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ORDINANCE NO. 15-79

BY Robert E. Higginson

AN ORDINANCE OF OGDEN CITY ADOPTING A REDEVELOPMENT PLAN AS THE OFFICIAL REDEVELOPMENT PLAN FOR THE PROJECT AREA DESCRIBED AS FOLLOWS:

ALL OF BLOCKS 19, 20, 23, 24, 25 and 33, PLAT "A" AND PART OF BLOCK 2, FIVE ACRE PLAT A IN OGDEN CITY, WEBER COUNTY, UTAH; TOGETHER WITH THE DEDICATED STREETS ABUTTING AND ADJACENT TO SAID BLOCKS.

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 24 IN SAID PLAT A; AND RUNNING THENCE NORTH 0°58' EAST 400.22 FEET ALONG THE WEST LINE OF GRANT AVENUE; THENCE NORTH 89°06'12" WEST 165 FEET; THENCE SOUTH 0°58' WEST 35.2 FEET; THENCE NORTH 89°06'12" WEST 601 FEET TO A POINT ON THE WEST LINE OF LINCOLN AVENUE; THENCE SOUTH 0°58' WEST 897.04 FEET ALONG THE WEST LINE OF SAID LINCOLN AVENUE TO WHERE IT INTERSECTS WITH THE SOUTH LINE OF DEPOT ALLEY; THENCE ALONG THE SOUTH LINE OF SAID DEPOT ALLEY AS FOLLOWS: NORTH 89°03'24" WEST 382.10 FEET; THENCE SOUTH 0°58' WEST 12 FEET; THENCE NORTH 89°03'24" WEST 333.4 FEET ALONG THE SOUTH LINE AND THE EXTENSION OF THE SOUTH LINE OF SAID DEPOT ALLEY TO WHERE IT INTERSECTS WITH THE CENTERLINE OF WALL AVENUE; THENCE NORTH 89°02' WEST 300 FEET; THENCE SOUTH 0°58' WEST 376.39 FEET PARALLEL TO THE CENTERLINE OF WALL AVENUE; THENCE SOUTH 39°02' EAST 553.5 FEET; THENCE SOUTH 0°58' WEST 8.17 FEET; THENCE SOUTH 89°02' EAST 346 FEET; THENCE NORTH 0°58' EAST 64 FEET; THENCE SOUTH 89°02' EAST 116 FEET TO A POINT ON THE WEST LINE OF LINCOLN AVENUE; THENCE SOUTH 0°58' WEST 31.68 FEET ALONG THE WEST LINE OF SAID LINCOLN AVENUE; THENCE SOUTH 89°02' EAST 865 FEET TO A POINT ON THE EAST LINE OF GRANT AVENUE; THENCE NORTH 0°58' EAST 631.292 FEET; THENCE SOUTH 89°06'12" EAST 663.3 FEET TO A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 89°02' EAST 132 FEET TO A POINT ON THE EAST LINE OF WASHINGTON BOULEVARD; THENCE NORTH 0°58' EAST 267.078 FEET ALONG THE EAST LINE OF SAID WASHINGTON BOULEVARD TO WHERE IT INTERSECTS WITH THE SOUTH LINE OF 24TH STREET; THENCE ALONG THE SOUTH LINE OF SAID 24TH STREET AS FOLLOWS NORTH 89°02' WEST 66 FEET; THENCE NORTH 89°09' WEST 828.30 FEET TO THE POINT OF BEGINNING. CONTAINING 39.035 ACRES, MORE OR LESS.

DESCRIBING THE PURPOSES AND INTENT OF THE COUNCIL WITH RESPECT TO THE DEVELOPMENT OF THE PROJECT AREA; INCORPORATING BY REFERENCE, THE DEVELOPMENT PLAN FOR THE 25TH STREET REDEVELOPMENT PROJECT; DESIGNATING THE APPROVED PLAN AS THE OFFICIAL REDEVELOPMENT PLAN OF THE PROJECT AREA; FINDING AND DECLARING THAT A PLAN WAS ADOPTED BY THE REDEVELOPMENT AGENCY AND APPROVED, AND RECOMMENDED FOR APPROVAL BY THE OGDEN CITY PLANNING COMMISSION; THAT A PUBLIC HEARING WAS HELD BY THE CITY COUNCIL AS REQUIRED BY LAW, AFTER LEGAL NOTICE; THAT THE REDEVELOPMENT PLAN WAS MODIFIED TO CLARIFY CERTAIN PROVISIONS AND TO REDUCE THE PROJECT AREA; THAT THE PROJECT AREA IS A BLIGHTED AREA, THE REDEVELOPMENT OF WHICH IS NECESSARY TO EFFECTUATE THE PUBLIC PURPOSES OF THE UTAH NEIGHBORHOOD DEVELOPMENT ACT; THAT THE REDEVELOPMENT PLAN WOULD REDEVELOP THE AREA IN CONFORMITY WITH SAID ACT; THAT THE REDEVELOPMENT PLAN WOULD REDEVELOP THE AREA IN CONFORMITY WITH SAID ACT; THAT THE ADOPTION AND CARRYING OUT OF THE REDEVELOPMENT PLAN IS SOUND AND REASONABLE; THAT THE REDEVELOPMENT PLAN CONFORMS TO THE MASTER PLAN OF OGDEN CITY; THAT THE CARRYING OUT OF THE REDEVELOPMENT PLAN WOULD PROMOTE THE PUBLIC PEACE, HEALTH AND WELFARE OF THE COMMUNITY; THAT THE CONDEMNATION OF REAL PROPERTY PROVIDED FOR IN THE PLAN IS NECESSARY TO THE EXECUTION OF THE REDEVELOPMENT PLAN AND ADEQUATE PROVISIONS HAVE BEEN MADE FOR PAYMENT OF PROPERTY TO BE ACQUIRED AS PROVIDED BY LAW; THAT THE AGENCY HAS A FEASIBLE METHOD OR PLAN FOR RELOCATING PERSONS OR FAMILIES DISPLACED FROM THE PROJECT AREA IF ANY DISPLACEMENTS OCCUR; THAT THERE ARE, OR WILL BE PROVIDED IN OTHER AREAS, NOT GENERALLY LESS DESIRABLE AT RENTS OR PRICES WITHIN THE FINANCIAL MEANS OF THE DISPLACED PERSONS OR FAMILIES, IF ANY, ADEQUATE HOUSING; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE TWENTY (20) DAYS AFTER PUBLICATION AFTER FINAL PASSAGE.

01-017-0001, 0002, 0003, 0019 to 01  
01-018-0001 to 0030  
01-019-0001 to 0033  
01-020-0001 to 0066  
01-021-0001 to 0079  
01-022-0001 to 0031  
03-004-0001 to 0004

The Council of Ogden City hereby ordains:SECTION 1. Redevelopment Plan for 25th Street Redevelopment Project.

The Council finds and determines that the Ogden Neighborhood Development Agency prepared and adopted a Redevelopment Plan for the development of the 25th Street Redevelopment Project which was submitted to the Ogden City Council on the 1st day of March, 1979. The Council further finds that the Redevelopment Plan was submitted to the Ogden City Planning Commission which recommended the approval of the plan.

The Council further finds that it held a public hearing on the plan at its regular council meeting on the 22nd day and that the Public Hearing was continued for further hearing on the 29th day of March, 1979, and that notice of the filing of the Redevelopment Plan and the public hearing thereon had been given as provided by law. That additional notice had been given by mailing to each known landowner, tenant and resident, notice of the public hearing. The Council further finds that at said hearing the Council considered the report of the Development Agency and all testimony for and against the adoption of the plan. The Council after hearing on the evidence and testimony made some changes in the plan as presented. That the Council further finds that the plan was modified to be more specific, and that changes in the nature or territory were made by reducing the territory within the project area.

SECTION 2. Redevelopment Plan Adopted. The Redevelopment Plan submitted by the Development Agency on the 1st day of March, 1979, as thereafter modified, is hereby approved and adopted as the official Redevelopment Plan of the project area, which project area is more particularly described as follows:

All of Blocks 19, 20, 23, 24, 25 and 33, Plat "A" and part of Block 2, Five Acre Plat in Ogden City, Heber County, Utah; together with the dedicated streets abutting and adjacent to said blocks.

Beginning at the Northeast corner of Block 24 in said Plat A; and running thence North 0°58' East 400.22 feet along the west line of Grant Avenue; thence North 89°06'12" West 165 feet; thence South 0°58' West 35.2 feet; thence North 89°06'12" West 601 feet to a point on the West line of Lincoln Avenue; thence South 0°58' West 897.04 feet along the West line of said Lincoln Avenue to where it intersects with the South line of depot alley; thence along the South line of said depot alley as follows: North 89°03'24" West 382.10 feet; thence South 0°53' West 12 feet; thence North 89°03'24" West 333.4 feet along the South line and the extension of the South line of said depot alley to where it intersects with the centerline of Hall Avenue; thence North 89°02' West 300 feet; thence South 0°53' West 376.39 feet parallel to the centerline of Hall Avenue; thence South 89°02' East 553.5 feet; thence South 0°58' West 8.17 feet; thence South 89°02' East 346 feet; thence North 0°58' East 64 feet; thence South 89°02' East 116 feet to a point on the West line of Lincoln Avenue; thence South 0°58' West 31.63 feet along the West line of said Lincoln Avenue; thence South 89°02' East 365 feet to a point on the East line of Grant Avenue; thence North 0°58' East 631.292 feet; thence South 89°06'12" East 653.3 feet to a point on the West line of Washington Boulevard; thence South 89°02' East 122 feet to a point on the East line of Washington Boulevard; thence North 0°58' East 267.073 feet along the East line of said Washington Boulevard to where it intersects with the South line of 24th Street; thence along the South line of said 24th Street

follows North 89°02' West 66 feet; thence North 89°09' West 828.30 feet to the point of beginning. Containing 33.035 acres, more or less.

SECTION 3. The purpose and intent of the Ogden City Council with respect to the project area is hereby determined to be the carrying out of the Redevelopment Plan hereby adopted so as to remove the blighted condition of the project area and to otherwise fully promote the public peace, health, safety and welfare of the community in general and the project area in particular. In pursuance of this purpose, it is expected that there will be established multi-story Hotel and Convention Center Complex or a similar facility with public parking; together with the rehabilitation of the 25th Street Historic District and other rehabilitation in the project area.

SECTION 4. The Redevelopment Plan, as modified and so adopted, is hereby made a part of this ordinance by reference, and copies thereof are available for public inspection and use in the office of the Ogden City Recorder.

SECTION 5. The council hereby finds and determines, upon the facts known to it and upon the facts and testimony submitted to it at the public hearing:

(a) The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes of the Utah Neighborhood Development Act, as set forth in Utah Code Annotated, Section 11-19-1, et. seq.

(b) The Redevelopment Plan would redevelop the area in conformity with the Utah Neighborhood Development Act and in the interest 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 the Utah Neighborhood Development Act.

(f) The condemnation of real property, as provided for in the Redevelopment Plan may be necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment of the property to be acquired, as provided by law.

(g) The agency has a feasible method and plan for the relocation of families and persons temporarily or permanently displaced from housing facilities in the project area.

(h) There are, or, are being provided in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment.

SECTION 6. The City Council is satisfied permanent housing facilities will be available within three years from the time occupants of the project 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 7. Declaration of Community Intent to Carry Out Plan. The Council further ordains that it is its intent to undertake and complete all proceedings necessary to be carried out by the community under the provisions of the plan here adopted and approved.

SECTION 8. Effective Date. This ordinance shall become effective twenty (20) days after publication after final passage.

PASSED, ADOPTED AND ORDERED PUBLISHED by the Council of Ogden City, Utah, this 26th day of April, 1979.

  
MAYOR

ATTEST:

  
CITY RECORDER

Published April 21, 1979