union Pacific Railroad right-of-way to the center of 350 West Street; ~~thence westerly 410 ft., more or less, to Main Street, thence northerly 430 West Street,~~ thence westerly 410 ft., more or less, to Main Street; thence northerly 430 ft., more or less, to the Union Pacific Railroad Spur Track and said railroad right-of-way northeasterly 475 ft., more or less, to the center of 200 South Street; thence easterly 370 ft., more or less, to the beginning.

The above parcel contains 77.36 acres.

Area #4 Beginning at the south 1/4 corner of Section 11 T. 4 N., R. 2 W. S.L.B.&M.; thence easterly 1270 ft, more or less, along 700 South Street; thence northwesterly 350 ft, more or less, along 3rd Street in the Freeport Center; thence northeasterly 270 ft, more or less, along B Street in said Freeport Center; thence northwesterly 740 ft, more or less the center of C Street; thence southwesterly 1600 ft, more or less, along C Street, thence southeasterly 310 ft, more or less to the center of 700 South Street; thence easterly 240 ft, more or less, to the point of the beginning.

The above described parcel contains 25.67 acres.

Area #5 Beginning at the south 1/4 corner of Section 1 T. 4 N., R. 2 W. S.L.B.&M. approximately 300 ft. east and in the intersection of 700 South Street and SR-126; thence northwesterly along SR-126 2.63 blocks or 1735 ft, more or less, to 450 South Street; thence east along 450 South Street 3.64 blocks or 2400 ft, more or less, to 800 East Street; thence south along 800 East Street 2 blocks or 1320 ft, more or less, to 700 South Street; thence west along 700 South Street 2 blocks or 1320 ft, more or less, to SR-126 and the point of beginning.

The above parcel contains 56.31 acres.

(Section B) The purposes of the redevelopment project area plan are the following:

- 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 the 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. The strengthening of the tax base and economic health of the entire community and the State of Utah, its subdivisions and agencies.
- g. Provisions for improvements of public streets, curbs, and sidewalks, other public right-of-ways, street lights, and landscaped areas.
- h. Provision of adequate off-street parking.
- i. Provide improved pedestrian circulation systems.
- j. Coordinate and improve mass transportation and shuttle system.

(Section C) The redevelopment project area plan as adopted and approved by the Neighborhood Redevelopment Agency is hereby adopted by reference and incorporated herein for all purposes, and designated as the official Redevelopment Plan Project Area.

(Section D) The Board of Commissioners of Clearfield City, Utah, having met in a special meeting on March 12, 1985, makes the following findings:

- a. The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purpose declared in this act,
- b. The redevelopment plan would redevelop the area in conformity with this act and in the interests 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 this act.
- f. The condemnation of real property, if provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made for payment for property to be acquired as provided by law.

- g. The agency has a feasible method or plan for the relocation of families and persons displaced from the project area if the redevelopment plan may result in the temporary or permanent displacement of any occupants of housing facilities in the project area, and
- h. There are being provided in the project area or in other not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial project area, decent, safe, and sanitary dwellings equal in number to the number of an available to such displaced families and persons and reasonably accessible to their place of employment; and
- i. That the legislative body is satisfied permanent housing facilities will be available within three years from the time occupants of the project area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

SECTION II

NECESSARY TO PEACE, HEALTH AND SAFETY OF INHABITANTS:

In the opinion of the Board of Commissioners, it is necessary to the peace, health, safety of the inhabitants of Clearfield City, that this Ordinance becomes effective immediately upon its first publication and filing of a copy thereof in the office of the City Recorder of Clearfield City, Utah.

SECTION III

This Ordinance shall take effect upon the first publication and filing of copy thereon in the office of the City Recorder of Clearfield City, Utah.

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PASSED, APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS
OF CLEARFIELD CITY, THIS 12th day of March, 1985.

CLEARFIELD CITY CORPORATION

BY *William E. Humble*
Mayor

ATTEST:

Rosemary M. Wadley
City Recorder

THIS IS NOT PART OF THE RECORDED ORDINANCE ADOPTING THE REDEVELOPMENT PROJECT AREA PLAN, HOWEVER, IT IS THE TAX SERIAL NUMBERS OF THE PROPERTIES DESCRIBED WITHIN THAT DOCUMENT. (FOR RECORDERS INFORMATION ONLY)

AREA # 1

12-001-0001 to 0004
12-001-0089
12-001-0082 to 0088
12-001-0090 to 0099
12-001-0101 to 0103
12-001-0105 to 0113
12-001-0121
12-001-0124
12-001-0129 to 0132
12-001-0145
12-001-0155
12-005-0001 to 0005
12-005-0042 to 0045
12-005-0100

AREA # 2

14-071-0003
14-071-0036 to 0040
14-071-0044 to 0047

14-094-0006
14-094-0025 to 0027
14-094-0030 to 0038

12-020-0001 to 0005
12-020-0007 to 0013
12-020-0016
12-020-0018 to 0023
12-020-0025 to 0034
12-020-0036 to 0048
12-020-0052
12-020-0054
12-020-0056
12-020-0057
12-02 -0063 to 0065
12-02 -0067 to 0077
12-020-0081 to 0083
12-020-0085 to 0090

AREA # 3

12-003-0001
12-003-0003 to 0008
12-003-0020 to 0022
12-003-0024 to 0028
12-003-0030
12-003-0065
12-003-0067
12-003-0075
12-003-0076

AREA # 3 (Continued)

12-003-0078
12-003-0080 to 0089
12-003-0107 to 0112

AREA # 4

12-065-0010
12-065-0013 to 0014
12-065-0062 to 0063
12-065-0075

AREA # 5

12-004-0002 to 0022
12-004-0025 to 0033
12-004-0048 to 0049
12-004-0102 to 0103
12-004-0119 to 0121
12-004-0128 to 0130
12-004-0146
12-004-0147

12-018-0001 to 0012
12-003-0023
12-003-0032 to 0035
12-003-0037
12-003-0043
12-003-0054
12-003-0066
12-003-0068
12-003-0070
12-003-0072
12-003-0073
12-003-0124 to 0127

12-017-0001 to 0120
(All lots and Blocks in Layton Park)

*NW-1
4N-2W*

Subsidiary #2

SE-1

SW-1

SW-1

*P
S² 4N-4W-2W*

SE-1-4N-2W

Valley View Lots 1-12

SW 1-4N-2W

2025