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DEPT. OF PUBLIC WORKS
JUL 21 8 25 AM '81
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PLANNING
COMMISSION

ORDINANCE NO. 31-87

BY: Robert H. DeBor

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

Part of Section 29 and Section 32 of Township 6 North, and Range 1 West, Salt Lake Base and Meridian Survey, and comprising all of Block 3 of Plat "A" of Ogden City and part of Block 4, as surveyed by South Ogden, Ogden City, Weber County, Utah.

* thence North 89° two minutes 3.00 feet;
thence South 0° 58 minutes 209.50 feet;

Beginning at the point of intersection of West right-of-way line of Washington Boulevard and South right-of-way line of 29th Street, said point being South 0 degrees 58 minutes West 40.00 feet, and North 89 degrees 02 minutes West 56.00 feet from the Monument Number 38 of Ogden City located at the intersection of Washington Boulevard and 29th Street, thence running the following course:

North 0 degrees 58 minutes East 1563.50 feet on the West right-of-way line of Washington Boulevard to the centerline of 27th Street, thence on the said center line South 89 degrees 02 minutes East 1090.48 feet; thence South 0 degrees 58 minutes West 214.50 feet; thence North 89 degrees 02 minutes West 66.50 feet; thence North 0 degrees 58 minutes East 37.00 feet; thence North 87 degrees 03 minutes 33 seconds West 132.08 feet; thence South 0 degrees 58 minutes West 641.05 feet to the South right-of-way line of 28th Street; thence on the said line North 89 degrees 02 minutes West 231.00 feet; thence South 0 degrees 58 minutes West 293.00 feet; thence North 89 degrees 02 minutes West 33.00 feet; thence South 0 degrees 58 minutes West 247.00 feet; *thence North 89 degrees 02 minutes West 624.98 feet to the point of beginning. Containing 28.54 acres.

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DESCRIBING THE PURPOSES AND INTENT OF THE COUNCIL WITH RESPECT TO THE DEVELOPMENT OF THE PROJECT AREA; INCORPORATING BY REFERENCE, THE REDEVELOPMENT PLAN FOR THE SOUTH CBD REDEVELOPMENT PROJECT AREA, 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 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 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, IF ANY, PROVIDED FOR IN THE PLAN IS NECESSARY TO THE EXECUTION OF THE REDEVELOPMENT PLAN AND ADEQUATE PROVISIONS HAVE BEEN MADE FOR PAYMENT OF PROPERTY, IF ANY, TO

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WEBER COUNTY CLERK
JUL 21 8 25 AM '81
Cody City

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BY: Robert H. DeBoer

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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.

The Council of Ogden City hereby ordains;

SECTION 1. Redevelopment Plan for South CBD Redevelopment Project Area. The Council finds and determines that the Ogden Neighborhood Development Agency prepared and adopted a Redevelopment Plan for the development of the South CBD Redevelopment Project Area which was submitted to the Ogden City Council on the 16th day of April, 1987.

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 this regular council meeting on the 21st day of May, 1987 and that notice of the filing of the Redevelopment Plan and the public hearing thereon had been given as provided by law. The Council further finds that at said hearing the Council considered the report of the development agency together with the rules governing participation, and all testimony for and against the adoption of the plan.

SECTION 2. Redevelopment Plan Adopted. The Redevelopment Plan together with the report and rules governing participation, submitted by the development agency on the 16th day of April, 1987 and hereby approved and adopted as the official Redevelopment Plan of the project area is more particularly described as follows:

Part of Section 29 and Section 32 of Township 6 North, and Range 1 West, Salt Lake Base and Meridian Survey, and comprising all of Block 3 of Plat "A" of Ogden City and part of Block 4, as surveyed by South Ogden, Ogden City, Weber County, Utah.

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feet; thence South 0° 58 minutes
209.50 feet;

231.00 feet; thence South 0 degrees 58 minutes West 293.00 feet; thence North 89 degrees 02 minutes West 33.00 feet; thence South 0 degrees 58 minutes West 247.00 feet; thence North 89 degrees 02 minutes West 624.98 feet to the point of beginning. Containing 28.54 acres.

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.

SECTION 4. The Redevelopment Plan, as modified and so adopted, is hereby made a part of the 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 11-9-1, 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 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.

(g) 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.

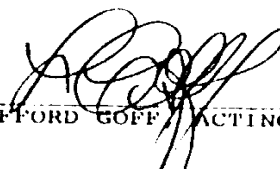
SECTION 6. The City Council is satisfied permanent housing facilities, if any be required, will be available within three years

from the time occupants are displaced, and that adequate temporary housing facilities, at comparable rents, are presently available in the community.

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 18th day of June, 1987.


L. CLIFFORD GOFF, ACTING MAYOR

ATTEST:


DONNA ADAM, CITY RECORDER

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