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RECORDED FOR AMERICAN FORK CITY

ORDINANCE 92-12-45

AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR THE EAST MAIN STREET REDEVELOPMENT PROJECT AREA.

WHEREAS, the American Fork City Redevelopment Agency has heretofore prepared a Preliminary Redevelopment Plan for the proposed East Main Street Redevelopment Project Area, provided written notification to all applicable governmental entities and property owners of its intention to approve the Plan, held a public hearing on said plan and passed a resolution approving the plan and recommending its adoption by the City Council, and

WHEREAS, the City Council has received the recommendations of the Redevelopment Agency as contained within the plan document and accompanying report, set a time and place for public hearing on the plan, given due published and written notice of said hearing and consulted with applicable public agencies and taxing entities concerning said plan; all of the above in accordance with the applicable provisions of Title 17A, Chapter 2 of the Utah Code Annotated, 1953, as amended, and

WHEREAS, the City Council, at said public hearing, has considered the Redevelopment Plan and the report of the Redevelopment Agency with respect to the plan, received and considered all objections, evidence and testimony from the public regarding the plan and concluded that adoption and implementation of the plan is in the best interests of the City and its residents.

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

PART I

PURPOSE OF ORDINANCE

The purpose of this Ordinance is to effect the adoption of the Redevelopment Plan for the East Main Street Redevelopment Project Area, pursuant to the provisions of the Utah Neighborhood Development Act (UCA 17A-2-1200 et. seq.) and to take advantage of the activities authorized by the Act, consistent with the limitations set forth in the plan.

PART II

ADOPTION OF PLAN BY REFERENCE

The City Council does hereby adopt that certain document entitled REDEVELOPMENT PLAN - EAST MAIN STREET REDEVELOPMENT AREA, as heretofore prepared, approved and recommended by the American Fork Redevelopment Agency as the official Redevelopment Plan for the Project Area. A copy of said plan document is appended hereto as Exhibit A and by this reference incorporated as part of this Ordinance.

PART III

DESCRIPTION OF PROJECT AREA

The territory included within the Project Area and to which the provisions of the Redevelopment Plan shall apply shall be as described below.

Beginning at the northeast corner of Block 11, Plat A, American Fork Survey of Blocks,
 Thence N00°09'51"E 907.66 feet along the west side of 100 East Street to the southeast corner of Block 25,
 Thence S89°28'43"E 812.32 feet along the north side of 100 North Street to the southwest corner of Block 26,
 Thence S89°00'14"E 469.89 feet along the north side of 100 North Street,
 Thence S00°40'45"W 627.55 feet,
 Thence West 106.20 feet,
 Thence South 3.47 feet,
 Thence West 149.99 feet,
 Thence North 155.99 feet,
 Thence West 160.19 feet to the east side of 200 East Street,
 Thence S00°19'10"W 78.50 feet along the east side of 200 East Street,
 Thence N89°58'00"W 345.49 feet to the east side of Grant Street,
 Thence S00°23'05"W 247.50 feet along the east side of Grant Street,
 Thence S89°18'15"E 345.77 feet along the north side of Main Street to the southwest corner of Block 16,
 Thence S89°18'21"E 176.89 feet along the north Side of Main Street,
 Thence South 226.57 feet,
 Thence East 135.92 feet,
 Thence S20°56'30"W 392.23 feet to the south side of State Street,
 Thence N72°45'52"W 291.64 feet along the south side of State Street to the northwest corner of Block 2,
 Thence S00°41'11"W 144.64 feet along the east side of 200 East Street,
 Thence West 247.66 feet,
 Thence N00°41'45"E 79.72 feet,
 Thence N89°03'06"W 146.41 feet,

Thence N00 41'30"E 479.62 feet along the west side of Grant Street,
Thence N89°18'14"W 464.11 feet along the south side of Main Street to the point of beginning.

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PART IV

PURPOSE OF REDEVELOPMENT PLAN

The purpose and intent of the City Council in establishing the Project Area and approving the Redevelopment Plan are as follows:

1. To provide a framework and program for the elimination of those factors present in the Project Area which contribute to the condition of blight or which otherwise act as a deterrent to its proper development
2. To encourage and facilitate commercial and industrial development in the project area in a manner consistent with the City's Master Plan.
3. To reduce or eliminate the flood hazard potential and other physical constraints present in the project area which have acted to discourage development within the area.
4. To strengthen the tax base and economic health of the community and assist in the providing of additional employment opportunities for community residents.
5. To effect the construction of adequate public improvements (streets, utility systems, drainage works, landscape areas) and to do so in a manner which will adequately serve the needs of the future occupants of the area and the general public.
6. To eliminate the potential for fragmented development in disregard of the adverse physical characteristics of the ground and surrounding conditions and to foster the timely and coordinated development of the area.

PART V

FINDINGS AND DETERMINATIONS

The City Council, having observed conditions within the Project Area, reviewed the facts concerning the Project Area (as set forth in the Plan document) and received and considered comments and testimony from the public and affected governmental entities (provided through the public notification and hearing process) does hereby make the following findings and determinations with respect to the Plan:

1. That the Project Area meets the qualification criteria as defined within the provisions of the Utah Neighborhood Redevelopment Act and the redevelopment of said area in the manner set forth in the attached plan is appropriate and necessary to effectuate the public purposes declared in said Act.
2. That adoption and implementation of the Redevelopment Project Plan will facilitate the development of the area in conformity with the provisions and intent of the Act and in the interests of the public peace, health, safety, and welfare.
3. That implementation of the various elements of the Redevelopment Plan is economically sound and feasible.
4. That the Plan conforms to and is consistent with City's Master Plan.
5. That the carrying out of the 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.
6. That the several elements of the Plan are to be carried out without the need to acquire land through condemnation. Accordingly, the Plan does not provide for or authorize the condemnation of real property by the Agency.
7. That the plan does not require the displacement of families or persons from the Project Area, accordingly, no plan or method for relocation of residents, either temporary or permanent, is necessary. Since implementation of the plan will not result in the displacement of occupants the provisions of the Act relating to this subject are inapplicable to the Project Area and this Ordinance.

PART VI

ADOPTION AND EFFECTIVE DATE

This ordinance shall take effect immediately upon its passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH THIS 8th DAY OF December, 1992.

APPROVED:

Mayor

ATTEST:

Recorder