

FLAG
LEGAL

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 Main/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:

SECTION I: 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 Main/South Fort Lane project area

SECTION II: The legal description of the Revised South Main/South Fort Lane Survey Area is:

Held Subdiv
N 1/2 Comm Condo
Fort Lane Flager Tract a Comm Condo

SW 1/4 4N-1W
NW 1/4 4N-1W
SE 1/4 4N-1W
SW 1/4 4E 2S
NW 1/4 4E 2S
SE 1/4 4E 2S

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 830.80 ; ft; thence S 89-50-39 W 1054.60 ft.; thence S 82-39-16 W 43.58 ft ; thence S 00-11-40 E 629 73 ft.; thence S 89-51-39 E 200 98 ft.; thence S 89-51-36 E 352 46 ft.; thence S 89-52-14 E 1001.36 ft.; thence N 18-25-27 W 104.33 ft ; thence N 51-26-59 E 280 79 ft ; thence; S 38-54-28 E 142 69 ft.; thence S 38-58-31 E 210.06 ft.; thence S 39-59-19 E 361.36 ft.; thence S 48-40-43 W 55.45 ft , thence S 36-08-48 E 247.39 ft., thence S 50-55-54 W 99.91 ft ; thence S 44-07-07 E 135.71 ft., thence S 31-41-39 W 153.51 ft.; thence S 25-39-58 W 17.81 ft ; thence S 00-05-28 W 708 13 ft ; thence S 81-38-03 E 101.46 ft , thence S 00-14-16 W 301.83 ft , thence S 29-10-41 E 71 25 ft.; thence S 49-43-27 E 670.20 ft.; thence S 49-56-51 E 285.24 ft.; thence S 00-22-45 E 263.98 ft.; thence along the arc of a 5159.90 ft radius curve to the right, chord bearing S 42-23-34 E 773.12 ft.; thence N 89-17-42 E 248.77ft.; thence S 48-05-20 E 383 30 ft., thence S 30-19-40 E 778 50 ft.; thence N 03-21-42 E 522.52 ft.; thence S 80-24-00 E 312.13 ft.; thence S 03-32-33 E 49.27 ft.; thence S 18-11-01 E 186.08 ft ; thence S 06-27-09 W 105 67 ft.; thence S 05-56-53W 470.12 ft.; thence S 16-00-59 E 112.46 ft; thence S 01-12-58 E 196.80 ft.; thence S 24-51-09 E 609.38 ft.; thence N 29-27-46 E 219.09 ; ft.; thence N 40-17-31 E 86.39 ft.; thence N 34-40-48 E 238.11 thence N 16-34-25 E 267.24 ; thence along the arc of a 422.94 ft radius curve to the left, chord angle being N 16-34-25 E and Chord distance 267 24 ft., thence N 00-01-59 W 1420 27 ft.; thence N 12-49-53 W 89.82 ft.; thence N 00-13-33 W 370.58 ft.; thence N 65-52-40 W 65.99 ft.; thence N 00-43-38 E 939.36 ft.; thence N 89-20-43 W 578.98 ft., thence N 03-55-07 W 876.25 ft ; thence N 89-59-50 W 505 17 ft ; thence S 00-08-55 W 431.88 ft ; thence N 78-08-43 W 79 45 ft., thence N 89-23-14 W 233 13 ft ; thence S 00-19-28 W 256.88 ft.; thence S 89-37-09 W 470 34 ft.; thence S 00-40-38 W 243.00 ft.; thence N 88-50-25 E 625.91 ft.; thence along the arc of a 2034 ft radius curve to the right chord bearing S18-09-32 E 1844.95 ft ; thence N 60-50-32 W 276.08 ft. thence along the arc of a 1913.48 foot radius curve to the left, chord bearing N 21-09-36 W chord distance 1700.57 ft, thence N 74-32-59 W 217.63 ft., thence N 85-08-04 W 200.75 ft.; thence N 89-47-34 W 185.67 ft.; thence N 33-13-38 W 65 40 ft., thence S 89-30-50 E 229.67 ft.; thence N 81-06-42 E 121.37 ft.; thence N 36-51-27 E 105 05 ft.; thence N 41-22-52 W 710 46 ft ; thence N 37-27-54 W 212.68 ft ; thence N 36-52-46 W 38.24 ft., thence n 35-

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RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
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REC'D FOR LAYTON CITY CORP

26-39 W 199.81 ft.; thence N 33-27-47 W 127.45 ft.; thence N 34-32-54 W 161.23 ft., thence S 46-29-58 W 46 14 ft.; thence S 52-01-54 W 255 74 ft.; thence N 38-03-20 W 126.51 ft.; thence N 00-04-49 W 382 37 ft ; thence S 89-39-28 W 10.02 ft , thence N 01-45-39 W 65 66 ft.; thence N 32-08-04 W 69.51 ft., thence N 51-10-04 E 14.77 ft.; thence N 33-55-56W 1134.18 ft to point of beginning

Contains: 199.71 Acres.

SECTION III: 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

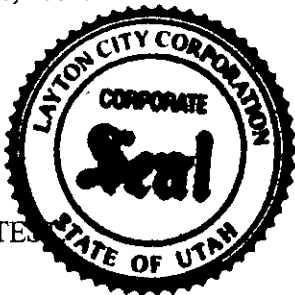
SECTION IV: The board made a finding of blight on February 21, 2002 and passed Resolution 01-06 No new finding of blight has been made.

SECTION V. 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

SECTION VI. 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 Redevelopment Agency of Layton, Utah this **17th day of June, 2004.**



ATTEST

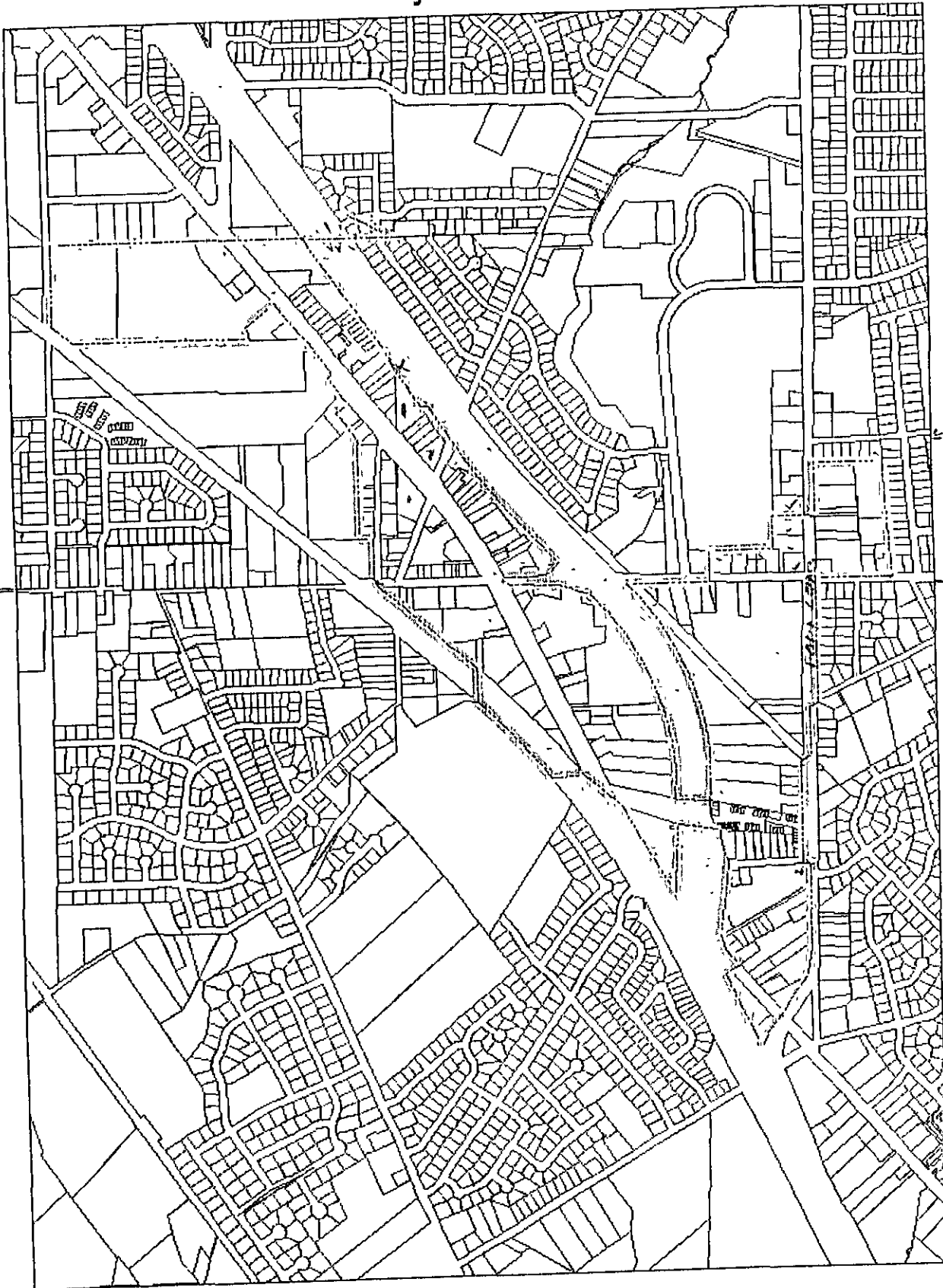


 JERRY STEVENSON, Mayor



 THIEDA WELLMAN, City Recorder

RDA Project Area



10-090-0002
0019
0001
0020
0009
0008

SW 21 4N-1W

036A

10-089-0073, 0066
0072, 0064
0027, 0021
0028, 0063
0029, 0060
0071, 0019
0018, 0017
0071, 0015
0039, 0067
0065, 0012
0013, 0076
0002, 0074
0075, 0057
0068, 0042
0032, 0062
0061, 0034
0003, ~~0004~~, 0005, 0009
0069, 0070, 0036
0007, 0008, 0035

SW 21 4N-1W

11-061-0001, 0002, 0062, 0063, 0064 NW 28 4N-1W
0138, 0137, 0016, 0014, 0015, 0017, 0060, 0049, 0048
0018, 0019, 0051, 0020, 0021, 0022, 0047, 0046, 0045
0028, 0141, 0008, 0069, 0158, 0157, 0044, 0043, 0155
0071, ~~0077~~, 0036, 0130, 0055, 0159, 0156, 0054, 0024
0146, 0147, 0148, 0075, 0132, 0053, 0160
0031, 0030, 0032, 0033, 0150, 0149
0122, 0152, 0079, 0034, 0151, 0136
0082, 0142, 0084, 0154, 0038, 0039, 0040
0087, 0041, 0154

10-070-0108	0099	0001	SE 20 47-14
0054-	0004	0002	
0100	0005	0101	636-B
0092	0006		
0021-	0007		
0046	0008		
0047	0087		
0041	0088		
0037	0095		
0109	<u>0064</u>		
0036	0026		
0035	0097		
0042	0044		
0086	0030		
0043	0051		
0009	0052		
	0033		

10-078-0001, 0024, 0003, 0004. Bill Suleid
 0022, 0023, 0021, 0007, 0008, 0009
 0026, 0025.

10-243-0001 thru 0008 NHP Comm Condo

SE 21 47-14

10-091-0023, 0077
 0030, 0032
 0014, 0049
 0022
 0021, 0024
 0020, 0069
 0019, 0076
 0046, 0070
 0083, 0086
 0065, 0071
 0078, 0072
 0063
 0039, 0027
 0028, 0094
 0106

11-375-0001 thru 0027

Fort Lane Plaza
Tract 2 Comm Condo

636-C

11-064-0131, 0134, 0002, 0003

SE 28 41N-1W

0004, 0005, 0006, 0007, 0008

0009, 0010, 0125, 0132, 0013, 0014

0118, 0041, 0120, ~~0043~~, 0098

0015, 0016