



W2140380

RESOLUTION NO. 2005-G (ROA)

A RESOLUTION OF THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE DRAFT ECONOMIC DEVELOPMENT PLAN FOR THE PLEASANT VIEW BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT AREA AS THE OFFICIAL PLAN FOR THE PLEASANT VIEW BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT AREA .

WHEREAS, pursuant to the provisions of the Utah Redevelopment Agencies Act (the "Act"), specifically Utah Code Annotated ("UCA") § 17B-4-401(b), the Pleasant View City Redevelopment Agency (the "Agency") adopted Resolution No. 2005-B (RP) designating the Pleasant View Business Park Economic Development Project Area ("Project Area") and calling for the preparation of a project area plan; and

WHEREAS, the Draft Project Area Plan (the "Draft Plan") having been prepared for the Project Area pursuant to UCA 17B-4-403, the Agency held, on October 11, 2005, a duly noticed public hearing pursuant to UCA § 17B-4-402(1)(e) to allow public comment on the Draft Plan and whether it should be revised, approved, or rejected; and to receive all written and hear all oral objections to the Draft Plan; and

WHEREAS, having received and heard all commentary on and objections to the Draft Plan submitted for its consideration, the Agency has passed upon such objections as it has received (see Agency Resolution No. 2005-F (ROA)) and has made such modifications, amendments, and/or emendations to the Draft Plan as it deems appropriate, if any; and

WHEREAS the Agency has made relevant findings concerning the amount of opposition to the Draft Plan by owners of real property within the Project Area, as set forth by UCA § 17B-4-406 (see Agency Resolution No. 2005-E (ROA)).

NOW, THEREFORE, BE IT RESOLVED BY THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1 Legal Description.

§ 1.1 The boundaries of the Project Area are delineated on the Project Area map attached as Exhibit "A" to the Draft Plan, and are legally described as follows:

<p>Part of Sections 25, 26, 23, 24 and 14, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the section line and the south city limits line of Pleasant View City, said point being north 89°34'13" west 1159.82 feet more or less along the section line from the Southeast Corner of said Section 25, said point also being the intersection of the easterly right of way line of the Oregon Short Line Railroad and the centerline</p>	<p>of 2700 North Street, also known as State Highway 134, (80 foot wide right of way) and running thence westerly 1451.75 feet more or less along said center line of 2700 North Street an city limits line to the South Quarter Corner of Section 25;</p> <p>thence westerly 808.80 feet along the section line and centerline of 2700 North Street and city limit line to the extension of the west boundary line of the Parkland Business Center Subdivision Phase 1;</p>	<p>thence along said west boundary and extension of west boundary of Parkland Business Center the following two courses: (1) north 00°33'24" east 1904.53 feet and (2) north 23°26'57" east 127.97 feet;</p> <p>thence along the south and west lines of lot 3 of the Wasatch View Estates Subdivision the following three courses: (1) north 89°47'54" west 215.61 feet, (2) north 00°42'24" east 100 feet, and (3) north 89°47'54" west 50.00 feet;</p>
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EH 2140380 PG 1 OF 4
DOUG CROFTS, WEBER COUNTY RECORDER
04-NOV-05 1033 AM FEE \$.00 DEP SEC
REC FOR: PLEASANT VIEW CITY

19-014-0081, 0124, 0025, 0038, 0089, 0093, 0109
19-016-0110. 19-143-0001, 0002, 0003
19-121-0001 to 0014 19-122-0001 to 0004
19-125-0002, 0003 19-122-0006 to 0010

19-016-0024, 0037, 0031, 0032, 0033, 0034, 0035, 0079
0039, 0038, 0056, 0111, 0050, 0051, 0046, 0119,
0040, 0125, 0126, 0127, 0041, 0095, 0096, 0097,
0098, 0001, 0005, 0006, 0077, 0086, 0010, 0053,
0054, 0029, 0030, 0076, 0117,

19-017-0034, 0037, 0038, 0039, 19-011-0021, 0025, 0028, 0029

19-011-0003, 0006, 0001, 0002, 0018, 0019, 0089, 0023, 0030,
0022, 0021, 0020, 0007, 0009, 0011, 0008 E# 2140380 PG 2 OF 4
0010, 0016, 0014

thence north 89°47'54" west
1137.54 more or less, along the
south side of lot 2 of Wasatch
View Estates Subdivision and
extension thereof to the westerly
right of way boundary of the
Southern Pacific Co. and city
limit line of Pleasant View City;

thence north 18°08'29" west 666.9
feet more or less, along said
Southern Pacific Co. boundary
and city limit line to the Quarter
Section line of Section 25;

thence west 419.1 feet (25.4 rods)
along the Quarter Section line and
city limit line to the West Quarter
Corner of Section 25;

thence west 65 feet continuing
along said Quarter Section line
and city line to the easterly right
of way boundary of Interstate
Highway 15;

thence northerly 8500 feet more
or less along the easterly right of
way boundary of
Interstate Highway 15 to the

Weber County line and city limit
line;

thence easterly 1550 feet more or
less along said county line (and
extension of county line) and city
limit line to the easterly right of
way boundary of U.S. Highways
89, 91 & 30;

thence, leaving the Pleasant View
City limit line, southerly 9700
feet more or less along the
easterly right of way boundary of
U.S. Highways 89, 91 & 30, to the
extension of the south lot line of a
parcel owned by Wayne E.
Kinney (tax I.D. number
190160093);

thence south 60°25' west 120 feet
along said south lot line extension
to the westerly boundary of said
Highways 89, 91 & 30;

thence along said Kinney property
boundary the following 2 courses:
(1) south 60°25' west 290 feet and
(2) north 29°35' west 150 feet to
the Northwest Corner of said

Kinney property;

thence south 77°40'00" west
565.44 feet to the easterly right of
way line of the of the Oregon
Short Line Railroad;

thence southerly 2220 feet more
or less along the easterly
boundary of said rail road right of
way boundary to the centerline of
2700 North Street and city limit
line of Pleasant View City and the
point of beginning.

Containing 628 acres more or
less.

SECTION 2 The Agency's Purposes and Intent with Respect to the Project Area.

The purpose and intent of the Agency with respect to the Project Area are as follows:

§ 2.1 To satisfy the purposes of the Act, as defined therein, by promoting, creating, and/or retaining jobs through the planning, design, development, construction, rehabilitation, or business relocation within the Project Area, as well as the provision of office, industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community;

§ 2.2 To increase the City's tax base as well as its commercial front so as to improve both opportunity and quality of life for all its citizens;

19-002-0016, 0017, 0018, 0014, 0015, 0019, 0011, 0012, 0013,
0022,

19-015-0009, 0008, 0010, 0011, 0014

19-014-0015, 0021, 0022, 0025, 0036, 0042, 0056, 0057,

0062, 0014, 0017, 0013, 0020, 0038, 0034, 0037,
0040, 0044, 0062, 0052, 0043, 0035

19-211-0001 to 0006

§ 2.3 To promote, encourage, and bring to fruition, the development within the Project Area of a commercial development comprised of large, up-scale, reputable commercial concerns;

§ 2.4 To stimulate the economy of Pleasant View City and the surrounding area;

§ 2.5 To provide for the installation of needed infrastructure, if and as necessary, for development within the Project Area.

§ 2.6 To take any or all additional steps which may be appropriate or necessary to promote or further the aim of improving the Project Area (and, indirectly, of surrounding areas).

SECTION 3 Designation, Adoption, and Incorporation of the Plan.

§ 3.1 The Draft Plan for the Pleasant View Business Park Economic Development Project Area, as modified to incorporate changes recommended by the Pleasant View City Planning Commission, affected taxing entities, and owners of property within the Project Area, if any, is hereby designated the *Official Plan for the Pleasant View Business Park Economic Development Project Area* (the "Official Plan"), and is incorporated herein by this reference.

§ 3.2 The Agency hereby officially approves of and adopts the Official Plan for the Pleasant View Business Park Economic Development Project Area.

SECTION 4 Required Findings.

§ 4.1 A need exists to effectuate a public purpose; to wit, the exercise of the statutorily enacted economic development mechanism for the benefit of the citizens of Pleasant View City.

§ 4.2 Benefit to the public shall accrue from the execution of the Official Plan, as each project undertaken thereunder shall be subject to the analysis described in Utah Code § 17B-4-403(1)(s)(ii), included at § 16 of the Plan.

§ 4.4 The adoption and carrying out of the Official Plan is economically sound and feasible.

§ 4.5 The Official Plan conforms to the Pleasant View City General Plan.

§ 4.6 Carrying out the Official Plan will promote the public peace, health, safety, and welfare of Pleasant View City.

SECTION 5 Submission of the Official Plan to the Pleasant View City Council for Adoption by Ordinance.

§ 5.1 Pursuant to Utah Code §§ 17B-4-402(1)(k) & 408(1), the Agency Board hereby submits the Official Plan to the Pleasant View City Council for review and adoption.

SECTION 6 Recording and Transmittal.

§ 6.1 Pursuant to Utah Code § 17B-4-410, the Agency Staff is hereby directed and authorized to take

the following actions within 30 days after adoption of the Official Plan by the Pleasant View City Council:

a/ to record with the Weber County Recorder a document containing a description of the land within the Project Area, a statement that the Official Plan for the Project Area has been adopted; and the date of its adoption by the City Council; and

b/ to transmit a copy of the description of the land within the Project Area, a copy of the City Council ordinance adopting the Official Plan, and a map indicating the boundaries of the Project Area to each of the following: (I) the auditor and assessor of the county in which the project area is located; (ii) the officer or officers performing the function of auditor or assessor for each taxing entity, if any, that does not use the county assessment roll or collect its taxes through the county; (iii) the legislative body or governing board of each taxing entity; (iv) the State Tax Commission; and (v) the State Board of Education.

SECTION 7 Execution of the Plan.

§ 7.1 Following adoption of the Official Plan by the Pleasant View City Council, the Agency shall proceed to carry out the Plan.

SECTION 8 Directions to the Agency Staff.

§ 8.1 The Agency Staff is hereby directed and authorized to take all such actions as necessary to effectuate the purposes and aims of this resolution.

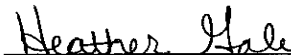
SECTION 9 Effective Date

§ 9.1 This Resolution shall take effect upon its adoption.

DATED and SIGNED this 11th day of October, 2005


Chair, Pleasant View City Redevelopment Agency

Attest:


Secretary