

Entry No. 158642  
Indexed ✓ ✓  
Abstracted ✓  
Req. Fee       

STATE OF UTAH : SS  
COUNTY OF CARBON : SS  
FILED AND INDEXED FOR  
Price City  
JUN 29 2 21 PM '81

RECORDER'S CERTIFICATE

BOOK 207 OF Records  
PAGE 715-721  
ANN O'BRIEN  
COUNTY RECORDER

I, JEFFREY KILLIAN, THE DULY APPOINTED AND ACTING CITY RECORDER FOR PRICE CITY, CARBON COUNTY, UTAH, DO HEREBY CERTIFY THAT THE ATTACHED ORDINANCE IS A TRUE, AND ACCURATE COPY OF THE ORDINANCE PASSED BY THE CITY COUNCIL OF PRICE IN ITS REGULAR SESSION HELD ON WEDNESDAY, JUNE 10, 1981, AND THAT THE ORIGINAL ORDINANCE IS ON FILE IN MY OFFICE.

*J. Killian* 6/29/81



## ORDINANCE NO. 1320-81

## AN ORDINANCE ADOPTING THE REDEVELOPMENT PROJECT AREA PLAN

BE IT ORDAINED BY THE CITY COUNCIL OF PRICE, UTAH, AS FOLLOWS:

## SECTION I.

A. Adoption of Redevelopment Project Area Plan

The purpose of the Ordinance is to adopt a Redevelopment Project Area Plan as referenced herein, pursuant to the Utah Neighborhood Development Act.

B. Boundaries of the Project Area Plan

Beginning at the Southeast Intersection of the corner of 200 North 300 West Streets, said corner also being the Northwest corner of Lot 1-661, Block 6, Local Survey, Price City, thence East along the South line of 200 North Street, 1851 feet, more or less, to the Northeast corner of Lot 1-603, Block 4, said survey, thence South along the West line of 100 East Street 212 feet, more or less, to the midpoint of Block 3, said survey, thence East along the midline of Blocks, 3, 2 and 1, said survey, thence South along the West line of 400 East Street 297 feet, more or less, to the Northeast corner of Lot 1-417, Block 37, Price Townsite Survey, Price City, thence East along the South line of 100 North Street 1,600 feet, more or less, to the Northeast corner of Lot 1-393, Block 34, said survey, thence South along the West line of 700 East Street 944 feet, more or less, to the Southeast corner of Lot 1-387, Block 33, said survey, thence West along the North line of 100 South Street 2,120 feet, more or less, to the Southeast corner of Lot 1-335, Block 29, said survey, thence South along the West line of 300 East Street 540 feet, more or less, to the Southeast corner of Lot 1-191, Block 19, said survey, thence West along the North line of 200 South Street 1,021 feet, more or less, to the Southeast corner of Lot 1-230, Block 21, to the Southwest Corner of Lot 1-233, Block 21, said survey, thence continuing further West along the South line of Block 1, S.J. Powell Addition, Price City, 530 feet, more or less, to the Southwest corner of Lot 1-1981, Block 1, said Addition, thence North along the East line of Lot 1-241, Block 22, Williams Addition, Price City, thence West along the North line to 200 South Street 2,690 feet, more or less, to the Southwest corner of Lot 1-2042-A, NE $\frac{1}{4}$ , Section 20, Township 14 South, Range 10 East, thence Northwest along the Price City Limits, 1,320 feet, more or less to the Northwest corner of Lot 1-2042, said section, range and township, thence East along the South line of 100 North Street 2,500 feet, more or less, to the Northwest corner of NW $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 21, Township 14 South, Range 10 East, thence North along the East line of 300 West Street 600 feet more or less, to point of beginning.

C. Purposes of the Project Area Plan

The purposes of the Price City Council with respect to the project area are:

- (1) To facilitate the removal of inappropriate buildings to permit the return of the Project Area land to better use and new construction.

- (2) To facilitate the removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by public utilities and facilities.
- (3) To rehabilitate buildings to assure sound long-term economic activity in the central business district of the City.
- (4) To eliminate environmental deficiencies, including among others, small or irregular lot subdivisions, overcrowding and inadequate off-street parking.
- (5) To achieve an environment reflecting a high level of concern for architectural and urban design principles developed through encouragement, guidance and assistance to owner participants and redevelopers.
- (6) To strengthen the tax base and the economic health of the community.
- (7) To provide for improvements of public streets, curbs and sidewalks, other public rights-of-way, street lights and landscaped areas.
- (8) To provide adequate off-street parking.
- (9) To provide improved pedestrian circulation systems.
- (10) To provide housing within the Project Area.

D. Designation of Official Plan by Reference

The Redevelopment Project Area Plan, dated May 28, 1980, as adopted, approved and recommended by the Price City Redevelopment Agency, is hereby adopted by reference and incorporation herein for all purposes, and designated as the Official Redevelopment Project Area Plan.

E. Findings and Determinations of Price City Council

The Price City Council, having held a special public hearing on May 27, 1981, to consider the Redevelopment Project Area Plan, having studied the Plan, having heard arguments as presented, having reviewed the project area, and having considered recommendations and reports as presented, does hereby make the following findings and determinations:

- (1) The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purpose declared in the Utah Neighborhood Development Act.
- (2) That the Redevelopment Project Plan would redevelop the area in conformity with this act and in the interests of the public peace, health, safety and welfare.
- (3) That the adoption and implementation of the Redevelopment Project Plan is economically sound and feasible.
- (4) The Redevelopment Plan conforms to the Master Plan of Price City.
- (5) That the carrying out of the Redevelopment Project will promote the public peace, health, safety and welfare of the community and would effectuate the purposes and policy of the Utah Neighborhood Development Act.
- (6) That if any proposed redevelopment projects result in the displacement of any housing units in the Project Area, a feasible method or plan for relocation of persons affected shall be in conformance to the provisions of the Federal Uniform Relocation Act and the Utah Relocation Act.
- (7) That there will be provided in the project area or other areas decent, safe and sanitary dwellings equal in number to the number of and available to any displaced persons and families, and which:

- a. Are not generally less desirable in regard to public utilities and public and commercial facilities, and;
- b. At rents or prices within the financial means of such displaced persons or families.

8. That the City Council is satisfied that prior to displacement of any persons as a result of redevelopment projects, 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.

F. Filing and Publication of Ordinance

The City Recorder is directed to cause this Ordinance to be filed in his office and shall cause the publication of this Ordinance in a newspaper published in Price City.

SECTION II.

This Ordinance shall become effective immediately upon publication.

PASSED BY THE CITY COUNCIL, CITY OF PRICE, STATE OF UTAH, THIS 10TH DAY OF JUNE, 1981.

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H. MARK HANSON, MAYOR

ATTEST:

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JEFFREY KILLIAN, CITY RECORDER

FIFTH NORTH STREET

VISIT POTTERY  
SUS.

STREET

STREET

STREET

FOURTH NORTH

REVISED CARBON  
ADD.

COLLEGE AV

CARBON ADDITION

HIGH  
LAND  
MARK

FOURTH AV

THIRTH AV

SIXTH AV

SEVENTH AV

EIGHTH AV

NINTH AV

HIGH SCHOOL  
SUS.

THIRTH AV

SIXTH AV

SEVENTH AV

EIGHTH AV

NINTH AV

TENTH AV

LOCAL

SECOND

NORTH

NORTH

AVENUE

4

EA

EA

SURVEY

STREET

FIRST

41

REDEVELOPMENT

DISTRICT

MAIN

CARBON

27

FIRST

28

SECOND

29

THIRD

30

EAST

31

32

33

STREET

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19

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FIFTH WEST

FARVIEW  
ADDITION

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NORTH  
FIFTH  
THIRD  
SOUTH

SUNSET  
ACRES

30TH  
WEST  
STREET  
SOUTH

THIRD WEST STREET

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J. A. F.  
POWELL  
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WILLIAMS

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DENVER AND  
SUB.

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POWELL  
SUB.

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721