

E# 1098900 B. 1574 PG. 337
DOUG CROFTS, WEBER COUNTY RECORDER
1990 JAN 10 2:38 PM FEE .00 DEP MH
REC FOR OGDEN CITY

ORDINANCE NO. 33-89

BY: Bonnie Mc Donald

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

A part of Sections 1 and 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian;

Beginning at the point of intersection of the west line of the North-South runway extended of the Ogden Airport and the South line of the 31st Street Expressway, said point being South 1273.65 feet and West 2441.96 feet from the Northeast corner of said Section 1; thence South along the West line and West line extended of the North-South runway of the Ogden Airport 6570.35 feet to the North line of 4400 South Street; thence South 89' 22" 20" West along the North line of 4400 South Street 1570.10 feet more or less to the Ogden City limits; thence along Ogden City limits as follows: North 0' 00' 24" East 1298.07 feet; thence North 0' 35' 30" East 1231.37 feet; thence North 0' 01' 40" West 969.49 feet; thence North 24' 08' 40" West 1493.00 feet; thence South 89' 48' 20" West 595.16 feet more or less to the Southeasterly right-of-way line of a state highway; thence along the Southeasterly right-of-way line of the state highway as follows: 573.81 feet along the arc of a 748.51 foot radius curve to the right whose chord bears North 35' 12' 19" East 559.88 feet; thence South 32' 50' East 20.00 feet; thence North 57' 10' East 1259.63 feet; thence 315.51 feet along the arc of a 1789.86 foot radius curve to the right whose chord bears North 62' 13' East 315.11 feet; thence North 67' 16' East 1104.70 feet; to the point of beginning.

Area is 250 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 REDEVELOPMENT PLAN FOR THE OGDEN-HINCKLEY AIRPORT 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 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, OF 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 Ogden-Hinckley Airport 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 Ogden-Hinckley Airport Redevelopment Project Area which was submitted to the Ogden City Council on the 9th day of November, 1989.

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 9th day of November, 1989 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.

A part of Sections 1 and 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian;

Beginning at the point of intersection of the west line of the North-South runway extended of the Ogden Airport and the South line of the 31st Street Expressway, said point being South 1273.65 feet and West 2441.96 feet from the Northeast corner of said Section 1; thence South along the West line and West line extended of the North-South runway of the Ogden Airport 6570.35 feet to the North line of 4400 South Street; thence South 89' 22" 20" West along the North line of 4400 South Street 1570.10 feet more or less to the Ogden City limits; thence along Ogden City limits as follows: North 0' 00" 24" East

1298.07 feet; thence North 0° 35' 30" East 1231.37 feet; thence North 0° 01' 40" West 969.49 feet; thence North 24° 08' 40" West 1493.00 feet; thence South 89° 48' 20" West 595.16 feet more or less to the Southeasterly right-of-way line of a state highway; thence along the Southeasterly right-of-way line of the state highway as follows: 573.81 feet along the arc of a 748.51 foot radius curve to the right whose chord bears North 35° 12' 19" East 559.88 feet; thence South 32° 50' East 20.00 feet; thence North 57° 10' East 1259.63 feet; thence 315.51 feet along the arc of a 1789.86 foot radius curve to the right whose chord bears North 62° 13' East 315.11 feet; thence North 67° 16' East 1104.70 feet; to the point of beginning.

Area is 250 acres more or less.

SECTION 2. Redevelopment Plan Adopted. The Redevelopment Plan together with the report and rules governing participation, submitted by the development agency on the 9th day of November, 1989 and hereby approved and adopted as the official Redevelopment Plan of the project area is more particularly described as follows:

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, the 7th day of December, 1989.

Scott Sweddon
MAYOR

ATTEST:

Lana J. Mills
CITY RECORDER