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ORDINANCE 02-46

ADOPTING THE SOUTH MAIN/SOUTH FORT LANE REDEVELOPMENT PROJECT AREA PLAN

WHEREAS, the Redevelopment Agency of Layton City has designated a survey area within Layton City; and

WHEREAS, the Redevelopment Agency has designated a project area from within the survey area named the South Main/South Fort Lane Redevelopment Project Area; and

WHEREAS, the Redevelopment Agency has adopted a plan for the South Main/South Fort Lane project area.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. That the project area plan is attached hereto, incorporated into this Ordinance, and designated as the official redevelopment project area plan for the South Main/South Fort Lane project area.

2. The legal description of the South Main/South Fort Lane Project Area is:
Beginning at a point lying North 89° 53' 25" West 687.06 feet from the west quarter corner of Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 33°55'56" East 1134.18 feet, thence South 51°10'04" West 14.77 feet,
thence South 32°33'20" East 428.80 feet, thence South 88°43'00" East 54.72 feet,
thence South 34°00'06" East 602.17 feet, thence South 37°27'54" East 212.68 feet,
thence South 41°22'52" East 710.46 feet, thence South 70°30'00" East 455.59 feet,
thence South 69°09'40" East 71.44 feet, thence South 88°50'25" East 625.91 feet,
thence North 00°40'38" East 243.00 feet, thence North 89°37'09" East 470.34 feet,
thence North 00°19'28" East 256.88 feet, thence South 89°23'14" East 233.13 feet,
thence South 78°08'43" East 79.45 feet, thence North 00°08'55" West 431.88 feet,
thence South 89°59'50" East 505.17 feet, thence South 03°55'07" East 876.25 feet,
thence South 89°20'43" West 578.98 feet, thence South 00°43'38" West 939.36 feet,
thence South 65°52'40" West 65.99 feet, thence South 00°13'33" West 370.58 feet,
thence South 12°49'53" West 89.82 feet, thence South 00°21'27" West 2085.08 feet,
thence South 60°09'42" West 470.18 feet, thence North 28°50'37" West 2328.16 feet,
thence North 42°47'05" West 1394.25 feet, thence North 51°24'53" West 753.84 feet,
thence North 28°56'57" West 337.68 feet, thence North 00°14'16" East 301.83 feet,
thence North 81°38'03" West 101.46 feet, thence North 00°05'28" East 708.13 feet,
thence North 25°39'56" East 17.81 feet, thence North 31°41'39" West 153.51 feet,
thence North 44°07'07" West 135.71 feet, thence North 50°55'54" East 99.91 feet,
thence North 36°08'48" West 247.39 feet, thence North 48°40'43" East 55.45 feet,
thence North 39°59'19" West 351.36 feet, thence South 89°04'07" West 296.91 feet,
thence North 36°45'08" West 799.83 feet, thence North 20°30'17" West 134.89 feet,
thence South 89°30'34" East 830.80 feet to the point-of-beginning. Contains 143.36 acres.

2. The purpose and intent of this plan is to help guide the growth and development of the area and at the same time insures that the infrastructure is upgraded to accommodate that growth.

3. The board made a finding of blight on February 21, 2002 and passed Resolution 01-06.

4. The board finds and determines that:
(a) there is a need to effectuate a public purpose;
(b) there is a public benefit under the analysis described in Subsections 17B-4-403(1)(i) and (2);

- (c) it is economically sound and feasible to adopt and carry out the project area plan;
- (d) the project area plan conforms to the community's general plan; and
- (e) carrying out the project area plan will promote the public peace, health, safety, and welfare of the city of Layton.

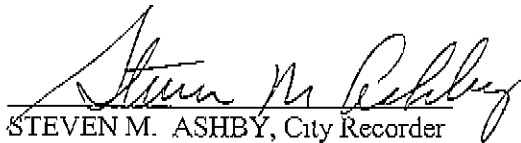
5. The board further finds and determines that: (a) the use of eminent domain is or may be necessary to the execution of the redevelopment project area plan; and adequate provisions have been made for just compensation for property acquired by eminent domain; (b) the plan does not plan on the displacement of any residential occupants in the project area but if the project area plan may result in the temporary or permanent displacement of any residential occupants in the project area the agency has a feasible method for the relocation of families and persons displaced from the project area and comparable dwellings exist or will be provided to the families and persons and the board is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area are displaced and, pending the development of these housing facilities, there will be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement

PASSED AND ADOPTED by the City Council of Layton, Utah this 20th day of June, 2002.

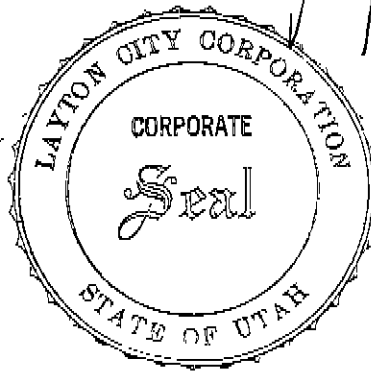


JERRY STEVENSON, Mayor

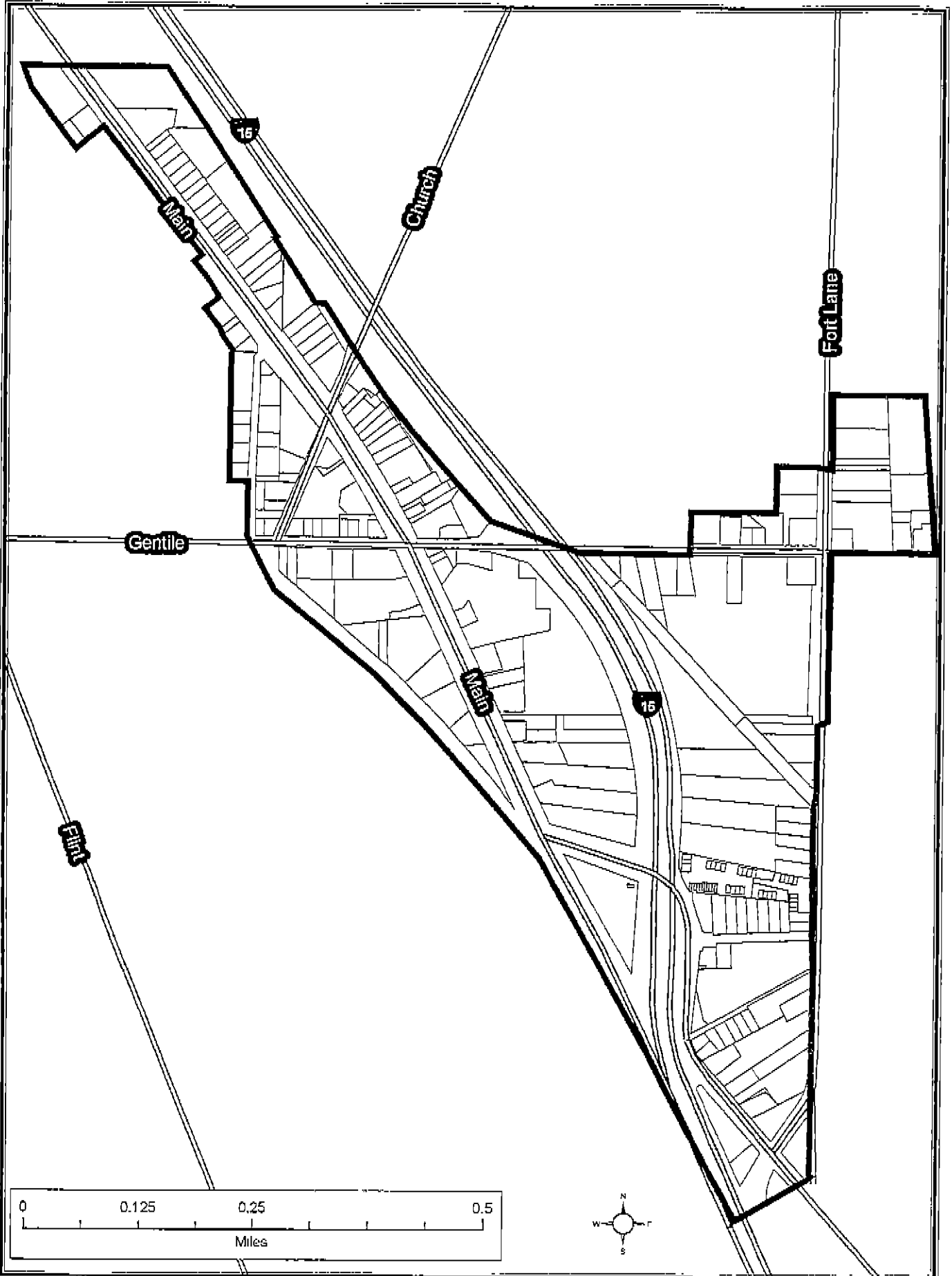
ATTEST:



STEVEN M. ASHBY, City Recorder



Redevelopment Project Area



SE 20-4N-1W

10-070 - 0108, 0051, 0052, 0033, 0001, 0002, 0004, 0005,
0006, 0007, 0008, 0087, 0088, 0064, 0095, 0026,
0097, 0044, 0030, 0078, 0063, 0009, 0043, 0086,
0042, 0036, 0035, 0109, 0099, 0037, 0062^{pt} 0041,
0061^{pt}, 0056, 0055^{pt} 0021, 0092, 0100, 0046, 0047,
0054
E 1772114 B 3090 P 250

Gill Subd Lots 1 thru 15

10-078 - 0001, 0003, 0004, 0007, 0008, 0009, 0010, 0011
0012, 0014, 0017, 0018, 0019, 0021, 0022, 0023,
0024, 0025, 0026

SW 21-4N-1W

10-089 - 0073, 0072, 0071, 0027, 0028, 0029, 0006, 0066,
0064, 0021, 0063, 0060, 0019, 0018, 0017, 0071,
0015, 0039, 0067, 0013, 0065, 0056, 0002, 0074,
0075, 0057, 0068, 0042, 0055, 0012, 0032, 0062,
0061, 0034, 0003, 0004, 0005, 0009, 0069, 0070,
0007, 0008, 0035, 0030, 0031, 0011, 0036

SW 21-4N-1W

10-087-0021

N¹/₂ 28-4N-1W

11-061-0001, 0002, 0062, 0063, 0064, 0138, 0137, 0014, 0015,
0016, 0017, 0018, 0019, 0051, 0020, 0021, 0022,
0023, 0141, 0059, 0028, 0069, 0008, 0071, 0157,
0158, 0029, 0036, 0061, 0130, 0055, 0159, 0146,
0147, 0148, 0075, 0132, 0030, 0031, 0032, 0033,
0150, 0149, 0122, 0152, 0034, 0079, 0080, 0083,
0084, 0151, 0136, 0082, 0142, 0154, 0038, 0039,
0040, 0087, 0041, 0155, 0156, 0043, 0044, 0045,
0046, 0047, 0048, 0049, 0060, 0054, 0024, cont.

11-061 cont,

0090, 0054, 0089, 0091, 0100, 0053

E 1772114 B 3090 P 251

SW 21-4N-1W

10-090 - 0008, 0009, 0020, 0001, 0019, 0002

SE 21-4N-1W

10-091 - 0094, 0028, 0034, 0027, 0046, 0083, 0065
0078, 0063, 0077, 0032, 0049, 0024

SE 28-4N-1W

11-064 - 0131, 0134, 0002, 0003, 0004, 0005, 0006, 0007
0008, 0009, 0139, 0125, 0133, 0118, 0013, 0041
0132, 0120, 0016, 0015, 0098

Fort Lane Plaza Condo

Units 1 thru 4 Bldg A

Units 5 thru 8 Bldg B

Units 9 thru 12 Bldg C + Common Area

11-195 - 0001 thru 0012, 0016

Fort Lane Plaza Tract 2 Commercial Condo

Units A thru D Bldg 1

Units A thru D Bldg 2

Units A thru D Bldg 3

Units A thru D Bldg 4

Units A thru D Bldg 5 + Common Area

11-375 - 0001 thru 0027