

ENT37039 BK 2457 PG 88
NINA B REID UTAH COUNTY RECORDER DEP BA
1987 OCT 1 11:57 AM FEE .00
RECORDED FOR AMERICAN FORK CITY

ORDINANCE 87-09-12

AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR THE NORTH VALLEY REDEVELOPMENT PROJECT AREA.

WHEREAS, the American Fork City Redevelopment Agency has heretofore prepared a Preliminary Redevelopment Plan for the proposed North Valley Redevelopment Project Area, provided written notification to all applicable governmental entities and property owners of its intention to approve the Plan, advertised and 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, has set a time and place for public hearing on the plan, given due published and written notice of said hearing and has consulted with applicable public agencies and taxing entities concerning said plan; all of the above in accordance with the applicable provisions of Title 11, Chapter 19 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 and has received and considered all objections, evidence and testimony from the public regarding the plan and has concluded that the 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 North Valley Redevelopment Project Area, pursuant to the provisions of the Utah Neighborhood Development Act (UCA 11-19-1 et. seq.) and to take advantage of the activities authorized by the Act, consistent with the limitations set forth in the plan.

PART II

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ADOPTION OF PLAN BY REFERENCE

The City Council does hereby adopt that certain document entitled REDEVELOPMENT PLAN - NORTH VALLEY REDEVELOPMENT AREA as heretofore prepared, approved and recommended by the 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 in Exhibit A.

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 flooding and high groundwater condition present in the project area which has 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 and which will also facilitate the future elimination of similar deterrents to development in undeveloped areas adjacent to the project area.
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.

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 anticipate the displacement of families or persons from the Project Area (There are no occupants residing in the 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.

ADOPTION AND EFFECTIVE DATE

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


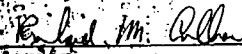
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH THIS 22 DAY OF September, 1987.

APPROVED:



Mayor

ATTEST:

Recorder

DESCRIPTION OF NORTH VALLEY REDEVELOPMENT PROJECT AREA

COMMENCING SOUTH 89°34'06" EAST ALONG THE SECTION LINE 106.72 FEET AND NORTH 90.95 FEET FROM THE NORTH $\frac{1}{4}$ CORNER OF SECTION 25 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

THENCE South 89°59'59" East 406.62 feet,
 THENCE South 00°28'28" West 44.96 feet,
 THENCE South 89°46'15" East 567.78 feet,
 THENCE South 00°30'36" West 160.19 feet
 THENCE South 89°46'15" East 261.00 feet,
 THENCE South 00°30'38" West 473.38 feet,
 THENCE South 00°51'59" West 721.35 feet,
 THENCE South 89°56'10" East 944.21 feet,
 THENCE South 00°24'30" East 779.27 feet,
 THENCE North 89°50'30" West 1,122.81 feet,
 THENCE South 02°51'37" West 143.98 feet to the north right-of-way line of Interstate Highway 15,
 THENCE West 370.78 feet to the South right-of-way line of Interstate Highway 15,
 THENCE North 50°04'00" West 1224.54 feet along the South right-of-way line of said Interstate Highway 15,
 THENCE North 73°44'00" West 510.00 feet along the South boundary of the interchange right-of-way,
 THENCE West 260 feet \pm to the point of intersection with the West right-of-way line of 500 East street extended,
 THENCE North 00°31'13" East 1960 feet \pm along the West right-of-way line of 500 East Street to the point of intersection with the North right-of-way line of 620 South Street,
 THENCE Northeasterly 120 feet \pm across the right-of-way of 500 East Street to the point of intersection of the East right-of-way line of said 500 East Street and the North line of the North Valley Investment Group property (Utah County Tax I.D. Number 13-051-27),
 THENCE South 89°45'40" East 875.56 feet along the north line of said parcel,
 THENCE South 00°35'57" West 588.13 feet to the point of beginning.

TOTAL AREA = approximately 125 acres