

38007

NOTICE OF ADOPTION

THE REDEVELOPMENT AGENCY OF THE CITY OF OREM

1985 DEC 27 PM 1:38

RECORDED AT THE REQUEST OF

The City Council of the City of Orem adopted a final redevelopment plan for Redevelopment Project Area #85-03-A on December 3, 1985. Redevelopment Project Area #85-03-A is further described as follows:

Commencing at the intersection of the 1300 South Street Center Line and the 800 East Street Center Line; thence South along the Center Line of 800 East Street 640 feet, more or less, to the South Right-of-Way Line of 1400 South Street; thence West along said Right-of-Way Line 4,400 feet, more or less, to the South Right-of-Way Line of Orem City Right-of-Way; thence Southwesterly along said Orem City Right-of-Way Line 1,020 feet, more or less, to the West Right-of-Way Line of Main Street; thence North along said Right-of-Way Line 580 feet, more or less, to the South Right-of-Way Line of 1400 South Street; thence West along said Right-of-Way Line 1,600 feet, more or less, to the West line of Parcel 2759-48 of Utah County Records, more particularly described as Parcel E-661-A; thence North 49° 53' East along the West line of said parcel 660 feet, more or less, to the North Right-of-Way Line of 1300 South Street; thence East 300 feet; thence North 150 feet to the East Right-of-Way Line of 200 West Street; thence North along said Right-of-Way Line 350 feet, more or less, to the South Right-of-Way Line of 1200 South Street; thence East along said Right-of-Way Line 2,700 feet, more or less, to the East Right-of-Way Line of 200 East Street; thence South along said Right-of-Way Line 520 feet, more or less to the North Right-of-Way Line of 1300 South Street; thence East along said Right-of-Way Line 1,100 feet; thence North 150 feet; thence East 440 Feet, more or less, to the East Right-of-Way Line of U.S. Highway 91, more commonly known as State Street; thence Southeasterly along said Right-of-Way Line 135 feet, more or less, to the North Right-of-Way Line of 1300 South Street, more commonly known as the BYU Diagonal; thence Eastwardly along said Right-of-Way Line 2,150 feet; thence North 100 feet; thence West 100 feet; thence North 200 feet; thence East 250 feet, more or less, to the Center Line of 800 East Street; thence South along said Center Line 415 feet, more or less, to the Point of Beginning.

TOTAL AREA = 99.98 ACRES

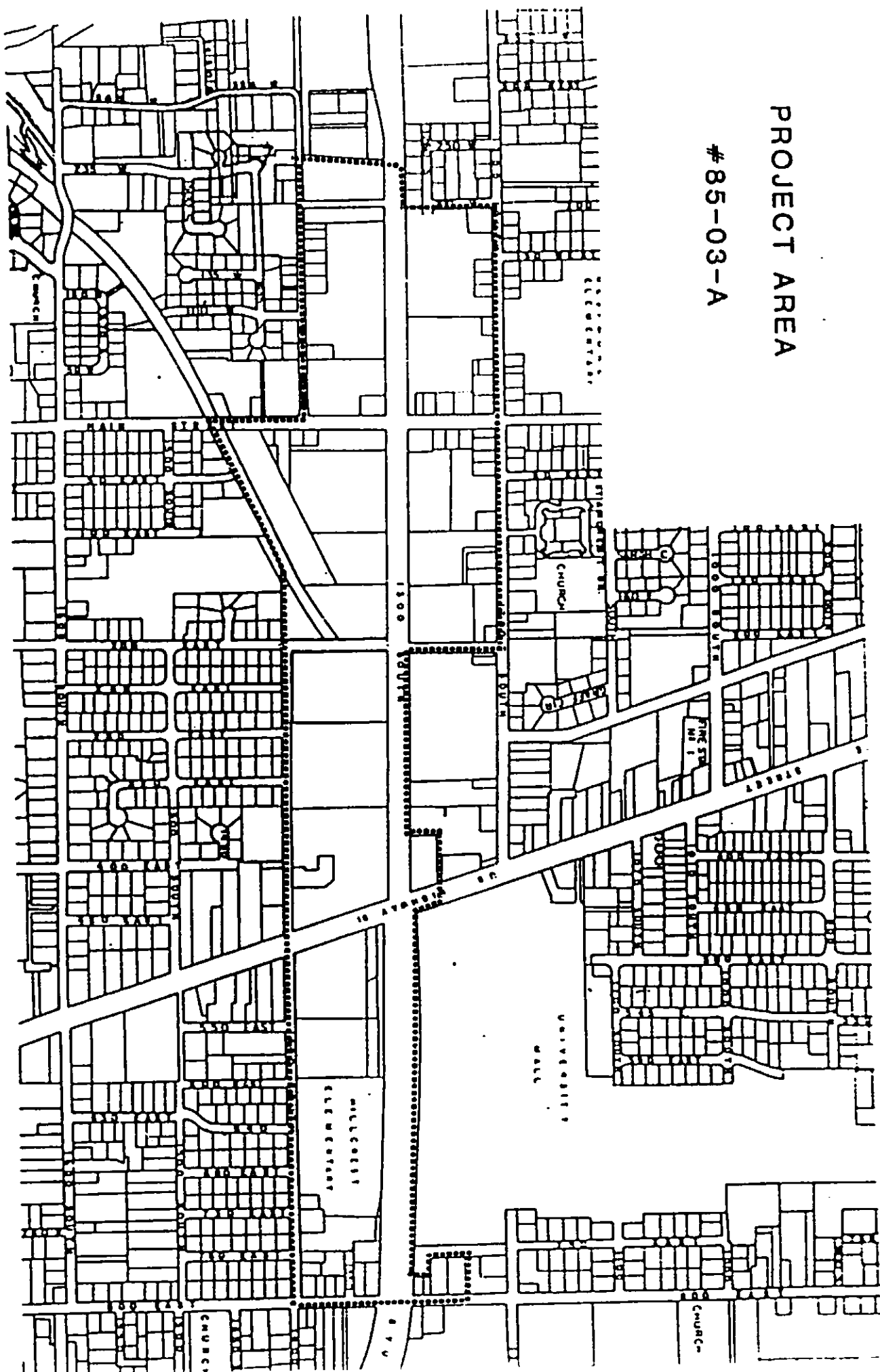


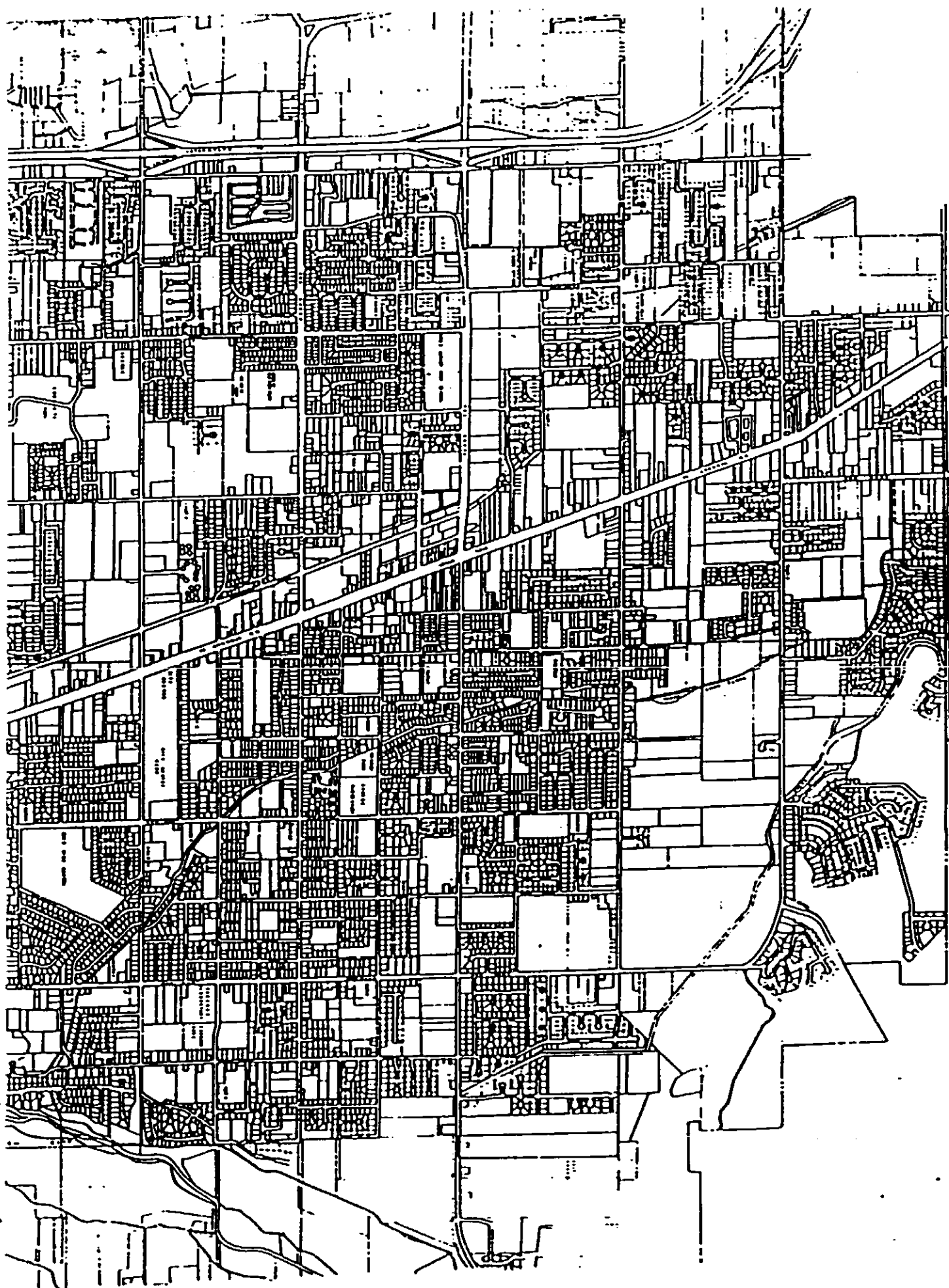
Philip Goodrich
Philip Goodrich, Secretary

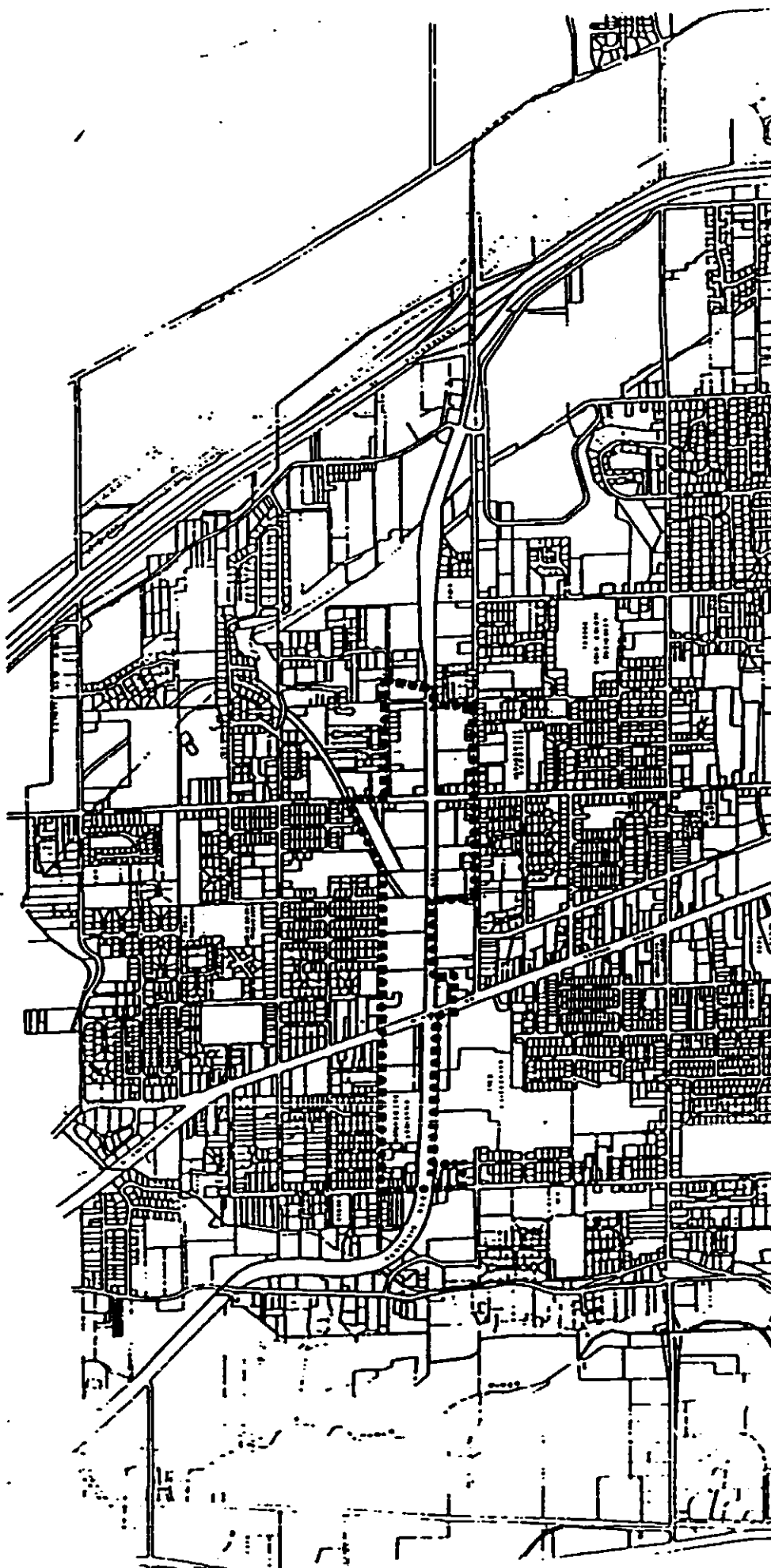
DeLance W. Squire
Redevelopment Agency, by
DeLance W. Squire, Chairman

12.27.85
Date

PROJECT AREA
85-03-A

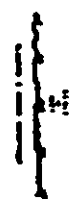






CITY OF OREM, UTAH

WIDE SCALING



REDEVELOPMENT

PROJECT AREA

485-03-A

ORDINANCE NO. 559

AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR
REDEVELOPMENT PROJECT 85-03-A AS THE OFFICIAL REDEVELOPMENT PLAN
FOR REDEVELOPMENT PROJECT AREA NO. 85-03-A.

WHEREAS both the Redevelopment Agency of the City of Orem and the Orem City Planning Commission have determined in their respective reports prepared in connection with the Proposed Redevelopment Plan for Redevelopment Project No. 85-03-A that conditions of physical deterioration and dilapidation, economic deterioration and other similar conditions as defined in Section 11-19-2, Utah Code Annotated (1953, as amended) exist within the Redevelopment Project Area selected by the Agency; and

WHEREAS the Orem City Council concurs in the findings of the Agency and the Planning Commission that the criteria set forth in Section 11-19-2 are met within the Project Area; and

WHEREAS the Agency, in consultation with the Planning Commission, has caused the Proposed Redevelopment Plan for the Redevelopment Project No. 85-03-A to be prepared; and

WHEREAS the Agency held a public hearing on the Plan on November 26, 1985; and

WHEREAS the Agency has approved and adopted Redevelopment Plan #85-03-A, and the Agency and the Planning Commission have recommended that the City Council similarly adopt it; and

WHEREAS a duly noticed public hearing on the Plan was held by the City Council on December 3, 1985; and

WHEREAS the City Council has considered the Agency's report, which accompanies the Redevelopment Plan #85-03-A, and the Report and Recommendations of the Orem City Planning Commission, and all evidence and testimony for or against the adoption of the Proposed Redevelopment Plan submitted to it at or prior to the hearing; and

WHEREAS the City Council has determined that the owners of forty percent (40%) of the property within the Project Area proposed in the Redevelopment Plan either have not objected in writing to the adoption of the Plan, or because objections were withdrawn at or prior to the hearing, did not object in writing as of the end of the hearing; and

WHEREAS the City Council finds and determines that the Redevelopment Plan would redevelop the Project Area in conformity with the Utah Neighborhood Development Act, as amended; that it would further the interests of the public peace, health, safety

and welfare; that the adoption and carrying out of the Redevelopment Plan is economically sound and feasible; and that a number of other appropriate reasons call for the adoption and implementation of the Redevelopment Plan;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. Adoption of the Plan. The City Council hereby approves and adopts the Redevelopment Plan for Redevelopment Project No. 85-03-A.

2. Legal Description. The legal description of the boundaries of the Redevelopment Project Area No. 85-03-A is as follows:

Commencing at the intersection of the 1300 South Street Center Line and the 800 East Street Center Line; thence South along the Center Line of 800 East Street 640 feet, more or less, to the South Right-of-Way Line of 1400 South Street; thence West along said Right-of-Way Line 4,400 feet, more or less, to the South Right-of-Way Line of Orem City Right-of-Way; thence Southwesterly along said Orem City Right-of-Way Line 1,020 feet, more or less, to the West Right-of-Way Line of Main Street; thence North along said Right-of-Way Line 580 feet, more or less, to the South Right-of-Way Line of 1400 South Street; thence West along said Right-of-Way Line 1,600 feet, more or less, to the West line of Parcel 2759-48 of Utah County Records, more particularly described as Parcel E-661-A; thence North 4° 53' East along the West line of said parcel 660 feet, more or less, to the North Right-of-Way Line of 1300 South Street; thence East 300 feet; thence North 150 feet to the East Right-of-Way Line of 200 West Street; thence North along said Right-of-Way Line 350 feet, more or less, to the South Right-of-Way Line of 1200 South Street; thence East along said Right-of-Way Line 2,700 feet, more or less, to the East Right-of-Way Line of 200 East Street; thence South along said Right-of-Way Line 520 feet, more or less to the North Right-of-Way Line of 1300 South Street; thence East along said Right-of-Way Line 1,100 feet; thence North 150 feet; thence East 440 Feet, more or less, to the East Right-of-Way Line of U.S. Highway 91, more commonly known as State Street; thence Southeasterly along said Right-of-Way Line 135 feet, more or less, to the North Right-of-Way Line of 1300 South Street, more commonly known as the BYU Diagonal; thence Eastwardly along said Right-of-Way Line 2,150 feet; thence North 100 feet; thence West 100 feet; thence North 200 feet; thence

East 250 feet, more or less, to the Center Line of 800 East Street; thence South along said Center Line 415 feet, more or less, to the Point of Beginning.

TOTAL AREA = 99.98 ACRES

3. Purposes and Intent of City Council. The purposes and intent of the City Council with respect to the Project Area are as follows:

a. To reduce and eliminate existing physical conditions which qualify the area for redevelopment under Section 11-19-2 of the Utah Neighborhood Development Act;

b. To convert the property into more economically productive ground.

c. To establish an attractive entryway into the CITY.

d. To take any or all additional steps which may be appropriate or necessary to promote or further the aim of improving the Project Area (and, indirectly, surrounding areas) and preventing further deterioration within that area.

4. Redevelopment Plan. The Redevelopment Plan, the Redevelopment Agency's Report on the Redevelopment Plan, and the Report and Recommendations of the Orem Planning Commission are incorporated herein by this reference.

5. Designation of the Redevelopment Plan as the Official Redevelopment Plan for the Project Area. The Redevelopment Plan which has been approved by the Redevelopment Agency and approved and adopted by the City Council herein is hereby designated as the official Redevelopment Plan of Redevelopment Project Area No. 85-03-A.

6. Findings and Determinations. The Council hereby makes the following findings and determinations:

a. Redevelopment Criteria. The Project Area meets the criteria established for redevelopment in section 11-19-2(9) of the Utah Neighborhood Development Act. In view of the various existing conditions outlined in the Agency's Report on the Redevelopment Plan #85-03-A, the redevelopment of the Project Area is necessary to effectuate the public purposes of the Act. Nothing herein shall be construed to imply that the Agency Report exhaustively describes all the conditions within the Project Area which qualify it for redevelopment under Section 11-19-2 of the Utah Neighborhood Development Act.

b. Conformity with Utah Neighborhood Development Act and Other Public Purposes. The Redevelopment Plan would re-

develop Redevelopment Project Area No. 85-03-A in conformity with the Utah Neighborhood Development Act and in the interests of the public peace, health, safety and welfare in that:

1. It would enable the Agency to improve the property and bring it into a developable state in order to attract private developers, thereby providing additional stimulus to investment, redevelopment, rehabilitation, and the elimination of deterioration within the Project Area;

2. It would help prevent erosion of Orem's economic base;

3. It would help to revitalize and beautify the Project Area (as well as surrounding areas);

4. It would contribute in a variety of other ways to the redevelopment of the Project Area in conformity with the Utah Neighborhood Development Act, as amended, and to furthering the interests of public peace, health, safety and welfare.

c. Feasibility. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible in that under Section L(1) of the Redevelopment Plan, the Redevelopment Project contemplated by the Plan will proceed and be carried out with financial assistance from public and private entities investing and developing in the Project Area.

d. Conformity to Master Plan. The Redevelopment Plan conforms to the Orem Community Master Plan.

e. Effects of Carrying Out the Redevelopment Plan. 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, as amended, in that it would promote and facilitate:

1. The elimination or reduction of physical deterioration in the Project Area;

2. Measures which would prevent further economic stagnation and deterioration within the Project Area;

3. The revitalization of the Project Area; and

4. Other measures which would promote the public peace, health, safety and welfare and which would be consistent with the purposes of the Utah Neighborhood Development Act, as amended.

f. Eminent Domain. The condemnation of real property is authorized pursuant to Section F(7) of the Redevelopment Plan. If it becomes necessary to exercise this power in the execution of the Redevelopment Plan, it may be used only if

adequate provisions have been made for payment for property to be acquired as required by law.

g. Relocation. It is not anticipated that any families or persons will be displaced from the Project Area as a result of its redevelopment. However, the agency does have a feasible method or plan for the relocation of any person should the Plan result in temporary or permanent displacement. Any relocation of persons or businesses located within the Project Area shall be governed by the Rules Governing Relocation Assistance for the Redevelopment Project No. 85-03-A.

h. Relocation of Dwellings. Section III.A.11. of the Relocation Rules states that no person shall be required to move or be relocated from land used as his residence and acquired under condemnation or eminent domain laws until the person has been offered a comparable replacement dwelling which is a decent, safe, clean, and sanitary dwelling adequate to accommodate this person, reasonably accessible to public services and places of employment, and available on the private market. Thus, there are or will be provided in the Project Area or 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 by the Redevelopment Plan and reasonably accessible to their place of employment, dwellings which will accommodate any displaced person as described above.

7. Availability of Replacement Housing. The Relocation Rules, which govern relocation of persons displaced from the Project Area under the Redevelopment Plan, provide that no person shall be required to move from his dwelling on account of any project of the Agency, unless the Agency is satisfied that replacement housing is available to this person. Since a project cannot go forward unless this condition is met, the City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project Area may be or 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.

8. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem, Utah.

PASSED and APPROVED this 3rd day of December, 1985.

S. Blaine Willes
S. Blaine Willes, Mayor Pro Tem



Phillip C. Goodrich
Phillip C. Goodrich, City Recorder

H. Earl Farnworth

Harley M. Gillman

Richard Jackson

Stella Welsh

S. Blaine Willes

Glen R. Zimmerman
