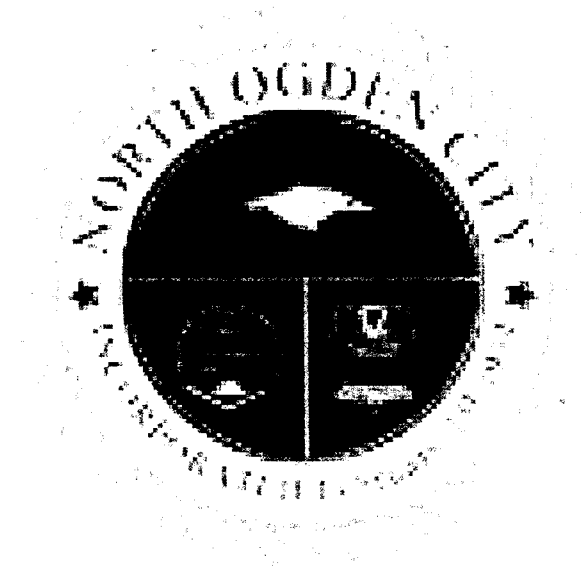


RDA Development Plan

North Ogden City



ORDINANCE NO 5-90

AN ORDINANCE OF THE CITY OF NORTH OGDEN UTAH RELATING TO THE ESTABLISHMENT OF THE REDEVELOPMENT AGENCY OF NORTH OGDEN; AND DESIGNATING THE CITY COUNCIL OF NORTH OGDEN AS THE REDEVELOPMENT AGENCY OF SAID CITY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH OGDEN, UTAH:

SECTION 1. Preamble

a. Purpose

The purpose of this ordinance is to establish a redevelopment agency and to designate the legislative body of the City of North Ogden as the Redevelopment Agency. This is pursuant to the provisions of the Utah Neighborhood Development Act, specifically Section 11-19-3, of the Utah Code Annotated, 1953, as amended.

b. Need

The City Council of North Ogden, Utah finds that in order to preserve and further promote the continued peace, health, safety, welfare and good order of this city, that it is necessary to create and designate the legislative body of this City as the Redevelopment Agency.

SECTION 2. Designation of Redevelopment Agency

The City Council of the City of North Ogden hereby establishes a Redevelopment Agency and designates itself as the Redevelopment Agency of this City and shall have all powers and duties as are specified in the Utah Neighborhood Redevelopment Act, of the Utah Code Annotated, 1953, as amended.

SECTION 3. Effective Date

This ordinance shall take effect upon first posting or publication.

PASSED, ADOPTED AND ORDERED POSTED BY THE City Council of the City of North Ogden, Utah this 22nd day of May, 1990.

CITY OF NORTH OGDEN, UTAH
A Municipal Corporation

By: 
A. Bruce Dursteler, Mayor

ATTEST:


Cleo M. Christensen

DATE OF FIRST POSTING OR PUBLICATION: 5-23-90



RESOLUTION 90 - 01

RESOLUTION OF THE REDEVELOPMENT AGENCY OF NORTH OGDEN CITY, UTAH, DESIGNATING A REDEVELOPMENT SURVEY AREA KNOWN AS SURVEY PARCEL NO. 1 CBD NEIGHBORHOOD PLAN.

WHEREAS, the Redevelopment Agency of North Ogden City is duly authorized to undertake and carry out neighborhood development programs under the provisions of the Utah Neighborhood Development Act, Title 11, Chapter 19, Utah Code Annotated 1953, as amended, for the purpose of preserving and promoting the continued peace, health, safety, welfare, and good order of the City.

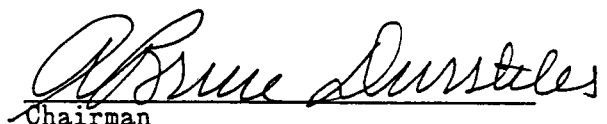
NOW THEREFORE, be it resolved by the Redevelopment Agency of North Ogden:

1. That the Redevelopment Agency of North Ogden, hereby finds and determines the project area hereinafter described requires study to determine if one or more redevelopment projects within the area the feasible.

2. That the Redevelopment Agency of North Ogden hereby designates the area found in Exhibit "A", and attached hereto as a redevelopment survey area as defined by Section 11-19-8, Utah Code Annotated, 1953, as amended:

3. That the Redevelopment Agency of North Ogden in cooperation with the North Ogden Planning Commission and its staff is directed to select one or more project areas comprising all or part of the above described redevelopment survey and formulate a preliminary plan for the redevelopment of such project area.

ADOPTED by the Redevelopment Agency of North Ogden this 26th day of June 1990.

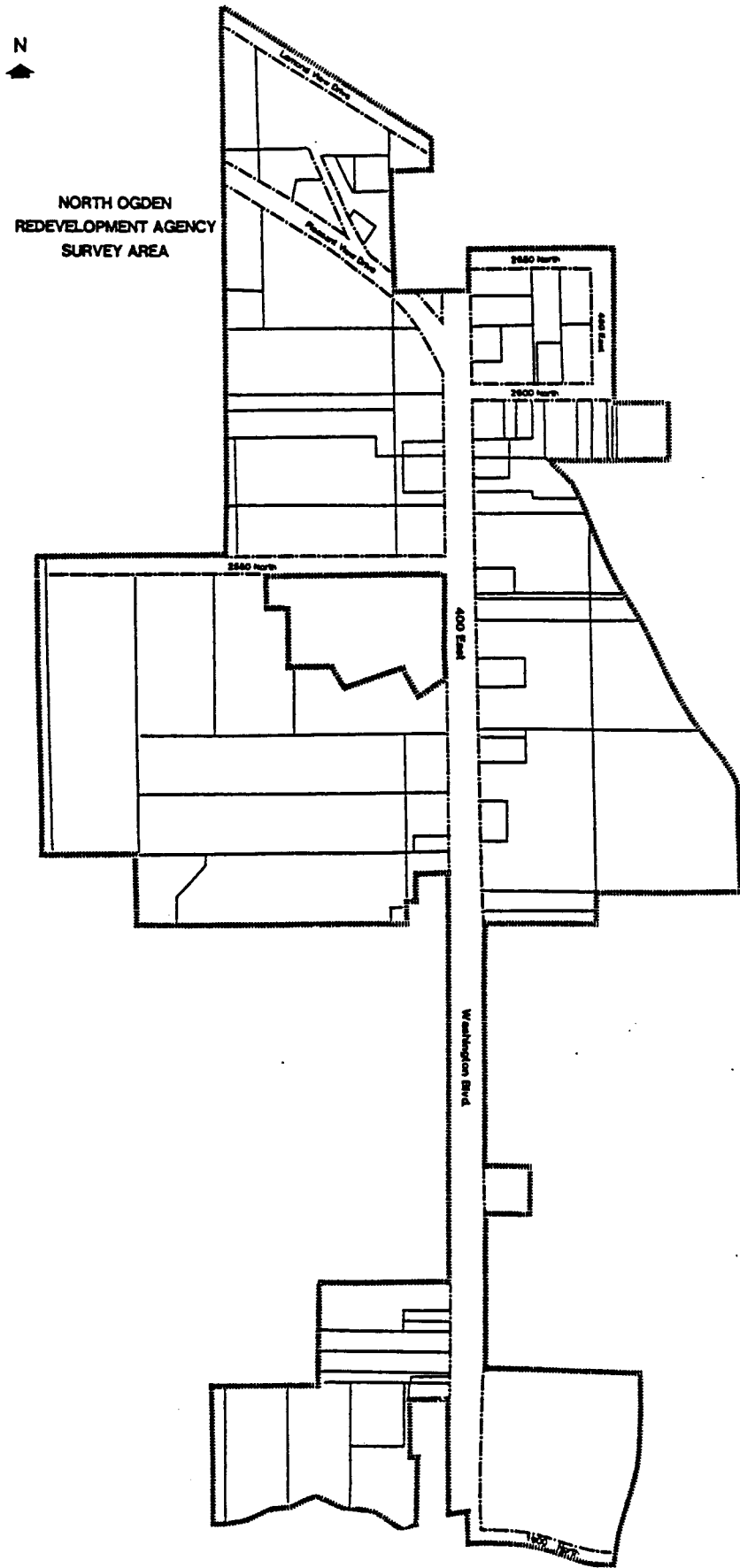

Chairman


Secretary

EXHIBIT A

NORTH OGDEN REDEVELOPMENT SURVEY AREA

Beginning at the center line of Washington Blvd. (400 east) and 1900 north street, thence running east along 1900 north approximately 550 ft., thence running northerly approximately 772 ft., thence running west approximately 540 ft. to the east side of Washington Blvd., thence running north to 2100 north street, thence running east approximately 205 ft., thence north approximately 193 ft., then west approximately 205 ft., to the east side of Washington Blvd, thence north along the east side of Washington Blvd. approximately 1016 ft., thence east along the property line approximately 479 ft., thence north approximately 150 ft., thence east approximately 1089 ft., thence north approximately 448 ft. to the north Ogden Canal, thence northerly along the Canal approximately 1250 ft., thence north approximately 280 ft., thence east approximately 392 ft., thence north 198 ft., thence west 197 ft., thence north 468 ft. along 450 east street to the north side of 2650 north street then west 435 ft. to the east line of Washington Blvd., thence south 100 ft., then west 300 ft. to the center line of Pleasant View Drive, thence north 548 ft., thence east 207 ft., thence north 50 ft. to the south right-of-way of Lomand View Drive then north westerly along Lomand View Drive approximately 850 ft., thence south approximately 2130 ft. to the south side of 2550 North Street, thence west 815 ft., thence south 1155 ft., thence east 363 ft., thence south 290 ft., ~~thence south 1155 ft., thence east 363 ft.,~~ thence south 290 ft., thence east 1120 ft., thence north 210 ft., thence east 168 ft., to the west right-of-way of Washington Blvd., thence south 1750 ft., thence west 560 ft., thence south 445 ft., to the west right-of-way of 2000 north street, thence west 460 ft., thence south 525 ft., to the north side of Cold Water Creek, (North Ogden City Limits) thence easterly along the creek approximately 950 ft., thence northerly 520 ft., thence east 150 ft. to the right-of-way of Washington Blvd., thence south 500 ft., thence east 66 ft. to the point of beginning.



↑
122 acres

↓
240 acres

A/P ASSOCIATES
148 acres
Study area

NORTH OGDEN CITY CENTRAL BUSINESS DISTRICT DEVELOPMENT PLAN

September 18, 1990

(old Plan)

Redevelopment Agency of North Ogden

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A. Description of the Redevelopment Project Area

Pursuant to the provisions of Section 17A-2-1204, Utah Code Annotated 1953, as amended, the City of North Ogden has decided that there is a geographic area which is contiguous and which is in need of development by the community.

The North Ogden Central Business Development Project Area, hereinafter referred to as the project area, is enclosed within the following boundaries:

A part of the Southeast Quarter of Section 29, Township 7 North, Range 1 West; part of the Southwest Quarter of Section 28, Township 7 North, Range 1 West; part of the East half of Section 32, Township 7 North, Range 1 West and part of the West half of Section 33, Township 7 North, Range 1 West; Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of the intersection of 2650 North Street and 450 East Street, North Ogden City Survey, Plat "A", Weber County, Utah; running thence South 0°15' West 66.00 feet to the Southeast corner of said intersection, thence South 0°15' West 402 feet more or less along the East line of 450 East Street to the Northeast corner of the intersection of 2600 North and 450 East Streets, thence South 66.00 feet to a point on the South line of 2600 North Street, thence East along the South line of said 2600 North Street 185 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 18-047-0012, thence South 198 feet, thence West 268 feet more or less, thence North 198 feet to the South line of 2600 North Street, thence West 420.8 feet to the East line of Washington Blvd., thence South 0°15' West 809.93 feet along the East line of said Washington Blvd. to the Northwest corner of Weber County Tax I.D. Parcel 18-046-0002, thence South 89°45' East 647 feet more or less to the centerline of the North Ogden Canal, thence Southeasterly along said Canal centerline to a point on the East line of Weber County Tax I.D. Parcel 18-045-0013, thence South 0°15' West 448.30 feet along the East line of said Parcel 18-045-0013, thence North 89°45' West 1089.0 feet along the South line of said Parcel 18-045-0013 to the East line of Washington Blvd., thence South 0°15' West 1365.9 feet to the Northeast corner of the intersection of 2100 North Street and Washington Blvd., thence South 0°15' West 66.00 feet to the Southeast corner of said intersection, thence South 0°15' West 590 feet more or less along the East line of Washington Blvd. to the Northwest corner of Lot No. 72, Jillville Subdivision No. 1, North Ogden City, Weber County, Utah, thence South 89°35' East 540.48 feet along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South 0°50' West 342.62 feet, South 7°35' West 186.51 feet and South 20°30' West 244.59 feet to the South line of said Lot No. 72 and the North line of 1900 North Street, thence South 20°30' West to the South line of 1900 North Street, thence Northwesterly 520 feet more or less along said South line of 1900 North Street to the Southeast corner of the intersection of 1900 North Street and Washington Blvd., thence North

89°10' West 132.00 feet to the West line of said Washington Blvd, thence North 0°15' East 680 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0010, thence West 200 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0042, thence South 265 feet, thence West 224.2 feet to the East line of Weber County Tax I.D. Parcel 17-068-0045, thence South 250 feet more or less along said East line to the centerline of Coldwater Creek, thence Westerly along the centerline of said Creek to the Southwest corner of Weber County Tax I.D. Parcel 17-068-0069, thence North 0°38'45" East 608 feet more or less along the West line of said parcel to the Northwest corner of said parcel, thence East 470 feet more or less to the projection of the West line of Weber County Tax I.D. Parcel 17-069-0029, thence North 460 feet more or less along the West lines of Weber County Tax I.D. Parcels 17-069-0029, 17-069-0027 and 17-069-0024 to the Northwest corner of Weber County Tax I.D. Parcel 17-069-0024, thence East 558 feet more or less along the North line of said Parcel to the West line of Washington Blvd., thence North 0°15' East 1721 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel No. 18-056-0023, thence West 165 feet, thence South 133 feet, thence West 35 feet to the Corporate Limits of North Ogden City, thence North 476.5 feet along said Corporate Limits to the Southeast corner of Weber County Tax I.D. Parcel 18-056-0018, thence North 89°45' West 1120 feet along the South line of said Parcel, thence North 0°15' East 974.69 feet to the North line of 2550 North Street, thence South 89°41'30" West 1320 feet more or less to the West line of Washington Blvd., thence North 0°15' East 672.79 feet along said West line to the Southeast corner of Weber County Tax I.D. Parcel 18-049-0013, thence North 89°45' West 907.4 feet, thence North 0°15' East 757.15 feet, thence South 89°45' East 50 feet, thence North 0°15' East 50 feet, thence North 57°11' West 59.34 feet, thence North 0°15' East 36.62 feet to the South line of Pleasant View Drive, thence Southeasterly 600 feet more or less along said South line to the Northwest corner of Weber County Tax I.D. Parcel 18-055-0017, thence four courses (4) courses along the boundary of said Parcel as follows: Southwesterly 35.00 feet, 235 feet more or less along the arc of a 1834.9 foot radius curve to the right, South 44°10' East 37.17 feet and Northeasterly 35 feet to the South line of Pleasant View Drive, thence two (2) courses along said South line as follows: South 44°10' East 144 feet more or less and Southeasterly 225 feet more or less to the West line of Washington Blvd., thence North 0°15' East 424.6 feet more or less along said West line to the projection of the North line of 2650 North Street, thence South 89°45' East 132 feet to the Northeast corner of the intersection of 2650 North Street and Washington Blvd., thence South 89°45' East 435 feet along the North line of 2650 North Street to the Northwest corner of the intersection of 2650 North Street and 450 East Street, thence South 89°45' East 66 feet to the point of beginning.

EXCEPTING THEREFROM, the following Weber County Tax I.D. Parcels: 18-056-0011, 18-056-0019, 18-056-0032, 18-007-0007, 18-007-0003, 18-045-0022, 18-056-0040 and 18-056-0041.

ALSO EXCEPTING THEREFROM, all property located within the Three Fountains North Ogden Condominium boundaries.

Contains 88.66 acres More or Less (excluding public streets)

B. Definitions

As used in this project area redevelopment plan:

1. The term "Agency" shall mean the Redevelopment Agency of North Ogden.
2. The term "City" shall mean the City of North Ogden.
3. The term "plan" or "redevelopment plan" shall mean a redevelopment plan developed by the Agency and adopted by ordinance of the governing body of the City to guide and control development undertakings in a specific redevelopment project area.
4. The term "redevelopment" shall mean the "planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a project area, and the provisions of such residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them," as defined in Section 17-2-1202(8) Utah Code Annotated 1953, as amended.
5. The term "project area" or "area" shall mean "an area of a community which is a blighted area within a designated redevelopment survey area, the redevelopment of which is necessary to effectuate the public purposes. . . ," as defined in Section 17-2-1202(10) Utah Code Annotated 1953, as amended.
6. The term "blighted area" shall mean "an area used or intended to be used for residential, commercial, industrial, or other purposes or any combination of such uses which is characterized by two or more of the following factors:
 - (a) defective design and character of physical construction;
 - (b) faulty interior arrangement and exterior spacing;
 - (c) high density of population and overcrowding;
 - (d) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;
 - (e) age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses;

(f) economic dislocation, deterioration or disuse, resulting from faulty planning;

(g) subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development;

(h) laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions;

(i) existence of inadequate streets, open spaces, and utilities, and

(j) existence of lots or other areas which are subject to being submerged by water.

7. The term "tax increment" shall mean monies which the Agency expects to receive from the project area, pursuant to the provisions of Section 17-2-1247(1)(d), Utah Code Annotated 1953, as amended, as modified by the provisions of Section 17-2-1247(1)(f), Utah Code Annotated 1953, as amended, as a result of the increase in the assessed value of the real and personal property located within the project area.

C. Statement of Development Objectives

1. Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
2. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public facilities.
3. Rehabilitation of buildings to assure sound long-term economic activity in the core area of the City.
4. The elimination of environmental deficiencies, including: irregular lot subdivision, improper drainage, weeds and excessive vegetation, over crowding of the land and under utilized land.
5. Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.
6. Promote and market sites for development or redevelopment that would be complimentary to existing businesses and industries or would enhance the economic base through diversification.
7. Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to attract business activity.

8. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
9. Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards.
10. Insure compatible relationships among land uses and quality standards for their development; such that the area functions as a unified and viable center of social and economic activity for the City.
11. Provide improved pedestrian circulation systems.
12. Coordinate and improve the transportation system.
13. Eliminate or alleviate flood potential within the area.

D. General Land Use Plan

1. Land Use Map

A map entitled, "Proposed Land Use," included as an exhibit and made a part of this plan, indicates the type and location of land uses to be permitted in the redevelopment project area and the major circulation routes serving the area.

2. Description of Land Uses

The permitted uses within the project area shall be those uses permitted by the officially adopted Zoning Ordinances of North Ogden as said Ordinances may be amended from time to time.

3. Planning Criteria

In order to provide developers a maximum flexibility in the development of acquired land and to encourage and obtain the highest in quality development and design, specific development controls for the use districts identified above are not set forth herein. Each development proposal may be considered as a planned unit development and subject to: appropriate elements of the City's Master Plan; the Planning and Zoning Code of the City; other applicable building codes and ordinances of the City' and a review and recommendation by the North Ogden City Planning and Zoning Commission and approval by the Agency.

A review of redevelopment proposals may also be made by a design review committee established by the Agency. Development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of development proposed, including land coverage, setbacks, heights and bulk proposed, off-street parking and loading to be provided, and any other data determined necessary or requested.

E. Techniques to Achieve Plan Objectives

1. Rehabilitation

Properties determined to be in substandard condition by the Agency and not otherwise needed for redevelopment may be sufficiently rehabilitated to insure a remaining economic life of twenty years.

2. Acquisition and Clearance

Parcels of real property located in the project area may be acquired by purchase or condemnation.

3. Implementation of Redevelopment Projects

Redevelopment projects may be undertaken and carried out as provided in Section 17-2-1215; Utah Code Annotated 1953, as amended. Funding for redevelopment projects and activities shall be provided for in the annual budget of the Agency.

F. Property Acquisition, Disposition, Relocation and Development

The objectives of this redevelopment plan are to be accomplished by:

1. Acquisition of Real Property

The Agency may acquire but is not required to acquire, all real property located in the project area, by gift, devise, exchange, purchase, eminent domain, or any lawful method. The Agency is authorized to acquire any other interest in real property less than fee title. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless, in the Agency's judgement, (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot in which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the plan.

2. Acquisition of Personnel Property

Generally personal property shall not be acquired. However, where necessary in the execution of this plan, the Agency is authorized to acquire personal property in the project area by any lawful means.

3. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this project. The Agency shall seek the aid and cooperation of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the project area. The Agency shall impose on all public bodies the planning and design controls contained in the plan to insure that present uses and any future development by public bodies will conform to the requirements of this plan.

4. Property Management

During such time that property, if any, in the project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

5. Property Disposition and Development

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the project area as necessary to carry out the purposes of this plan. The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities, within the project area, not prohibited by law which are necessary to carry out this plan. The Agency is authorized to prepare or cause to be prepared as building sites any real property in the project area. The Agency is also authorized to rehabilitate or to cause to be rehabilitated any building or structure in the project area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the project area not owned by the Agency.

For the purposes of this plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the project area shall be

sold or leased to public or private persons or entities for development for the uses permitted in the plan. Real property may be conveyed by the Agency to City or any other public body without charge. The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this plan. All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this plan.

6. Development

To the maximum possible extent, the objectives of the plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities control and review. To provide adequate safeguards to ensure that the provisions of this plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this plan be leases, deeds, contracts, agreements, declarations of restrictions, provision of the City ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions ~~may contain restrictions~~, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the project area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the project. During the period of development in the project area, the Agency shall insure that the provisions of this plan and of other documents formulate pursuant to this plan are being observed, and that development in the project area is proceeding in accordance with development documents and time schedules. Development plans, both public and private, shall be submitted to the Agency for approval and

architectural review. All development must conform to this plan and all applicable federal, state, and local laws. For the purpose of this plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

G. Other Provisions to Meet State or Local Law

1. The project area described in the redevelopment plan shall not exceed 100 acres of privately owned property unless the governing body of each local taxing agency which levies taxes upon property within the proposed redevelopment project area plan. *shall consent in writing*
2. The assessed value of the project area described in the redevelopment plan, when added to the total assessed value as shown on the last equalized assessment roll certified by the county assessor for other redevelopment project areas of the community for which an allocation of ad valorem taxes is provided, shall not exceed, at the time of the adoption of the redevelopment plan an amount in excess of 15% of the total locally assessed value of the City, unless the governing body of each local taxing agency which levies taxes upon the property within the proposed redevelopment project area shall consent in writing.
3. The redevelopment plan contains the following limitations on the power of the Agency:
 - a. A time limit of 7 years from the date of the approval of the plan after which the Agency shall not commence acquisition of property through eminent domain;
 - b. A time limit of 15 years from the date of the approval of the plan after which no bonds may be issued for redevelopment projects; and
 - c. A time limit of 32 years from the date of the approval of the plan after which no tax increment from the project area may be allocated to or used by the Agency.
4. The redevelopment plan provides for reasonable opportunities to participate in the redevelopment of property in the project area by the owners of property in the project area if the owners of property in the project area ~~if the owners~~ enter into a participation agreement with the Agency. The Agency may permit owners and tenants within the project area reasonable opportunities to participate in the redevelopment of the project area by executing a participation agreement with the Agency which provides:

- a. Owners retaining, maintaining, and if necessary rehabilitating, all or portions of their properties;
- b. Owners acquiring adjacent or other properties in the project area;
- c. Owners selling all or portions of their improvements to the Agency, retaining the land, and developing their properties;
- d. Owners selling all or portions of their properties to the Agency and purchasing other properties in the project area;
- e. Owners selling all or portions of their properties to the Agency and obtaining preferences to re-enter the project area;
- f. Tenants having opportunities to become owners of property in the project area, subject to the opportunities of owners of property in the project area; and
- g. Other methods as may be approved by the Agency.

The Redevelopment Agency may extend reasonable preferential opportunities to owners and tenants in the project area ahead of persons and entities from outside the project area, to be owners and tenants in the project area during and after the completion of redevelopment.

- 5. The documents listed on Exhibit "A" entitled, "Supporting Documents," are incorporated herein, and made a part thereof.

H. Provisions for Amending Plan

The redevelopment plan may be modified any time by the Agency in the same manner as in the adoption of the original plan.

I. Tax Increment Provisions

The redevelopment plan specifically incorporates the provisions of tax increment financing permitted by Section 17-2-1247, Utah Code Annotated, 1953, as amended, which provides, in part, as follows:

"(1) Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of Utah, any city, county, city and county, district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:

- (a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and . . .
- (b) In a redevelopment project with a redevelopment plan adopted after April 1, 1983, that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1)(a) shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency according to the limits set forth in subsection (f) to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such redevelopment agency after April 1, 1983, to finance or refinance, in whole or in part, such redevelopment project. Payment of tax revenues to the redevelopment agency shall be subject to and shall except uncollected or delinquent taxes in the same manner as payments of taxes to other taxing agencies are subject to collection. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subsection (1) (a) of this section, all of the taxes levied and collection upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid."

J. Implementation of Redevelopment Project Program

The redevelopment projects set forth in the project area redevelopment plan shall be implemented as approved by the Agency.

K. General Design Objectives

The general design of redevelopment projects may be developed by the Agency in cooperation with the Planning Commission. The particular elements of the design should be such that the overall redevelopment of the project area will:

1. Provide an attractive urban environment;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space in relation to new buildings.
4. Provide unobtrusive parking areas, appropriately screened and landscaped to blend harmoniously with the area;
5. Provide open spaces and pedestrian walks which are oriented to the directions of maximum use and designed to derive benefit from topographical conditions and views;
6. Provide for the maximum separation and protection of pedestrian access routes from vehicular traffic arteries;
7. The development of land within the project area will be undertaken in such a manner that available off-street parking will be maintained to the maximum degree. Special emphasis will be placed on phases of construction of all new development projects to support the parking program.

L. Specific Design Objectives and Control

1. Building Design Objectives

- a. All new buildings shall be of design and materials which will be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the Agency.
- b. The design of buildings shall take optimum advantage of available views and topography and shall provide, where appropriate, separate levels of access.
- c. Buildings within the renewal area should be designed and placed to act as significant landmarks in the project area and the City.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives

- a. All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.
- b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.
- c. Landscaped, paved, and comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings on the same site.
- d. The location and design of pedestrian walks should afford maximum safety and separation from vehicular traffic, and should recognize desirable views of new and existing development in the area and surrounding community.
- e. Materials and design of paving, retaining walls, fences, curbs, benches, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose.

3. Parking Design Objectives

- a. Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of overall site design.
- b. It is desirable that parking areas be level or on terraces as determined by the slope of the land.

4. Landscape Design Objectives

- a. A coordinated landscaped design over the entire project area incorporating landscaped treatment for open space, roads, paths, and parking areas into a continuous and integrated design shall be a primary objective.
- b. Primary landscape treatment shall consist of non-deciduous shrubs, ground cover, and street trees as appropriate to the character of the project area.

5. Project Improvement Design Objectives

- a. Public right-of-ways. All streets, sidewalks and walkways within public right-of-ways will be designed or approved by the City and will be consistent with all design objectives.
- b. Street lighting and signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary.
- c. Rough grading. Existing structures, retaining walls, underbrush, pavement, curb and gutters will be removed and the entire site graded in conformance with the final project design determined by the Agency.

M. Relocation Plan

The Agency shall provide relocation assistance to persons who are displaced as a result of the acquisition of real property by the Agency or written request by the Agency to vacate real property for a program of purchase undertaken by the Agency, or as a direct result of redevelopment activities conducted by the Agency in accordance with the relocation program adopted by the Agency.

EXHIBIT "A"

SUPPORTING DOCUMENTS

NORTH OGDEN CENTRAL BUSINESS DISTRICT DEVELOPMENT PLAN

The following documents are part of the North Ogden "CBD" Plan dated , and are incorporated by reference.

1. North Ogden CBD survey area Blight Analysis, dated , prepared by Gary Jones/AP Associates.
2. Comprehensive Master Plan for North Ogden City dated .
3. Resolution No. adopting Comprehensive Master Plan North Ogden City.

RESOLUTION NO. RDA 90-02

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF NORTH OGDEN, UTAH
ADOPTING THE PRELIMINARY PLAN FOR THE CENTRAL BUSINESS DEVELOPMENT
PROJECT AREA

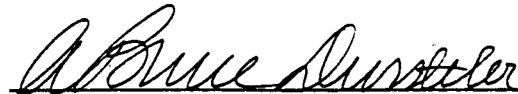
WHEREAS, the City Council of North Ogden, Utah (the "City") has designated itself as the Redevelopment Agency of North Ogden, Utah (the "Agency") pursuant to Section 17A-2-1201, et seq., Utah Code Annotated 1953, as amended (the "Act"), and by resolution has designated a redevelopment survey area (the "Survey Area") as provided by Section 17A-2-1208, Utah Code Annotated 1953, as amended; and

WHEREAS, the Agency desires to select a project area (the "Project Area") and to adopt a preliminary redevelopment plan, in the form and with the content attached hereto as Exhibit "A" (the "Preliminary Plan").

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of North Ogden, Utah:

1. The Agency hereby adopts and approves the Preliminary Plan as provided by Section 17A-2-1211, Utah Code Annotated 1953, as amended.
2. The legal description of the boundaries of the Project Area covered by the Preliminary Plan is as set forth on Exhibit "A" and is hereby incorporated herein by this reference.
3. The Preliminary Plan, together with supporting documents is incorporated herein by reference, is attached hereto, and made part of this resolution.
4. The Agency shall schedule and provide proper notice of a public hearing with respect to adoption of the Preliminary Plan.

PASSED by the Board of Directors of the Redevelopment Agency of North Ogden, Utah this 4th day of September, 1990.


Chairman

Attest:

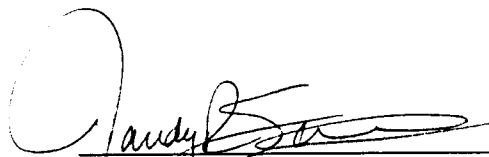

Secretary

Certificate of Mailing

The undersigned hereby certifies as follows:

1. That he is the consultant to the North Ogden City Redevelopment Agency, and is responsible for determining that proper procedures are followed in establishing the North Ogden City Central Business District Project Area.
2. That the undersigned caused to be mailed a copy of the preliminary redevelopment plan for the North Ogden City Central Business District, to the taxing entities listed in Exhibit "A". Said notices were mailed on September 6, 1990, a period of five days after adoption of the plan by the governing body of the agency. This was done in accordance with Section 17A-2-1259 UCA.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 6th day of September 1990.



Randy R. Sant

September 6, 1990

On September 4, 1990 the Redevelopment Agency of North Ogden adopted a preliminary plan entitled the "North Ogden Central Business Development Project Plan".

Section 17A-2-1259 of the Utah Code requires the Agency to submit to all taxing entities and other public bodies affected by such redevelopment plan the following information:

1. A description of the boundary of the proposed project area;
2. A map outlining the boundaries of the proposed project area.

This information is attached for your review and records. Furthermore, you are hereby notified that if the redevelopment plan is adopted, and as adopted permits a division of tax revenues in accordance with Section 17A-2-1247 UCA; property tax resulting from any increase in valuation above the assessed value as shown on the last equalized assessment roll would be allocated to the North Ogden Redevelopment Agency. This would be accomplished only if the Agency meets the requirements of the Utah Neighborhood Development Act.

The Agency will contact you in the next few days to discuss the plan with you and answer any question you may have.

Sincerely,

R. Sant
Consultant North Ogden
Redevelopment Agency

LEGAL DESCRIPTION
NORTH OGDEN CITY REDEVELOPMENT AREA NO. 1

A part of the Southeast Quarter of Section 29, Township 7 North, Range 1 West; part of the Southwest Quarter of Section 28, Township 7 North, Range 1 West; part of the East half of Section 32, Township 7 North, Range 1 West and part of the West half of Section 33, Township 7 North, Range 1 West; Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of the intersection of 2650 North Street and 450 East Street, North Ogden City Survey, Plat "A", Weber County, Utah; running thence South $0^{\circ}15'$ West 66.00 feet to the Southeast corner of said intersection, thence South $0^{\circ}15'$ West 402 feet more or less along the East line of 450 East Street to the Northeast corner of the intersection of 2600 North and 450 East Streets, thence South 66.00 feet to a point on the South line of 2600 North Street, thence East along the South line of Said 2600 North Street 185 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 18-047-0012, thence South 198 feet, thence West 268 feet more or less, thence North 198 feet to the South line of 2600 North Street, thence West 420.8 feet to the East line of Washington Blvd., thence South $0^{\circ}15'$ West 809.93 feet along the East line of said Washington Blvd. to the Northwest corner of Weber County Tax I.D. Parcel 18-046-0002, thence South $89^{\circ}45'$ East 647 feet more or less to the centerline of the North Ogden Canal, thence Southeasterly along said Canal centerline to a point on the East line of Weber County Tax I.D. Parcel 18-045-0013, thence South $0^{\circ}15'$ West 448.30 feet along the East line of said Parcel 18-045-0013, thence North $89^{\circ}45'$ West 1089.0 feet along the South line of said Parcel 18-045-0013 to the East line of Washington Blvd., thence South $0^{\circ}15'$ West 1365.9 feet to the Northeast corner of the intersection of 2100 North Street and Washington Blvd., thence South $0^{\circ}15'$ West 66.00 feet to the Southeast corner of said intersection, thence South $0^{\circ}15'$ West 590 feet more or less along the East line of Washington Blvd. to the Northwest corner of Lot No. 72, Jillville Subdivision No. 1, North Ogden City, Weber County, Utah, thence South $89^{\circ}35'$ East 540.48 feet

along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South $0^{\circ}50'$ West 342.62 feet, South $7^{\circ}35'$ West 186.51 feet and South $20^{\circ}30'$ West 244.59 feet to the South line of said Lot No. 72 and the North line of 1900 North Street, thence South $20^{\circ}30'$ West to the South line of 1900 North Street, thence Northwesterly 520 feet more or less along said South line of 1900 North Street to the Southeast corner of the intersection of 1900 North Street and Washington Blvd., thence North $89^{\circ}10'$ West 132.00 feet to the West line of said Washington Blvd, thence North $0^{\circ}15'$ East 680 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0010, thence West 200 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0042, thence South 265 feet, thence West 224.2 feet to the East line of Weber County Tax I.D. Parcel 17-068-0045, thence South 250 feet more or less along said East line to the centerline of Coldwater Creek, thence Westerly along the centerline of said Creek to the Southwest corner of Weber County Tax I.D. Parcel 17-068-0069, thence North $0^{\circ}38'45''$ East 608 feet more or less along the West line of said parcel to the Northwest corner of said parcel, thence East 470 feet more or less to the projection of the West line of Weber County Tax I.D. Parcel 17-069-0029, thence North 460 feet more or less along the West lines of Weber County Tax I.D. Parcels 17-069-0029, 17-069-0027 and 17-069-0024 to the Northwest corner of Weber County Tax I.D. Parcel 17-069-0024, thence East 558 feet more or less along the North line of said Parcel to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 1721 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel No. 18-056-0023, thence West 165 feet, thence South 133 feet, thence West 101 feet more or less, thence South 78 feet, thence West 1055 feet to the Southwest corner of Weber County Tax I.D. Parcel 18-056-0006, thence North $0^{\circ}15'$ East 1512.69 feet to the North line of 2550 North Street, thence South $89^{\circ}41'30''$ West 1320 feet more or less to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 672.79 feet along said West line to the Southeast corner of Weber County Tax I.D. Parcel 18-049-0013, thence North $89^{\circ}45'$ West 907.4 feet, thence North $0^{\circ}15'$ East 757.15 feet, thence South $89^{\circ}45'$ East 50 feet,

thence North 0°15' East 50 feet, thence North 57°11' West 59.34 feet, thence North 0°15' East 36.62 feet to the South line of Pleasant View Drive, thence Southeasterly 600 feet more or less along said South line to the Northwest corner of Weber County Tax I.D. Parcel 18-055-0017, thence four courses (4) courses along the boundary of said Parcel as follows: Southwesterly 35.00 feet, 235 feet more or less along the arc of a 1834.9 foot radius curve to the right, South 44°10' East 37.17 feet and Northeasterly 35 feet to the South line of Pleasant View Drive, thence two (2) courses along said South line as follows: South 44°10' East 144 feet more or less and Southeasterly 225 feet more or less to the West line of Washington Blvd., thence North 0°15' East 424.6 feet more or less along said West line to the projection of the North line of 2650 North Street, thence South 89°45' East 132 feet to the Northeast corner of the intersection of 2650 North Street and Washington Blvd., thence South 89°45' East 435 feet along the North line of 2650 North Street to the Northwest corner of the intersection of 2650 North Street and 450 East Street, thence South 89°45' East 66 feet to the point of beginning.

- EXCEPTING THEREFROM, the following Weber County Tax I.D. Parcels: 18-056-0011, 18-056-0019, 18-056-0032, 18-007-0007, 18-007-0003, 18-045-0022, 18-056-0040 and 18-056-0041.



NORTH OGDEN
REDEVELOPMENT AGENCY
SURVEY AREA

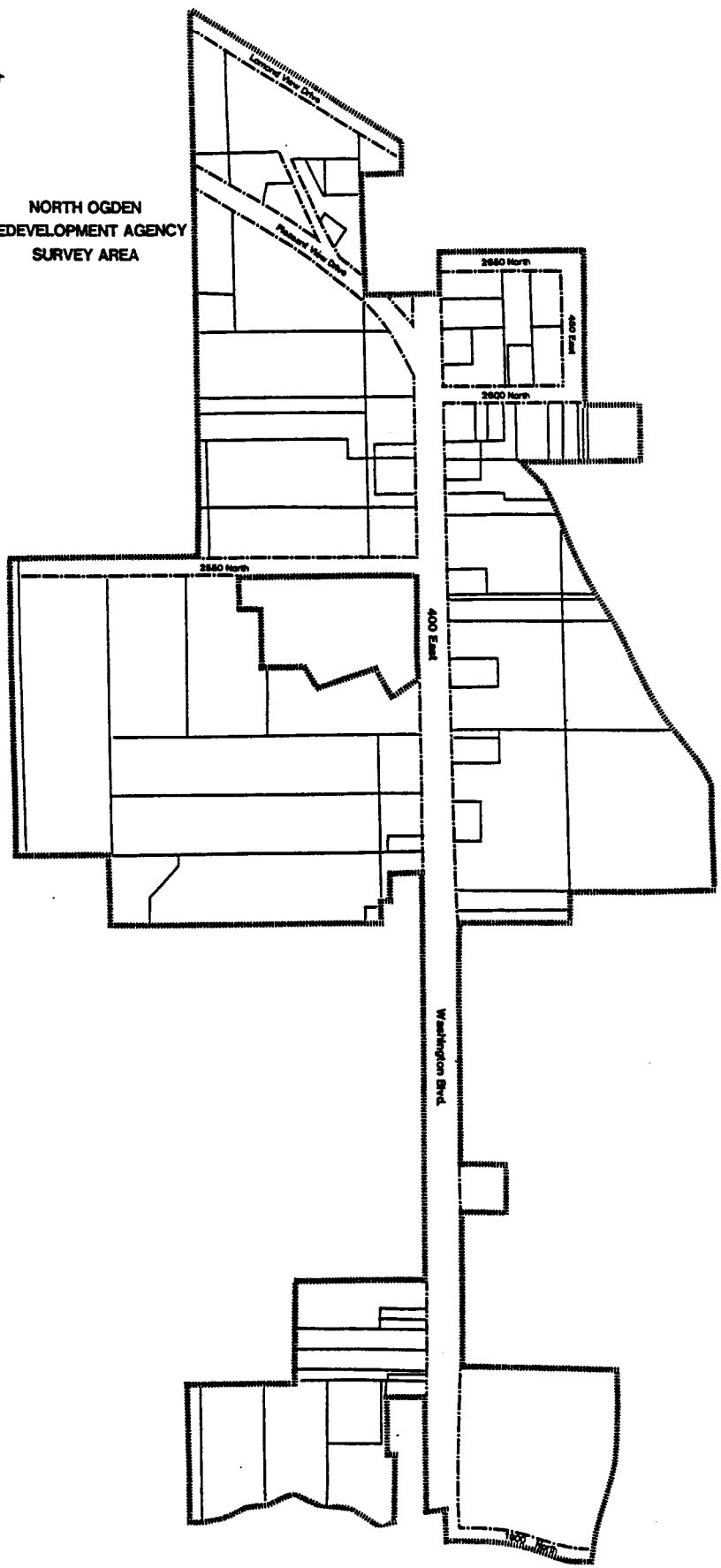


Exhibit "A"

Taxing Agencies

Weber County Commission
Chairman William A. Bailey
2510 Washington Blvd.
Ogden, Utah 84401

State Tax Commission
Heber M. Wells Office Bldg.
160 East 3rd South
SLC, Utah 84134
Attn: Finch Bingham

Weber County School District
5400 So. 500 E.
Washington Terrace, Utah
Attn: Superintendent William Reese

Weber Basin Water
Highway 89 and Hill Field Road
Layton, Utah
Ivan Flint

Steven Bexell
Weber County Assessor
Ogden Municipal Bldg.
Ogden, Utah 84401

Pine View Water
471 W. 2nd Street
Ogden, Utah

Central Weber Sewer
District
2618 W. Pioneer Rd.
Ogden, Utah 84404
Attn: Leon Poulsen

Ben Lomand Cemetary
526 E. 2850 No.
North Ogden, Utah
Attn: Manager

Delbert C. Dabb
Weber County Auditor
Ogden Municipal Bldg Attn:
Ogden, Utah 84401

Kenneth Dallinga
Weber County Treasurer
Ogden Municipal Bldg.
Ogden, Utah 84401

NORTH OGDEN CITY

MAYOR

A. Bruce Dursteler

505 East 2600 North

Phone 752-7211

North Ogden, Utah 84414

COUNCIL

Allen M. Christensen

Wayne Elwell

Lynn C. Muirbrook

W. Jeff Stowe

James D. Umy

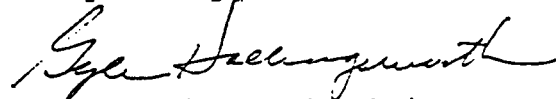
August 29, 1990

Mr. A. Bruce Dursteler, Chairman Redevelopment Agency

Dear Mr. Dursteler:

The North Ogden Planning Commission has reviewed the North Ogden Redevelopment survey area and hereby submit the following recommended outline for the area to be considered containing 72.79 acres. It is further recommended the areas marked in yellow be considered to be annexed and included in the R.D.A. if possible which would add an additional 20.29 acres.

Respectfully,



Gyle Hollingsworth, Chairman
North Ogden Planning Commission

:dj

CITY OF NORTH OGDEN
REDEVELOPMENT SURVEY

BLIGHT STUDY

July 1990

AP Associates

NORTH OGDEN REDEVELOPMENT AGENCY
BLIGHT SURVEY

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NORTH OGDEN REDEVELOPMENT AGENCY

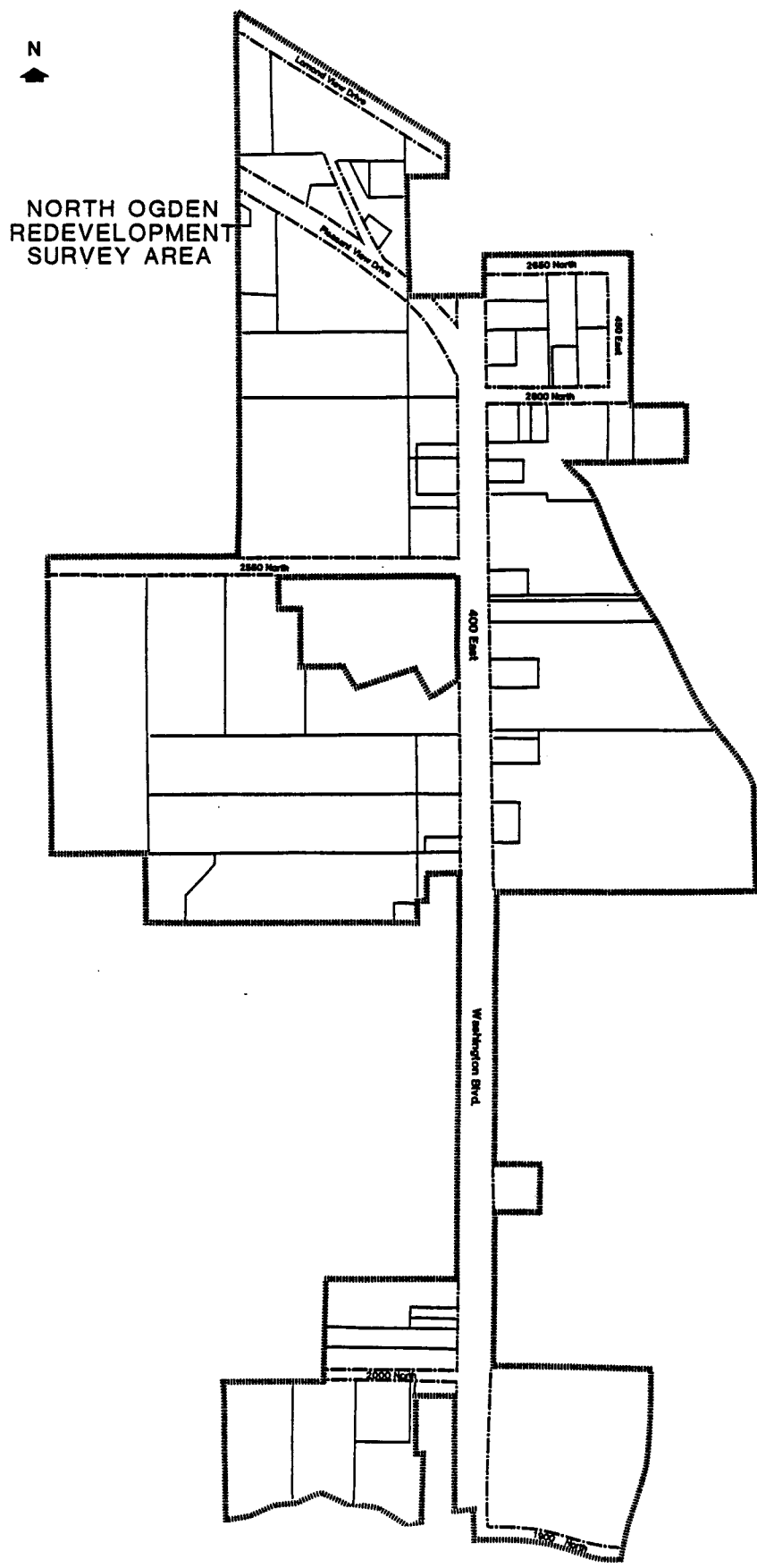
BLIGHT SURVEY

I. INTRODUCTION

In order to make a determination of the need and justification to undertake a comprehensive redevelopment program in a designated area within the City of North Ogden, the North Ogden Redevelopment Agency commissioned a survey as an initial step in formulating redevelopment strategies for the area.

The focus of the study is in the general vicinity of Washington Blvd. between 2650 North and 1900 North, as shown on Map 1.

At the present time the area consists of a mixture of land uses including residential, commercial and public works buildings as well as a significant amount of vacant and agricultural land. All but three of the parcels in the survey area are privately owned. These parcels are owned by the City of North Ogden and house a city fire department and municipal shops. Currently the survey area is zoned for commercial, manufacturing, and residential development.



NORTH OGDEN
REDEVELOPMENT
SURVEY AREA

II. PURPOSE OF BLIGHT ANALYSIS

The purpose of this study is to survey and analyze the incidence of blighted conditions which may exist within the survey area as designated by the City of North Ogden Redevelopment Agency.

Under the Utah Neighborhood Development Act, Chapter 19, the term "blight" describes a wide range of problems ranging from physical deterioration of buildings, to economic and social problems in a particular area. Therefore a determination of blight is a cumulative decision. No single factor can be cited as a cause of "blight," but rather the condition is a result of a combination of physical and environmental factors which together can cause deterioration and result in the findings of "blight" in a particular area.

In recognition of this fact, the study measures a wide range of influences based on the detailed survey undertaken. Data on the following variables were examined to measure the need for redevelopment in the area:

1. Incompatible or mixed character of land uses
2. Economic dislocation
3. Evidence of land use transition
4. Density of population
5. Physical condition of structures
6. Access and availability of parking
7. Inadequate or irregular lot size
8. Disregard for topographic features in terms of lot layout

9. Age, obsolescence, deterioration, dilapidation, of structures.
10. Effective design and character of physical construction.

The aim of the survey was to determine whether or not redevelopment projects are necessary and feasible within the survey area.

Based on these factors, the study documented the degree to which each of these characteristics exist in the area. Also the survey identified the existence of specific combinations of physical and economic deterioration which together contribute to the need for redevelopment planning.

III. SURVEY METHODOLOGY

As previously indicated, the purpose of the study is to develop objective, quantified data on a wide range of physical and environmental conditions. These factors were then considered cumulatively to determine the presence of blight. Prior to initiating the detailed field inventory, a survey form was compiled in conjunction with the staff of the redevelopment agency. The survey form was designed to collect accurate and uniform data in a consistent format for each parcel of property within the survey area. The survey form consisted of three primary components:

- (1) structural condition of buildings
- (2) site improvements
- (3) land use factors

Each of these components was then further categorized to identify characteristics related to specific building and environmental conditions. A sample survey form is contained in Appendix A of this report. Each of the primary components and subcomponents were then rated based on a preassigned value ranging from standard to substandard condition. A tabulation score for each parcel was given based on the evaluation rating determined from the field survey. The survey forms were designed to supplement "qualitative" judgments, with specific quantitative criteria. Three primary components and eight secondary components were evaluated under the structural condition element including the following factors:

A. Structural Condition

Primary Components

- foundation
- walls
- roof

Secondary Components

- porches
- steps
- walkways
- driveway
- windows
- doors
- cornice
- vents/chimney

Although the secondary components were rated on the survey form for information, they were not assigned a score. The structural condition was tabulated on the condition of the foundation, walls and roof only.

B. Site Improvements

Each structure in the survey area was evaluated in terms of its condition as standard, deficient or substandard based on a visual inspection.

Under the site improvement components the following factors were evaluated in terms of this condition:

- curb, gutter, sidewalk
- existence of trash, debris
- weeds
- fences
- lawns, landscaping
- garage/accessory buildings

C. Land Use

The third component of land use examined the following specific factors pertaining to their condition and quality:

- drainage
- lot layout
- access to site
- building setback
- on-site parking
- surrounding land use

Information on each of the subcomponents was collected including the type of construction material used, deficiencies

in the condition and a specific rating assigned from standard to substandard. An overall rating of each of the three primary components was tabulated on a scale of 0 (best) to 4 (worst) for each separate parcel. A total parcel score was then tabulated which identified the severity of blight based on the various factors identified.

The following blight classification was utilized for the survey:

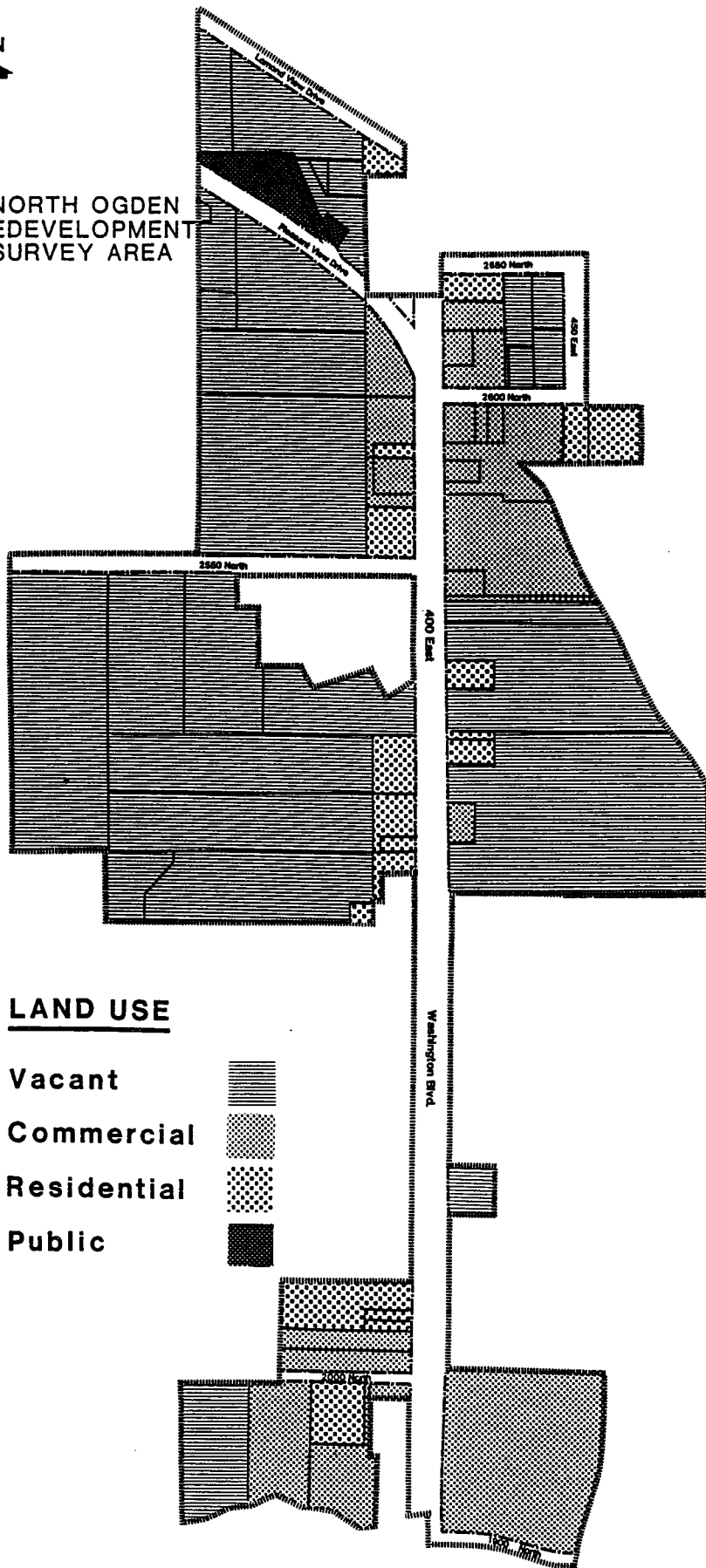
<u>Category</u>	<u>Points</u>
No Blight	0-6 points
Some Blight	7-13 points
Moderate Blight	14-20 points
Severe Blight	21 and above points

Each parcel was assigned to a blight category as determined by the cumulative score of the three primary components. The ratings are based on definitions derived from the Utah Code, survey data and professional judgment. As stated in the beginning of this report the purpose of the survey was to determine whether or not any evidence of blighted conditions exist in the survey area.

The next section of the report summarizes the physical, social, and economic conditions found in the survey area as defined by the Utah Neighborhood Development Act.



**NORTH OGDEN
REDEVELOPMENT
SURVEY AREA**



LAND USE

- Vacant**
- Commercial**
- Residential**
- Public**

IV. DESCRIPTION OF EXISTING CONDITIONS - LAND USE FACTORS

A. Existing Land Use

The survey area contains approximately 163 acres of land, of which 14.1 acres comprise public streets and right of ways. Most of the land within the survey area is vacant. At the present time 102.5 acres are included in this category. The next highest land use is devoted to commercial development. This is followed by residential and public-works uses. Map 2 illustrates the existing land uses within the survey area.

Table 1 summarizes the existing land use by general category.

Table 1

Category	Acres	# of Parcels	% of Land
Vacant	102.5	28	69.0%
Commercial	33.3	19	22.2
Residential	10.98	17	7.4
Public	2.14	3	1.4
	<u>148.92</u>	<u>67</u>	<u>100.0%</u>

Source: Compiled by A/P Associates.

B. Land Use Deficiencies

The following section consists of a summary of blighting condition pertaining to land use characteristics as determined by the survey.

1. Existence of lots of irregular form and shape and inadequate size for proper usefulness and development.

This blight characteristic is found in various areas throughout the survey area as shown on Map 3. These parcels are irregular in size and shape. In addition, they have inadequate street frontage which makes them marginal for usefulness due to the lack of existing street access. As is evident from Map 3, some of these parcels are irregular shape which impedes cohesive development in the area. Several lots are too large to develop without providing interior street system to fully utilize them.

2. Age, obsolescence, deterioration, dilapidation, mixed character and shifting of uses.

This blight characteristic has application to both land use and structural condition of buildings found in the area. In terms of its land use application, this factor was found to exist on several parcels in the survey area, particularly those which are undeveloped or used for agricultural purposes. In several instances litter, debris and overgrown weeds as well as old, dilapidated structures were found. These conditions constitute a significant sanitation problem and overall negative environmental appearance.

The mixing of incompatible land uses is evident throughout the survey area. This is best illustrated along Washington Boulevard where several former residential structures have been converted to commercial uses. Most of these smaller parcels are adjacent to or are surrounded by vacant or agricultural land. This shifting of uses along Washington Boulevard has resulted in serious land use

conflicts and is detrimental to the cohesive development of the entire area.

3. Drainage

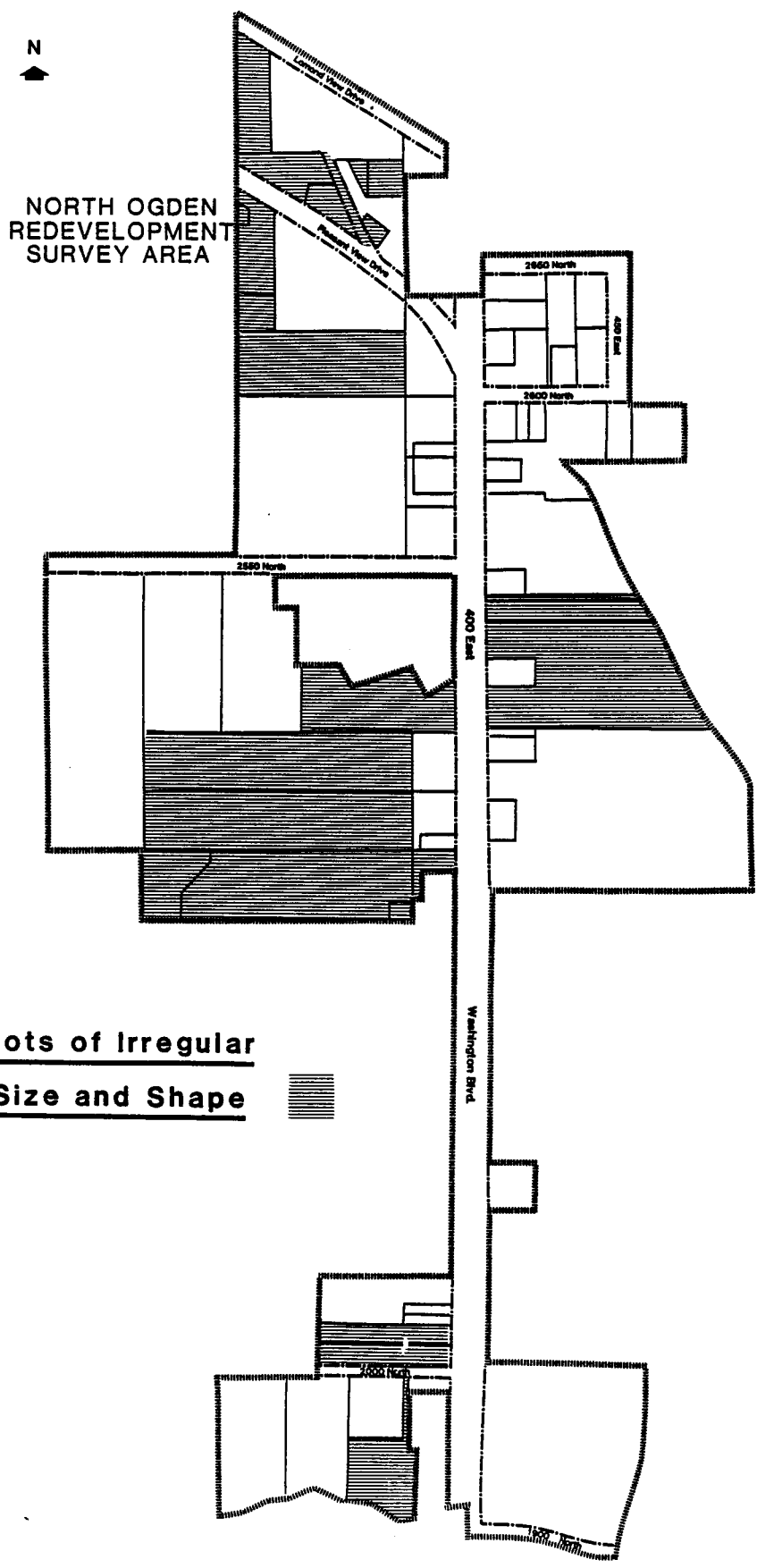
Overall, drainage throughout the survey area is poor. Several different soil types exist within the survey area, all of which have a high water holding capacity, therefore causing ponding to occur during times of heavy rainfall. The northern and southern portions of the survey area have high water tables. This increases the frequency and severity of ponding and flooding in these areas. Further development on these parcels will be a major constraint and development will require special design before it can occur.

The poor drainage conditions are exacerbated by the lack of curb and gutter through much of the survey area. This allows storm water to seep on to the land parcels further increasing the problem of ponding. No storm drain system is in existence within the area. All water runoff is guided into the gutters and flows southward along Washington Blvd. and eventually into irrigation canals. This poor storm drainage system can result in seepage from open drainage channels during times of high runoff.

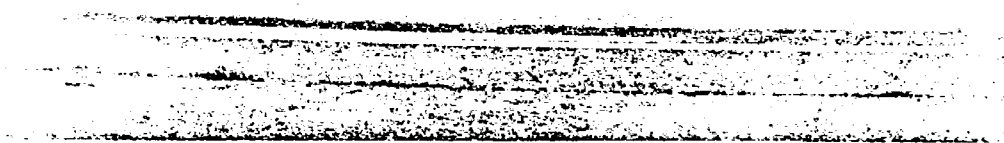
The entire area south of 2550 North is within the 100-year flood plain. This factor compounded with the other poor drainage characteristics makes the area highly susceptible to flooding. Further development on these parcels will be a major constraint and development will require special design before it can occur.

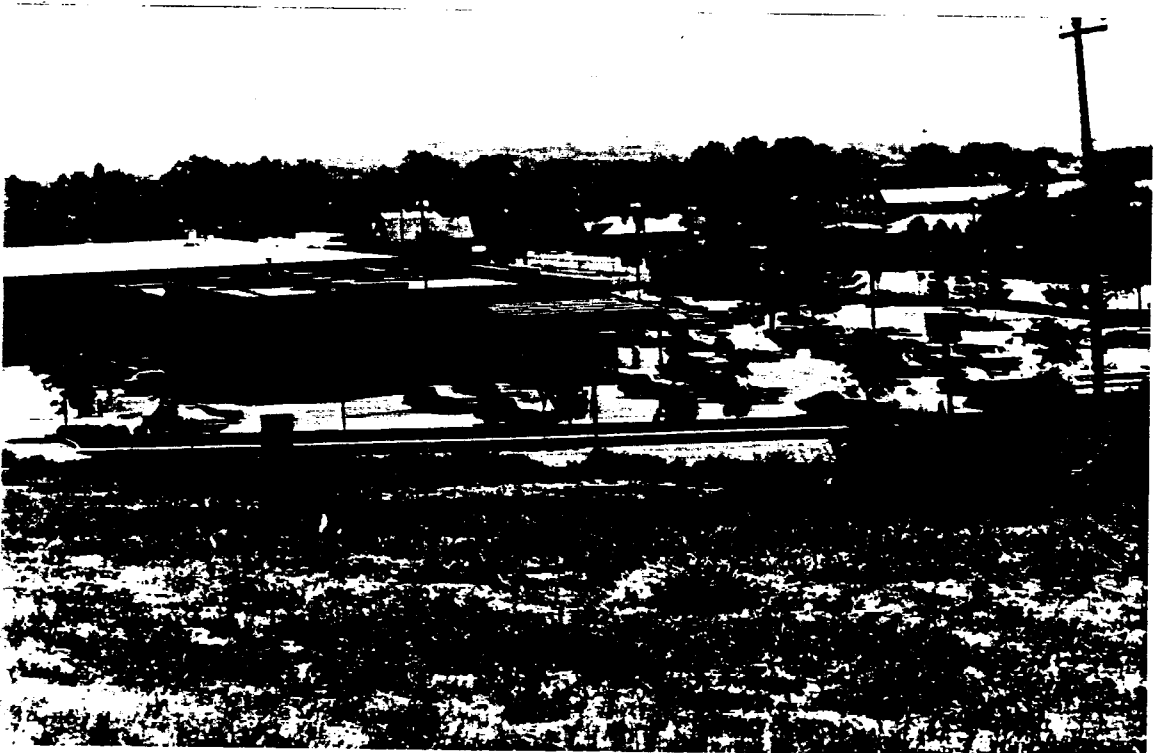
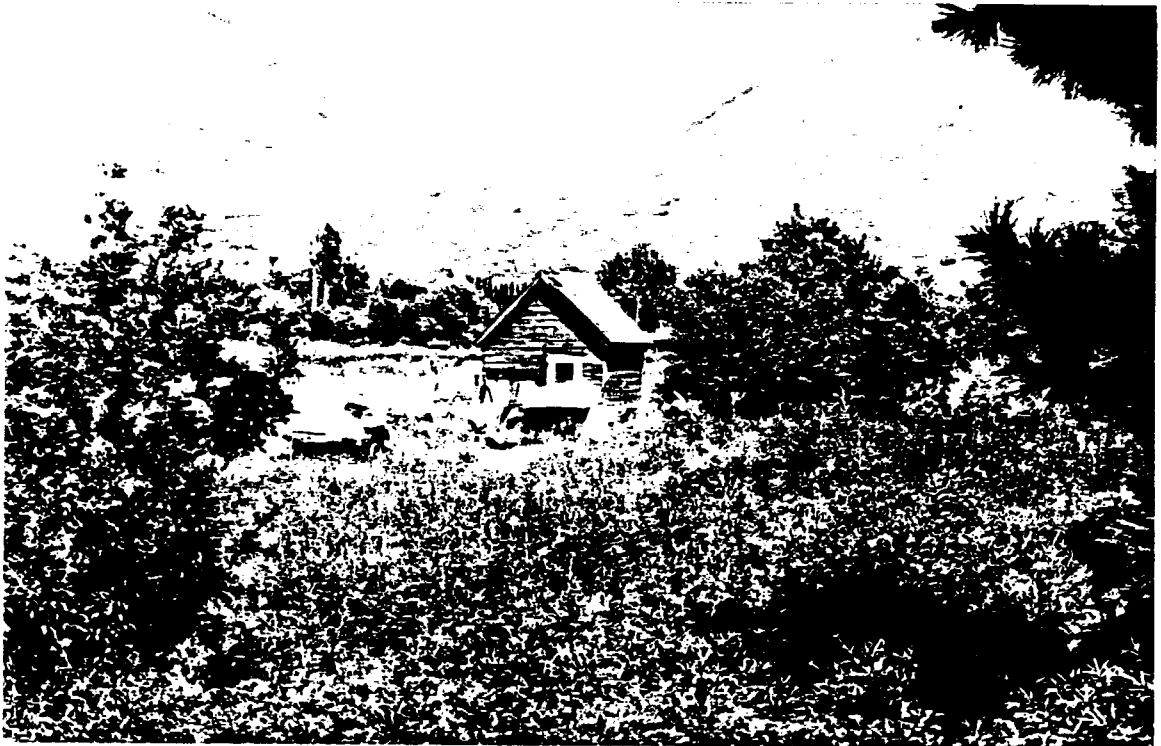
4. Environmental Conditions.

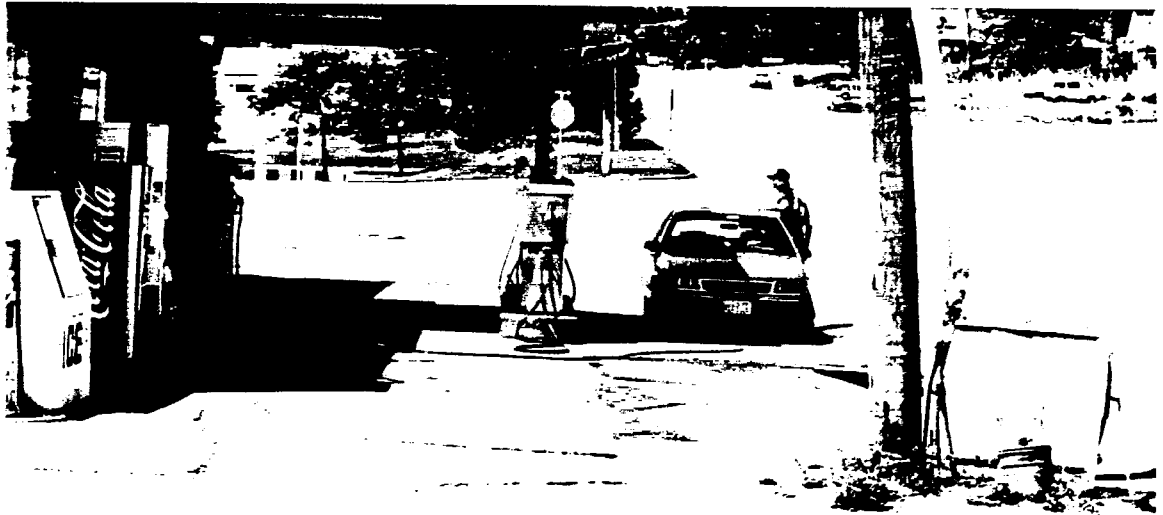
Another factor contributing to the blighted conditions found in the survey area is due to the overall poor physical characteristics of the area. These elements include poorly maintained and dilapidated accessory buildings and garages, vacant lots with junk material and overgrown weeds, illegal dumping of debris and outside storage of junk materials. The following photographs illustrate the land use deficiencies which exist in the area.



LAND USE DEFICIENCIES







V. DESCRIPTION OF EXISTING CONDITIONS - SITE DEFICIENCIES

1. Existence of inadequate site improvements, streets and utilities.

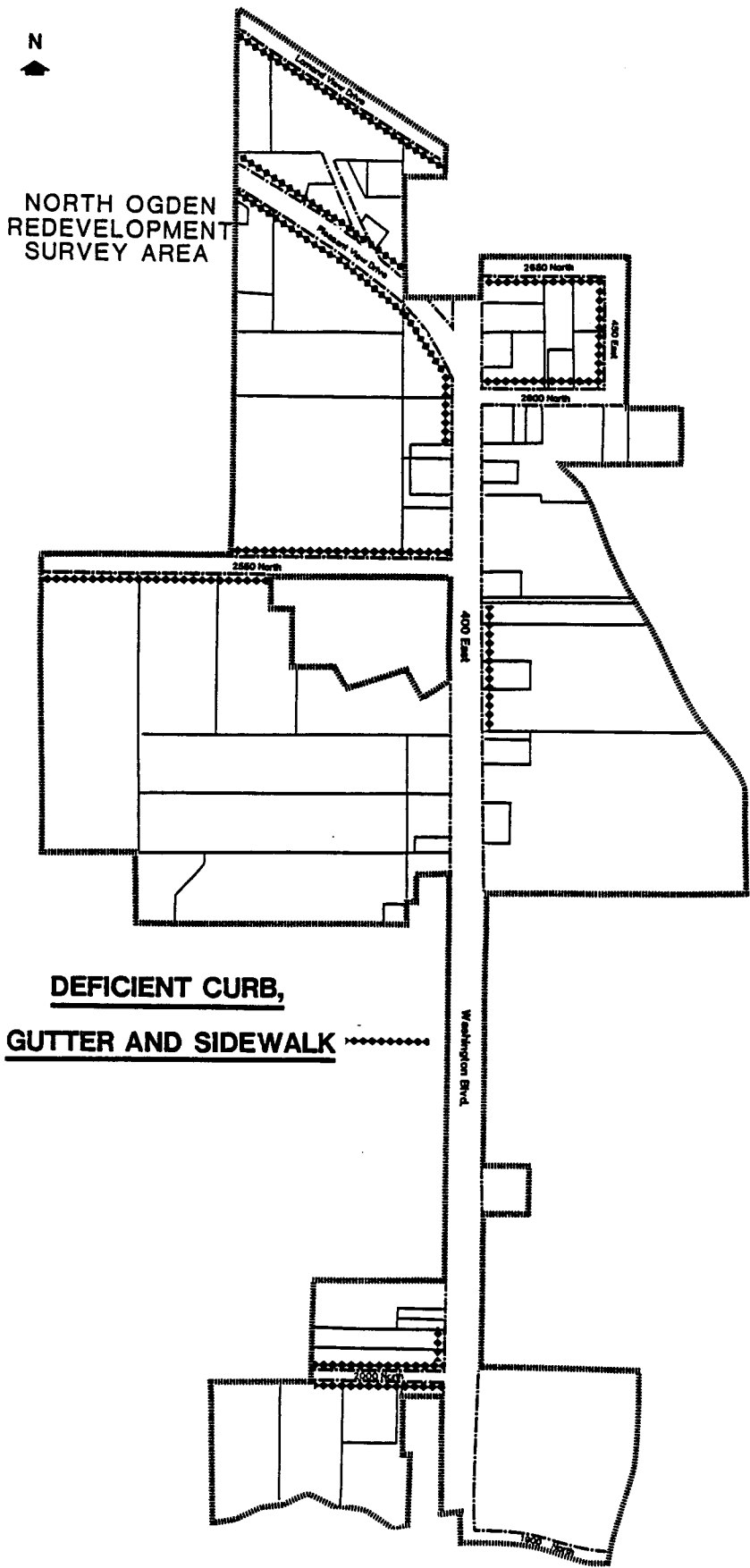
- A. Curb, Gutter and Sidewalk

Utilizing the parcel by parcel field survey. Site conditions and public improvements were evaluated throughout the area. The survey found that curb, gutter and sidewalks are nonexistent or deficient except where new construction has occurred in recent years. Certain areas were found to have deficient curb and gutter due to advanced deterioration and lack of proper maintenance. The lack of curb and gutter results in improper storm runoff and allows drainage to enter the adjacent parcels causing temporary ponding of water in many areas.

The absence of curb and gutter also contributes to the lack of off-street parking and controlled access to adjacent land parcels. Map 4 indicates where curb, gutter and sidewalks are deficient.

- B. Streets

The public streets which exist throughout the survey area are in standard condition. This is with the exception of 2000 North and Pleasant View Drive which are generally too narrow, in deteriorating condition and lack adequate curb, gutter and sidewalk. Also, there are many interior vacant lots which have no street access. These street deficiencies greatly limit development potential, especially in those areas where no access is provided.



C. Utilities

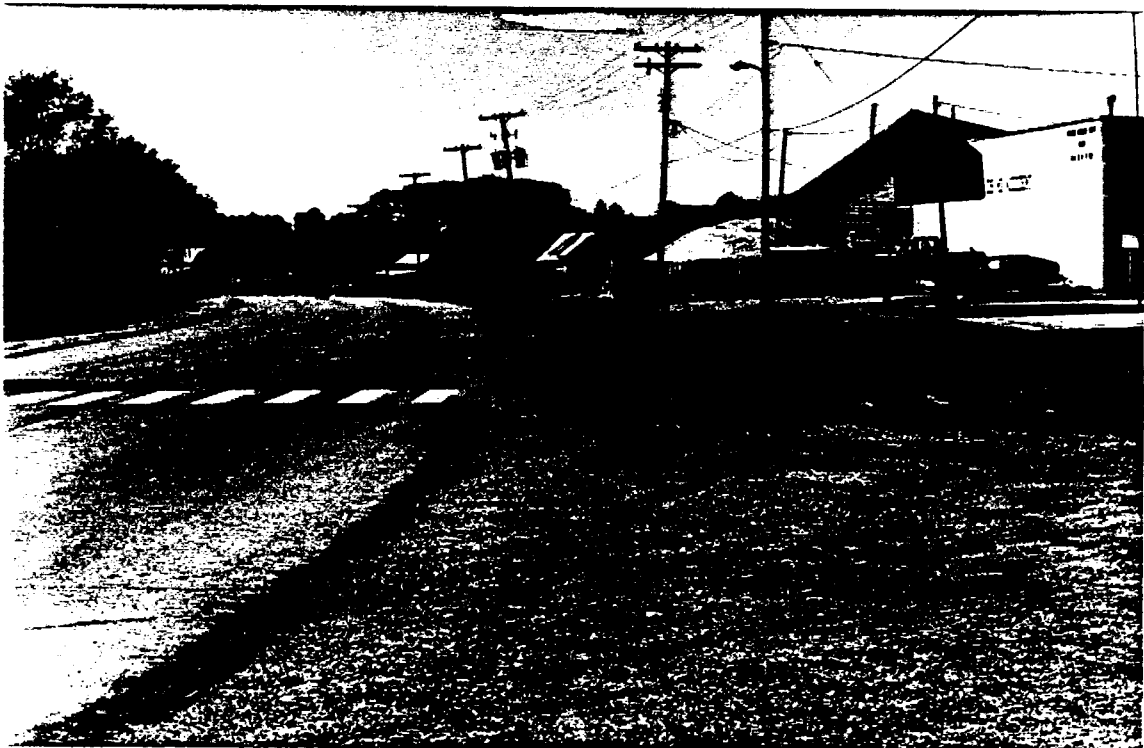
The existing culinary water and sanitary sewer systems adequately serve the survey area. The size of the lines vary throughout the area but are adequate to meet existing needs. Should future development occur in the area additional water and sewer lines may be necessary to serve interior areas. Currently there is no storm drain within the survey area.

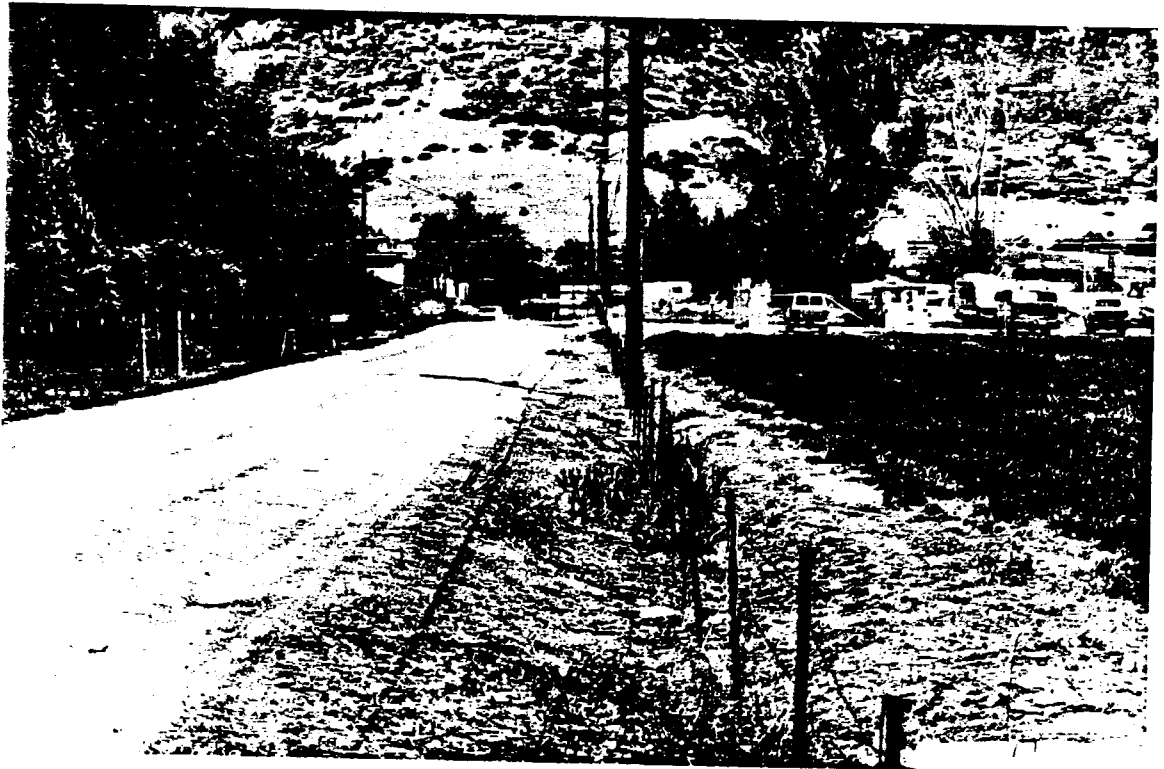
D. Development Suitability

Several land parcels within the survey area are susceptible to a high water table. These parcels are found in the northern most and southern most portions of the survey area. Further development on these parcels will be a major constraint and development will require special design before it can occur.

The following photographs illustrate the site deficiencies which exist in the area.

SITE DEFICIENCIES







VI. DESCRIPTION OF EXISTING CONDITIONS - STRUCTURES

As previously discussed a parcel-by-parcel survey was conducted throughout the survey area. Considerable emphasis was given in the survey to document the structural condition of the existing buildings within the boundaries. The structural evaluation attempted to arrive at valid conclusions regarding the condition of buildings based on exterior visual assessment. The following blight characteristics were found to exist in the survey area.

1. Age, obsolescence, deterioration and dilapidation of structures.

At the present time there are 43 structures within the survey area. Of this total, 23 are commercial structures, 17 are residential and 3 are public works buildings.

Of the 43 structures within the survey area 49% were determined to be in standard condition. 16% were deficient and 35% of the structures were determined to be in substandard condition.

Those buildings which were not in standard condition have evidence of deterioration and dilapidation attributable to the age of the structures. The lack of upkeep on many of the structures is another cause of the defective physical condition of the structures. Many of the commercial/industrial buildings are constructed of prefabricated materials which were built when construction standards were less restrictive than present code requirements. Several of these structures were built without

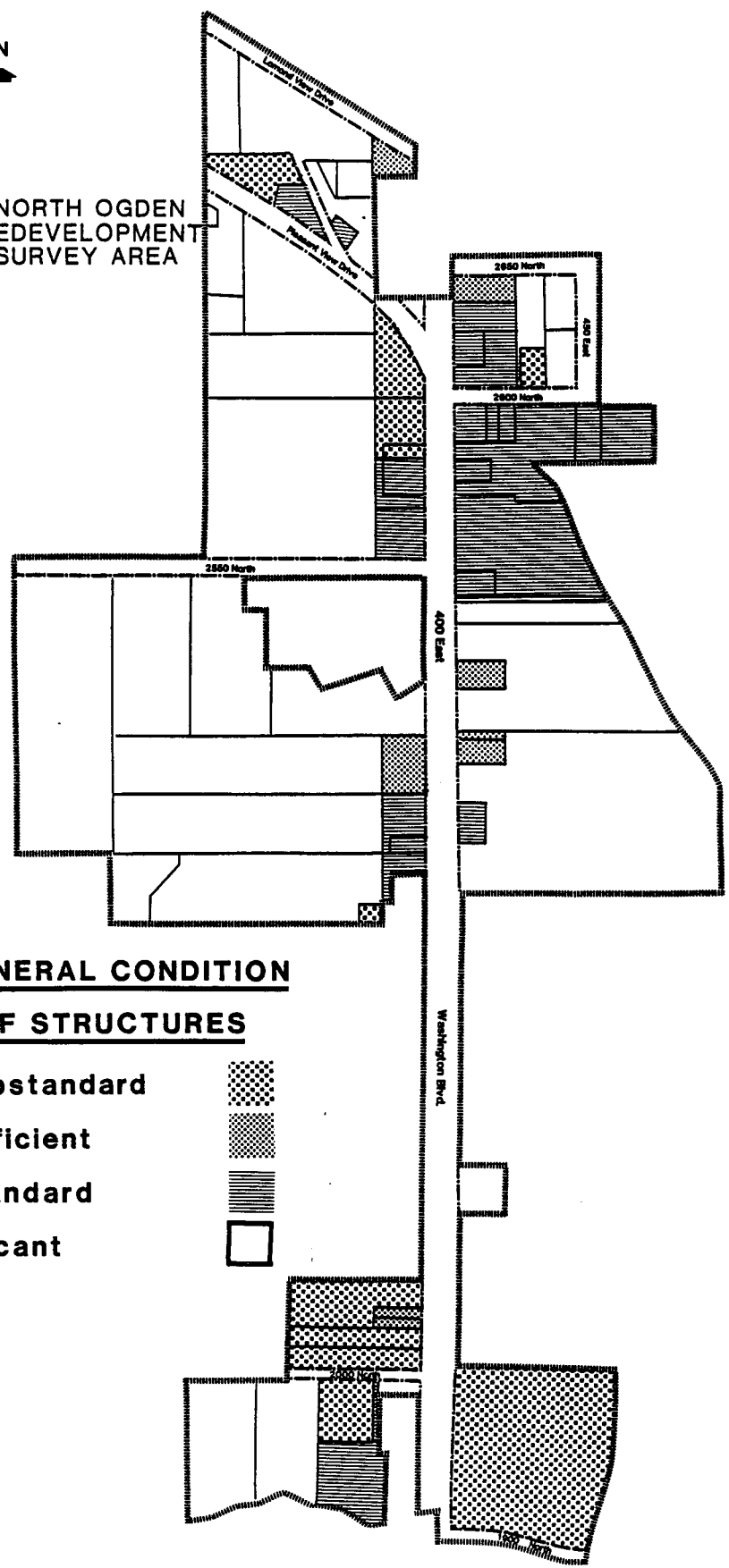
adequate footings. The foundations were placed on top of the ground which has settled over the years. As a result extensive reinforcement of the structures is necessary to meet current code standards.

Further evidence of the overall poor condition of the buildings was found where buildings were vacant or have been in disuse for an extended period of time.





Map 5 summarizes the general condition of the structures within the area based on the findings of the survey. The following photographs are representative of the poor quality of buildings in the survey area.



**NORTH OGDEN
REDEVELOPMENT
SURVEY AREA**



**GENERAL CONDITION
OF STRUCTURES**

- Substandard** 
- Deficient** 
- Standard** 
- Vacant** 

STRUCTURAL DEFICIENCIES







VII. SUMMARY AND CONCLUSIONS

As stated at the outset, the purpose of this survey was to determine the existence of conditions within the survey area which may serve as indicators of "blight" as described in Section 11-19-2 of the Utah Neighborhood Development Act. Several physical and environmental variables were considered in the survey to document the need for redevelopment planning. Based on the cumulative findings of the survey there is evidence that there is the presence of blight sufficient to warrant undertaking redevelopment activities to reverse the physical, structural and economic decline of the area. Several factors were found to verify the existence of blight within the survey area, the factors found which most characterize the existing conditions are:

- a. Age, obsolescence, deterioration, dilapidation, mixed character or shifting uses.
- b. Defective design and character of physical construction.
- c. Existence of inadequate streets, open space and utilities.
- d. Subdividing of lots of irregular form, shape, and adequate size for proper usefulness and development.
- e. Inadequate provision for ventilation, light, sanitation, open sports, and recreational facilities.
- f. High density of population and overcrowding.

A combination of these factors have resulted in the overall decline of the North Ogden survey area. There are a

total of 67 separate land parcels contained in the survey area. Each parcel was evaluated and categorized as to the extent of blighted conditions based on the following characteristics:

- Severe Blight
- Moderate Blight
- Some Blight
- No Blight

The rankings were based on the total points tabulated for each parcel based on the various factors identified. Table 2 summarizes the findings on the survey based on the cumulative blight factors examined.

Table 2

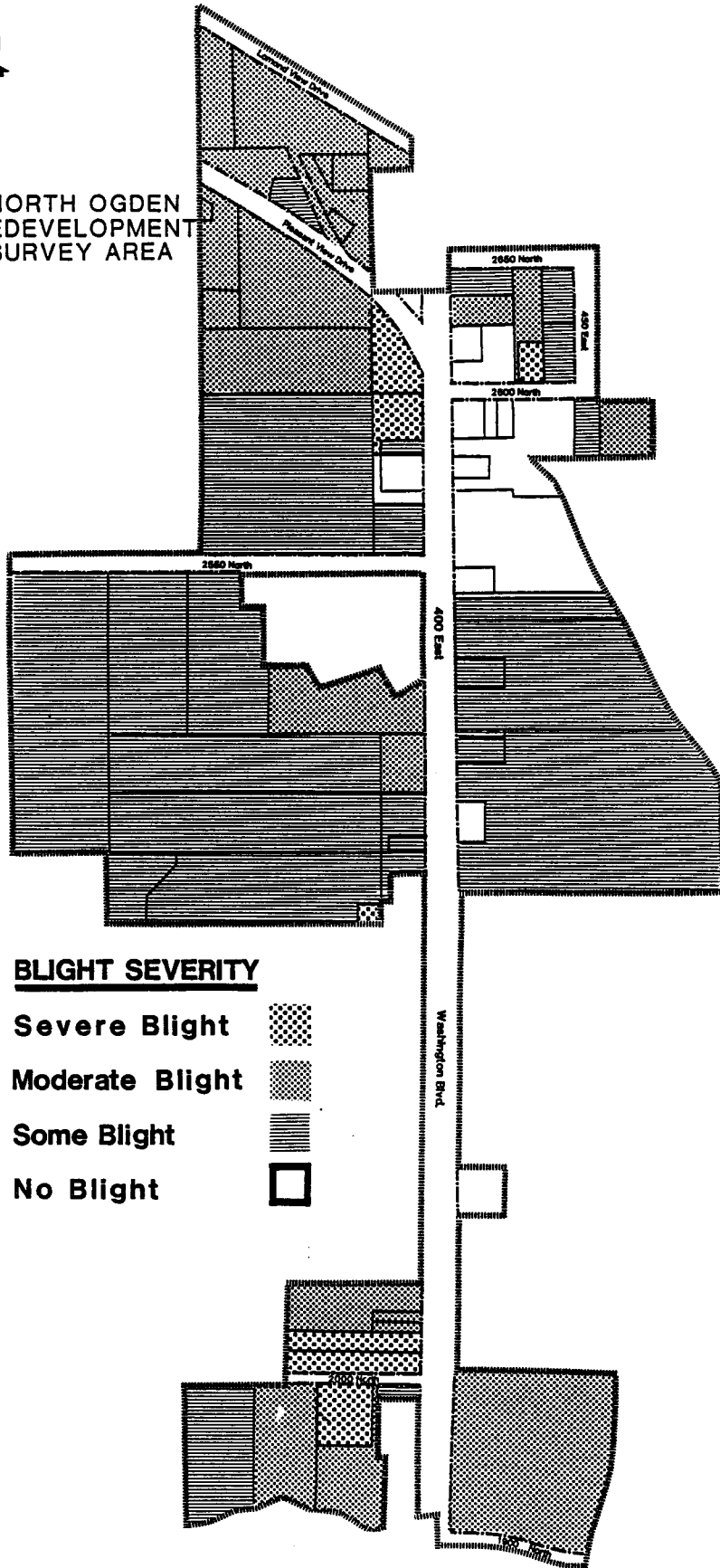
<u>Category</u>	<u>Land</u>	<u>Parcels</u>	<u>Acres</u>
Severe Blight	5.0%	7	7.15
Moderate Blight	29.4%	24	43.9
Some Blight	57.2%	25	85.32
No Blight	8.4%	<u>11</u>	<u>12.55</u>
		67	148.92

Source: Compiled by A/P Associates

Map 6 summarizes the breakdown of the blight criteria for each parcel based on the total points derived from the survey.

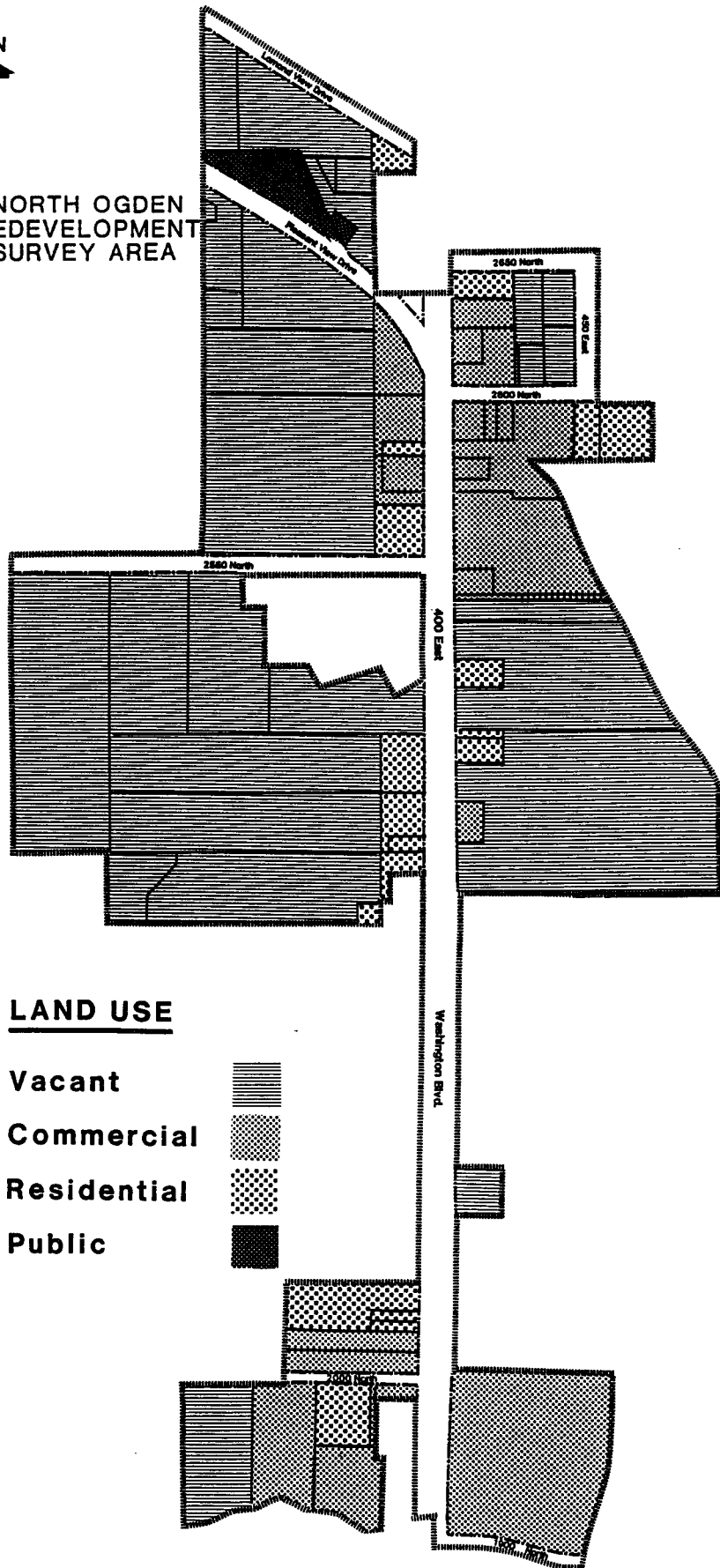


**NORTH OGDEN
REDEVELOPMENT
SURVEY AREA**





**NORTH OGDEN
REDEVELOPMENT
SURVEY AREA**



LAND USE

Vacant

Commercial

Residential

Public

It is the conclusion of this survey, based upon the professional opinion of those conducting the survey, that conditions characterized by the definition of "blight" as described in Section 11-19-2(9) of the Utah Neighborhood Development act are present in fifty-six (56) of the land parcels and that redevelopment action on these parcels are necessary to reverse present trends and conditions to enable the area to realize its full economic potential and contribute to the general health, safety, and well-being of the community. However it is further concluded that the North Ogden Redevelopment Agency should evaluate the findings of the survey and select a 100 acre project area that will be most beneficial to undertake further redevelopment planning. It is proposed that the North Ogden City Planning Commission be consulted for their recommendation prior to designating a project area. Designation of a portion of the area as a redevelopment project area would be a positive step toward restoring confidence and stability to the area where adequate resources could be focused on reversing its physical and economic decline.

Appendix A

BLIGHT SURVEY

Block No. _____ Date _____

Lot No. _____ Tax No. _____ Address _____

Land Use: _____
 (Specify Type Use or Vacant)

I. STRUCTURAL CONDITION (0)(2)(4) (see summary other side)

- _____ Standard No Problems
- _____ Deficient One or more problems - long term neglect; however, cost of repair less than 50% of as-is appraised value.
- _____ Substandard Severe Problems, cost of repair or replacement over 50% of as-is appraised value.

Total _____

II. SITE IMPROVEMENTS (0)(1)(2)

	<u>STANDARD</u>	<u>DEFICIENT</u>	<u>SUBSTANDARD</u>
Curb, Gutter, Sidewalk:	_____	_____	_____
Trash, Debris:	_____	_____	_____
Weeds:	_____	_____	_____
Fences:	_____	_____	_____
Lawn and/or Landscaping	_____	_____	_____
Unattached Garage:			
Block, Metal, Wood:	_____	_____	_____
Accessory Buildings:			
Block, Metal, Wood:	_____	_____	_____
			Total _____

III. LAND USE FACTOR (0)(3)

	<u>STANDARD</u>	<u>NOT STANDARD</u>
Drainage:	_____	_____
Lot Layout	_____	_____
Access to Site	_____	_____
Building Setback from Street	_____	_____
On-Site Parking	_____	_____
Surrounding Land Use	_____	_____
		Total _____

	No Blight	0- 6 points	
<u>PARCEL</u>	Potential Blight	7-13 points	
<u>SCORE</u>	Moderate Blight	14-20 points	
	Severe Blight	21 & above points	GRAND TOTAL _____

SPECIAL REMARKS: _____

STRUCTURE CONDITION SURVEY

Address _____

Vacant _____ Occupied _____

Assmt: Land _____ Bldg. _____

PRIMARY ELEMENTS*

(Major components endanger structure and may or may not be repairable, depending on cost.)

		<u>STANDARD</u>	<u>DEFICIENT</u>	<u>SUBSTANDARD</u>
<u>Foundation:</u>	Block, Stone, Concrete	_____	_____	_____
<u>Walls:</u>	Wood, Block, Stone, Stucco, Metal	_____	_____	_____
<u>Roof:</u>	Roll Roofing, Wd Shingle, Tile, Metal, Asphalt	_____	_____	_____

SECONDARY ELEMENTS*

(Support elements add to usefulness of structure, are replaceable or repairable and qualify for rehabilitation funds.)

		<u>STANDARD</u>	<u>DEFICIENT**</u>	
			<u>(Minor)</u>	<u>(Major)</u>
<u>Porches</u>	Concrete, Wood, Masonry, Metal	_____	_____	_____
<u>Steps</u>	Concrete, Wood, Masonry, Metal	_____	_____	_____
<u>Walkway</u>	Concrete, Other _____	_____	_____	_____
<u>Driveway</u>	Concrete, Asphalt, Gravel	_____	_____	_____
<u>Windows</u>	Metal, Wood	_____	_____	_____
<u>Doors</u>	Metal, Wood	_____	_____	_____
<u>Cornice</u>	Metal, Wood, Masonry	_____	_____	_____
<u>Vents/Chimney</u>	Metal, Masonry	_____	_____	_____
<u>Electrical Service</u>		_____	_____	_____

STRUCTURAL CONDITION SUMMARY* (Record score on other side)

STRUCTURAL CONDITION If foundation walls and roof are deficient, the minimum rating possible should be deficient, possibly substandard depending on condition of secondary elements. If two primary elements are substandard, the overall structure condition is substandard regardless of condition of secondary elements.

- _____ STANDARD (0) No repair necessary; good sound physical condition. No deficient or substandard secondary elements.
- _____ DEFICIENT (2) One or more deficiencies need repair. Repair cost under 50% of structures as-is assessed value. On secondary elements**, deficient (minor) means items needing repair; deficient (major) means removal or replacement needed.
- _____ SUBSTANDARD (4) Deficiencies beyond repair or economic feasibility. Repair exceeds 50% of as-is assessed value.

SPECIAL REMARKS:

NORTH OGDEN CITY

MAYOR

A. Bruce Dursteler

505 East 2600 North • Phone 782-7211
North Ogden, Utah 84414

COUNCIL

Allen M. Christensen
Wayne Elwell
Lynn C. Muirbrook
W. Jeff Stowe
James D. Urry

Dear Property Owner,

In September a letter was mailed to you, informing you that the City and Redevelopment Agency of North Ogden had scheduled a public hearing for October 23, 1990 to consider adoption of a redevelopment plan for the central business district.

Due to a change in the legal description, it has become necessary to reschedule this public hearing for November 13, 1990 at 8:00 p.m.. The hearing will be held in the Council Chambers.

Enclosed for your review are a copy of the legal description, a map of the area, and copies of the public hearing notices. These are sent to you in accordance with Section 17A-2-1222, of the Utah Neighborhood Development Act. This notice is also given to you 30 days prior to the hearing.

If you have questions, please contact our City Administrator, Dennis Shupe at 782-7211.

Sincerely,

A. Bruce Dursteler
Mayor

State Tax Commission
Heber M. Wells Office Bldg.
160 E. 3rd South
SLC, Ut 84134
Attn: Finch Bingham

Dear Mr Bingham,

In September, a letter was mailed to you informing you that the North Ogden Redevelopment Agency had adopted a preliminary plan for the Central Business District, dated September 18, 1990. In addition, the letter informed you that public hearings would be held on October 23, 1990 to consider the adoption of this plan.

Due to a change in the legal description it is necessary to reschedule the public hearing in order to comply with the provisions of the Utah Neighborhood Development Law. The date now is for November 13, 1990 at 8:00 p.m.. In accordance with Section 17A-2-1222, attached is a copy of the amended legal description, a map of the proposed, project area, and a copy of the public hearing notices.

If you have any questions, please feel free to contact our City Administrator, Dennis Shupe, at 782-7211. If you are unable to attend, we welcome your comments in writing.

Sincerely,

A. Bruce Dursteler
Mayor

Public Hearing Notice
(City Council of North Ogden City)

NOTICE IS HEREBY GIVEN that the City Council of North Ogden City, Utah will hold a public hearing on November 13, 1990 at 8:00 p.m. in the City Council Chamber of the North Ogden City Administration Building, 505 E. 2600 No. North Ogden City, Utah.

The purpose of the hearing is to consider any and all comments as they relate to the adoption of a redevelopment plan by ordinance entitled the "North Ogden City Central Business District Development Plan."

The proposed plan will cover the following proposed project area:

A part of the Southeast Quarter of Section 29, Township 7 North, Range 1 West; part of the Southwest Quarter of Section 28, Township 7 North, Range 1 West; part of the East half of Section 32, Township 7 North, Range 1 West and part of the West half of Section 33, Township 7 North, Range 1 West; Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of the intersection of 2650 North Street and 450 East Street, North Ogden City Survey, Plat "A", Weber County, Utah; running thence South $0^{\circ}15'$ West 66.00 feet to the Southeast corner of said intersection, thence South $0^{\circ}15'$ West 402 feet more or less along the East line of 450 East Street to the Northeast corner of the intersection of 2600 North and 450 East Streets, thence South 66.00 feet to a point on the South line of 2600 North Street, thence East along the South line of Said 2600 North Street 185 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 18-047-0012, thence South 198 feet, thence West 268 feet more or less, thence North 198 feet to the South line of 2600 North Street, thence West 420.8 feet to the East line of Washington Blvd., thence South $0^{\circ}15'$ West 809.93 feet along the East line of said Washington Blvd. to the Northwest corner of Weber County Tax I.D. Parcel 18-046-0002, thence South $89^{\circ}45'$ East 647 feet more or less to the centerline of the North Ogden Canal, thence Southeasterly along said Canal centerline to a point on the East line of Weber County Tax I.D. Parcel 18-045-0013, thence South $0^{\circ}15'$ West 448.30 feet along the East line of said Parcel 18-045-0013, thence North $89^{\circ}45'$ West 1089.0 feet along the South line of said Parcel 18-045-0013 to the East line of Washington Blvd., thence South $0^{\circ}15'$ West 1365.9 feet to the Northeast corner of the intersection of 2100 North Street and Washington Blvd., thence South $0^{\circ}15'$ West 66.00 feet to the Southeast corner of said intersection, thence South $0^{\circ}15'$ West 590 feet more or less along the East line of Washington Blvd. to the Northwest corner of Lot No. 72, Jillville Subdivision No. 1, North Ogden City, Weber County, Utah, thence South $89^{\circ}35'$ East 540.48 feet along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South $0^{\circ}50'$ West 342.62 feet, South $7^{\circ}35'$ West 186.51 feet and South $20^{\circ}30'$ West 244.59 feet to the South line of said Lot No. 72 and the North line of 1900 North Street, thence South $20^{\circ}30'$ West to the South line of 1900 North Street, thence Northwesterly 520 feet more or less along said

South line of 1900 North Street to the Southeast corner of the intersection of 1900 North Street and Washington Blvd., thence North $89^{\circ}10'$ West 132.00 feet to the West line of said Washington Blvd, thence North $0^{\circ}15'$ East 680 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0010, thence West 200 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0042, thence South 265 feet, thence West 224.2 feet to the East line of Weber County Tax I.D. Parcel 17-068-0045, thence South 250 feet more or less along said East line to the centerline of Coldwater Creek, thence Westerly along the centerline of said Creek to the Southwest corner of Weber County Tax I.D. Parcel 17-068-0069, thence North $0^{\circ}38'45''$ East 608 feet more or less along the West line of said parcel to the Northwest corner of said parcel, thence East 470 feet more or less to the projection of the West line of Weber County Tax I.D. Parcel 17-069-0029, thence North 460 feet more or less along the West lines of Weber County Tax I.D. Parcels 17-069-0029, 17-069-0027 and 17-069-0024 to the Northwest corner of Weber County Tax I.D. Parcel 17-069-0024, thence East 558 feet more or less along the North line of said Parcel to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 1721 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel No. 18-056-0023, thence West 165 feet, thence South 133 feet, thence West 101 feet more or less, thence South 78 feet, thence West 1055 feet to the Southwest corner of Weber County Tax I.D. Parcel 18-056-0006, thence North $0^{\circ}15'$ East 1512.69 feet to the North line of 2550 North Street, thence South $89^{\circ}41'30''$ West 1320 feet more or less to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 672.79 feet along said West line to the Southeast corner of Weber County Tax I.D. Parcel 18-049-0013, thence North $89^{\circ}45'$ West 907.4 feet, thence North $0^{\circ}15'$ East 757.15 feet, thence South $89^{\circ}45'$ East 50 feet, thence North $0^{\circ}15'$ East 50 feet, thence North $57^{\circ}11'$ West 59.34 feet, thence North $0^{\circ}15'$ East 36.62 feet to the South line of Pleasant View Drive, thence Southeasterly 600 feet more or less along said South line to the Northwest corner of Weber County Tax I.D. Parcel 18-055-0017, thence four courses (4) courses along the boundary of said Parcel as follows: Southwesterly 35.00 feet, 235 feet more or less along the arc of a 1834.9 foot radius curve to the right, South $44^{\circ}10'$ East 37.17 feet and Northeasterly 35 feet to the South line of Pleasant View Drive, thence two (2) courses along said South line as follows: South $44^{\circ}10'$ East 144 feet more or less and Southeasterly 225 feet more or less to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 424.6 feet more or less along said West line to the projection of the North line of 2650 North Street, thence South $89^{\circ}45'$ East 132 feet to the Northeast corner of the intersection of 2650 North Street and Washington Blvd., thence South $89^{\circ}45'$ East 435 feet along the North line of 2650 North Street to the Northwest corner of the intersection of 2650 North Street and 450 East Street, thence South $89^{\circ}45'$ East 66 feet to the point of beginning.

EXCEPTING THEREFROM, the following Weber County Tax I.D. Parcels: 18-056-0011, 18-056-0019, 18-056-0032, 18-007-0007, 18-007-0003, 18-045-0022, 18-056-0040 and 18-056-0041.

ALSO EXCEPTING THEREFROM, all property located within the Three Fountains North Ogden Condominium boundaries.

Contains 92.95 acres More or Less (excluding public streets and city property)

Persons having objections to the proposed Redevelopment Plan or who deny the existence of blight in the proposed project area, or the regularity of prior proceedings may appear at the hearing or may file written objections prior to the hearing with the City Recorder of North Ogden City at 505 E. 2600 No., North Ogden City, Utah showing cause why the proposed plan and ordinance should not be adopted.

A copy of the proposed Redevelopment Plan, dated September 18, 1990 is on file with the City Recorder of North Ogden City, 505 E. 2600 No., North Ogden City, Utah for public inspection, between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

BY ORDER OF THE CITY COUNCIL OF NORTH OGDEN CITY, UTAH this 21st day of September 1990.

PUBLISHED ON October 19th
October 26th
November 2nd
November 9th

Public Hearing Notice
(Redevelopment Agency of North Ogden City)

NOTICE IS HEREBY GIVEN that the Board of Directors of the Redevelopment Agency of North Ogden, will hold a public hearing on November 13, 1990 at 8:00 p.m. in the City Council Chamber of the North Ogden City Administration Building, 505 East 2600 No. North Ogden City, Utah.

The purpose of the hearing is to consider any and all comments as they relate to the adoption of a redevelopment plan by ordinance entitled the "North Ogden City Central Business District Development Plan."

The proposed plan will cover the following proposed project area:

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BY ORDER OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF NORTH OGDEN CITY, UTAH this 21st day of September 1990.

PUBLISHED ON October 19th
October 26th
November 2nd
November 9th

Taxing Agencies

Weber County Commission
Chairman William A. Bailey
2510 Washington Blvd.
Ogden, Utah 84401

State Tax Commission
Heber M. Wells Office Bldg.
160 East 3rd South
SLC, Utah 84134
Attn: Finch Bingham

Weber County School District
5400 So. 500 E.
Washington Terrace, Utah
Attn: Superintendent William Reese

Weber Basin Water
Highway 89 and Hill Field Road
Layton, Utah
Ivan Flint

Steven Bexell
Weber County Assessor
Ogden Municipal Bldg.
Ogden, Utah 84401

Pine View Water
471 W. 2nd Street
Ogden, Utah

Central Weber Sewer
District
2618 W. Pioneer Rd.
Ogden, Utah 84404
Attn: Leon Poulsen

Ben Lomand Cemetary
526 E. 2850 No.
North Ogden, Utah
Attn: Manager

Delbert C. Dabb
Weber County Auditor
Ogden Municipal Bldg Attn:
Ogden, Utah 84401

Kenneth Dallinga
Weber County Treasurer
Ogden Municipal Bldg.
Ogden, Utah 84401

Property Owners

Verle N. Barker, Investment Co.
2525 No. 400 E.
Ogden, Utah 84414

Wayne R. Barker
3005 No. 425 E.
Ogden, Utah 84414

Dennis C. Weaver & Linda L. Weaver
390 E. 3325 No.
Ogden, Utah 84414

Joseph F. Wahlquist
824 Washington Blvd.
Ogden, Utah 84414

Arthur F. Brown & Orba E. Brown
2357 No. 400 E.
Ogden, Utah 84414

Winn L. Richards, ETal
3955 Harrison Blvd.
Ogden, Utah 84403

Nettie Montgomery Farr
c/o Mary Lynn Kristofferson
770 2nd Street
Ogden, Utah 84414

Frank McCormick
545 E. 2750 No.
Ogden, Utah 84414

Lloyd Searle & Gwen B. Searle
685 E. 2700 No.
Ogden, Utah 84414

O.M. Bryant
c/o L. Marsh & Sons Inc.
325 E. 2000 No.
Ogden, Utah 84414

S.G.S. Company
c/o James Shupe
276 E. Elberta Dr.
Ogden, Utah 84414

The Boyer Company
127 So. 500 E.
SLC, Utah 84102
Attn: Roger Boyer

North Ogden Center
c/o Ben Lomand Estates
3333 No. 425 E.
Ogden, Utah 84414

Harold Chadwick & Jessie Chadwick
2480 No. 400 E.
Ogden, Utah 84414

Parley J. Ferrin and WF.
2414 No. 400 E.
Ogden, Utah 84414

IHC Hospitals Inc.
c/o McKay Dee Hospital
3939 Harrison Blvd.
Ogden, Utah 84403

Thomas J. Taylor and Evelyn E. Taylor
475 E. 3792 No.
Ogden, Utah 84414

Jill O. Taylor & Bruce T. Taylor
Rt #1 Box 71-71
Spanish Fork, Utah 84660

Physicians Emergency Services Inc.
Rt 1 Box 71-71
Spanish Fork, Utah 84660

Charles Hoffman & Zella S. Hoffman
2648 No. 400 E.
Ogden, Utah 84414

Sophia S. Ensign & Jenae S. Wayment
1185 No. 5900 W.
Ogden, Utah 84404

Grant Atkinson & Tessie Atkinson
451 E. 2600 No.
Ogden, Utah 84414

Moyle E. Anderson & Afton R. Anderson, Trustees
62226 Belmont Street
Joshua Tree, CA 92252

RDA Agenda

There will be a meeting of the North Ogden City Redevelopment Agency on Tuesday November 13, 1990 at 8:00 p.m. in the City Council Chambers, 505 East 2600 North, North Ogden, Utah. The following items are to be discussed:

1. A joint Public Hearing with the North Ogden City Council to consider comments and adoption of the "North Ogden City Central Development Project Area.
2. Review and adoption of Resolution 90-3, a resolution adopting the North Ogden City Central Development Project Area Plan.
3. Review and approval of Resolution 90-4, a resolution adopting the rules of participation for the North Ogden City Central Development Project Area.
4. Other business.
5. Adjournment.

RESOLUTION OF THE REDEVELOPMENT AGENCY OF NORTH OGDEN ADOPTING THE PROJECT AREA REDEVELOPMENT PLAN ENTITLED "NORTH OGDEN CITY CENTRAL BUSINESS DISTRICT DEVELOPMENT PLAN," DATED SEPTEMBER 18, 1990.

WHEREAS, the Redevelopment Agency of North Ogden has held a public hearing on November 13, 1990 to consider adopting the Neighborhood Development Plan entitled, "North Ogden City Central Business District Development Plan"; and

WHEREAS, the Redevelopment Agency of North Ogden has considered the written and oral statements made at the public hearing objecting to or supporting the redevelopment plan and has proceeded to hear and pass upon all written and oral objections to said plan and has cause to be made further amendments and modifications to said plan and as a result of evidence and testimony received at said public hearings; and

WHEREAS, the project area redevelopment plan shall be entitled "North Ogden City Central Business District Development Plan", and shall be dated September 18, 1990,

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of North Ogden.

1. The legal description of the boundaries of the project area covered by the redevelopment plan entitled, "North Ogden Central Business District Development Plan", dated September 18, 1990, remain as follows, towit:

A part of the Southeast Quarter of Section 29, Township 7 North, Range 1 West; part of the Southwest Quarter of Section 28, Township 7 North, Range 1 West; part of the East half of Section 32, Township 7 North, Range 1 West and part of the West half of Section 33, Township 7 North, Range 1 West; Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of the intersection of 2650 North Street and 450 East Street, North Ogden City Survey, Plat "A", Weber County, Utah; running thence South 0° 15' West 66.00 feet to the Southeast corner of said intersection, thence South 0° 15' West 402 feet more or less along the East line of 450 East Street to the Northeast corner of the intersection of 2600 North and 450 East Streets, thence South 66.00 feet to a point on the South line of 2600 North Street, thence East along the South line of Said 2600 North Street 185 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 18-047-0012, thence South 198 feet, thence West 268 feet more or less, thence North 198 feet to the South line of 2600 North Street, thence West 420.8 feet to the East line of Washington Blvd., thence South 0° 15' West 809.93 feet along the East line of said Washington Blvd. to the Northwest corner of Weber County Tax I.D. Parcel 18-046-0002, thence South 89° 45' East 647 feet more or less to the centerline of the North Ogden Canal, thence Southeasterly along said Canal centerline to a point on the East line of Weber County Tax I.D. Parcel 18-045-0013, thence South 0° 15' West 448.30 feet along the East line of said Parcel 18-045-0013, thence North 89° 45' West 1089.0 feet along the South line of said

Parcel 18-045-0013 to the East line of Washington Blvd., thence South 0°15' West 1365.9 feet to the Northeast corner of the intersection of 2100 North Street and Washington Blvd., thence South 0°15' West 66.00 feet to the Southeast corner of said intersection, thence South 0°15' West 590 feet more or less along the East line of Washington Blvd. to the Northwest corner of Lot No. 72, Jillville Subdivision No. 1, North Ogden City, Weber County, Utah, thence South 89°35' East 540.48 feet along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South 0°50' West 342.62 feet, South 7°35' West 186.51 feet and South 20°30' West 244.59 feet to the South line of said Lot No. 72 and the North line of 1900 North Street, thence South 20°30' West to the South line of 1900 North Street, thence Northwesterly 520 feet more or less along said South line of 1900 North Street to the Southeast corner of the intersection of 1900 North Street and Washington Blvd., thence North 89°10' West 132.00 feet to the West line of said Washington Blvd, thence North 0°15' East 680 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0010, thence West 200 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0042, thence South 265 feet, thence West 224.2 feet to the East line of Weber County Tax I.D. Parcel 17-068-0045, thence South 250 feet more or less along said East line to the centerline of Coldwater Creek, thence Westerly along the centerline of said Creek to the Southwest corner of Weber County Tax I.D. Parcel 17-068-0069, thence North 0°38'45" East 608 feet more or less along the West line of said parcel to the Northwest corner of said parcel, thence East 470 feet more or less to the projection of the West line of Weber County Tax I.D. Parcel 17-069-0029, thence North 460 feet more or less along the West lines of Weber County Tax I.D. Parcels 17-069-0029, 17-069-0027 and 17-069-0024 to the Northwest corner of Weber County Tax I.D. Parcel 17-069-0024, thence East 558 feet more or less along the North line of said Parcel to the West line of Washington Blvd., thence North 0°15' East 1721 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel No. 18-056-0023, thence West 165 feet, thence South 133 feet, thence West 101 feet more or less, thence South 78 feet, thence West 1055 feet to the Southwest corner of Weber County Tax I.D. Parcel 18-056-0006, thence North 0°15' East 1512.69 feet to the North line of 2550 North Street, thence South 89°41'30" West 1320 feet more or less to the West line of Washington Blvd., thence North 0°15' East 672.79 feet along said West line to the Southeast corner of Weber County Tax I.D. Parcel 18-049-0013, thence North 89°45' West 907.4 feet, thence North 0°15' East 757.15 feet, thence South 89°45' East 50 feet, thence North 0°15' East 50 feet, thence North 57°11' West 59.34 feet, thence North 0°15' East 36.62 feet to the South line of Pleasant View Drive, thence Southeasterly 600 feet more or less along said South line to the Northwest corner of Weber County Tax I.D. Parcel 18-055-0017, thence four courses (4) courses along the boundary of said Parcel as follows: Southwesterly 35.00 feet, 235 feet more or less along the arc of a 1834.9 foot radius curve to the right, South 44°10' East 37.17 feet and Northeasterly 35 feet to the South line of Pleasant View Drive, thence two (2) courses along said South line as follows: South 44°10' East 144 feet more or less and Southeasterly 225 feet more or less to the West line of Washington Blvd., thence North 0°15' East 424.6 feet

more or less along said West line to the projection of the North line of 2650 North Street, thence South 89° 45' East 132 feet to the Northeast corner of the intersection of 2650 North Street and Washington Blvd., thence South 89° 45' East 435 feet along the North line of 2650 North Street to the Northwest corner of the intersection of 2650 North Street and 450 East Street, thence South 89° 45' East 66 feet to the point of beginning.

EXCEPTING THEREFROM, the following Weber County Tax I.D. Parcels: 18-056-0011, 18-056-0019, 18-056-0032, 18-007-0007, 18-007-0003, 18-045-0022, 18-056-0040 and 18-056-0041.

2. The purpose and intent of the Redevelopment Agency of North Ogden with respect to the project area, is to accomplish the following purposes by adoption of the said "Redevelopment Plan":
 - a. Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
 - b. Removal of impediments to land disposition and development through assembly of land into reasonable sized and shaped parcels services by improved public utilities and new community facilities.
 - c. Rehabilitation of buildings to assure sound long term economic activity in the core area of North Ogden.
 - d. Elimination of environmental deficiencies, including among others small and irregular lot subdivision, overcrowding of the land and inadequate off-street parking.
 - e. Achievement of an environment reflecting a high level of concern for architectural and urban design principals, developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.
 - f. Implement the tax increment financing provisions of the Utah Neighborhood Act, Utah Code Annotated Section 17A-2-1247, as amended, which is incorporated hereby reference and made a part of this Resolution.
 - g. Strengthening of the tax base and economic health for the entire community, and the State of Utah.
 - h. Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking and other public improvements.
3. The redevelopment plan entitled, "North Ogden City Central Business District Development Plan", dated September 18, 1990, is incorporated herein by reference, is attached hereto, and made a part of this Resolution.

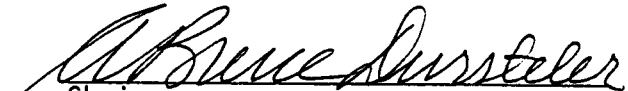
4. The North Ogden City Central Business District Development Plan dated September 18, 1990 is hereby designated as the official redevelopment plan of the project area.
5. The Redevelopment Agency of North Ogden hereby determines and finds as follows:
 - a. The project area is a "blighted area" as defined in Section 17A-2-1202, Utah Code, and that the redevelopment of said area is necessary to effectuate the public purposes set forth in the Utah Neighborhood Development Act and public purposes intended by the establishment of the Redevelopment Agency of North Ogden.
 - b. The redevelopment plan would redevelop the above described area in conformity with the Utah Neighborhood Development Act and is in the best interest of the public peace, health, safety, and welfare of the area and the community.
 - c. The adoption and carrying out of the plan is feasible and economically sound.
 - d. The redevelopment plan conforms to and is compatible with the master plan of North Ogden City, Utah.
 - e. The carrying out of the redevelopment plan will promote the public peace, health, safety, and welfare of the community and will effectuate the purposes and policy of the Utah Neighborhood Development Act.
 - f. The condemnation of the real property, if and as provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made of the payment of said property to be acquired as required by law.
 - g. The Redevelopment Agency of North Ogden City has a feasible plan for the relocation of persons, if any to be temporarily or permanently displaced from housing facilities in the project area.
 - h. Persons displaced from the project area, if any, are able to find or will be able to find either in the project area or in areas not generally less desirable facilities, and at rents or prices within their financial means and available to them, decent, safe, and sanitary dwellings displaced and reasonable accessible to their places of employment.
6. The Redevelopment Agency of North Ogden city is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area, if any, are displaced, and that pending the development of such facilities, temporary housing at comparable rents to those existing at the time of the displacement will be available in the general area.

7. This Resolution adopting the redevelopment plan specifically incorporates the provisions of tax increment financing permitted by Section 17A-2-1247, Utah Code Annotated which provides the following:
- a. Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of Utah, any city, county, city and county, district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:
 - (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency of agencies which did not include the territory in a redevelopment project on the effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective data); and ...
 - (2) That portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Redevelopment Agency to pay the principal of and interest on loans, money advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such redevelopment agency to finance or refinance, in whole or in part, such redevelopment project. Unless and until the total assessed valuation of the taxable property in such projects as shown by the last equalized assessment roll referred to in subsection (a)(1) of this section, all of the taxes levied and collected upon the taxable property of the respective taxing agencies. When such loans, advanced, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property area paid.
 - (3) For purposes of subsection (2) to the maximum amounts which shall be allocated to and when collected shall be paid into the special fund of the redevelopment agency may not exceed the following percentages.

- A. For a period of the first five (5) years commencing from the first tax year a redevelopment agency accepts an amount allocated to and when collected paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, money advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) which loans, advances, or indebtedness are incurred by such redevelopment agency after April 1, 1983, one hundred percent (100%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);
 - B. For a period of the next five (5) years, eighty percent (80%) of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);
 - C. For a period of the next five (5) years, seventy-five percent (75%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);
 - D. For a period of the next five (5) years, seventy percent (70%) of the portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);
 - E. For a period of the next (5) years, sixty percent (60%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1).
- (4) Nothing contained in subsection (a)(2), and (a)(3) shall prevent an agency from receiving a greater percentage than those set forth in subsection (a)(3) of the levied taxes of any local taxing agency each year in excess of the amount allocated to and when collected paid into funds of the respective local taxing agency if the governing body of such local taxing agency consents in writing.

8. The Redevelopment Agency of North Ogden City hereby officially adopts the project area redevelopment plan entitled "North Ogden City Central Business Development Plan", dated September 13, 1990, by resolution and shall submit said plan, together with a copy of this Resolution to the City Council of North Ogden requesting that said plan be adopted in accordance with the provisions of the Utah Neighborhood Development Act.

PASSED by the Board of Directors of the Redevelopment Agency of North Ogden, Utah, this 13th day of November 1990.


Chairman


Secretary

Resolution 90-04

A Resolution of the Redevelopment Agency of North Ogden adopting rules governing participation and preference by owners, operators of business, and tenants to participate in the Redevelopment of Property within the North Ogden City Central Development Project Area.

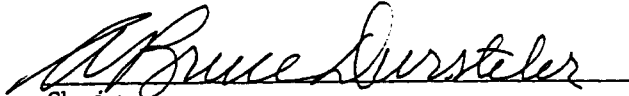
WHEREAS, on the 13th day of November 1990, the Redevelopment Agency of North Ogden, hereinafter referred to as Agency, adopted by resolution a redevelopment plan entitled "North Ogden City Central Business District Development Plan" dated September 18, 1990; and

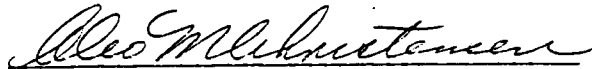
WHEREAS, said plan has provided for reasonable opportunities to participate in the redevelopment of property in the project area by owners, operators of business, and tenants; and

WHEREAS, the Agency desires to extend an opportunity to qualified persons or entities holding interest in property within the Project Area to participate in the redevelopment of the project area.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF NORTH OGDEN CITY that the following attached rules governing the opportunities for owner participation be adopted.

PASSED by the Board of Directors of the Redevelopment Agency of North Ogden, Utah, this 13th day of November 1990.


Chairman


Secretary

II. TYPES OF PARTICIPATION AVAILABLE

A. General

The Agency may permit owners and tenants within the Project Area to be given the opportunity to participate in the redevelopment of the Project Area by:

1. owners retaining, maintaining, and if necessary rehabilitating all or portions of their properties;
2. owners acquiring adjacent or other properties in the Project Area;
3. owners selling all or portions of their properties to the Agency and obtaining preferences to re-enter the Project Area;
4. owners selling all or portions of their properties to the Agency and purchasing other properties in the Project Area;
- ~~5.~~ owners selling all or portions of their properties to the Agency and obtaining preferences to re-enter the Project Area;
6. tenants having opportunities to become owners of property in the Project Area, subject to the opportunities of owners of property in the Project Area; and
7. other methods approved by the Agency.

B. Remaining in Substantially the Same Location

Participation may consist of persons or entities with property interests in the Project Area remaining in substantially the same location either by retaining all or portions of the property, or by purchasing all or portions of the property and purchasing adjacent property from the Agency. Persons or entities which participate in the same location may be required to rehabilitate or demolish all or part of their existing buildings or the Agency may acquire improvements only, then remove or demolish the improvements, and permit the participants to develop the land.

C. Exchanges

Participation may consist of the Agency buying land and improvements from existing owners, and offering other parcels for purchase by such participants.

D. Preferences

Participation may consist of obtaining participants' preferences to re-enter the Project Area.

E. Other Forms of Participation

The Agency may allow such other forms of participation by persons or entities holding interest in property within the Project Area as are necessary and appropriate to advance the purposes of the Redevelopment Plan and are consonant with Utah law.

III. PRIORITIES AND PREFERENCES

A. Priorities and Preferences

The Agency shall extend reasonable preferences to persons or entities holding interest within the Project Area to participate in the Redevelopment Project, subject to the requirements prescribed in the Redevelopment Plan and these Rules. The Agency may structure priorities and preferences in any manner it deems necessary to further the ends of the Redevelopment Plan and which is consonant with its obligation to extend reasonable priorities and preferences to participants.

B. Participants and Developers

In view of the priorities and preferences, the Agency is obligated to extend to participants over developers, participants shall have first claim to opportunities to participate in any and all phases of the Redevelopment Project, and shall be given priority over developers unless the Agency determines that the interested participants are not capable or qualified to undertake the aspect of the Redevelopment Project in question. If no participants are interested in undertaking a particular aspect of the Redevelopment Project, the Agency is free to allow developers to take advantage of the opportunity.

ATTACHMENT "A"

NORTH OGDEN CITY CENTRAL BUSINESS
DISTRICT REDEVELOPMENT PLAN

PROJECT NO. 1

PARTICIPATION RULES

I. GENERAL

A. Purpose

These rules are promulgated by the North Ogden Redevelopment Agency (hereinafter the "Agency") to provide for reasonable participation in the redevelopment of property in the North Ogden City Central Business District Redevelopment Area (hereinafter the "Project Area") by owners, operators of businesses, tenants, and other persons and entities holding interests in property within the Project Area, and to set forth the procedures governing such participation and preferences.

B. Participants

Persons or entities holding interests in property within the Project Area shall have a reasonable opportunity to become "participants" in the Plan, in contrast to "developers", whose interests in the Project Area are acquired solely from the Agency without having held other interests in the Project Area.

C. Priorities and Preferences

The Agency shall extend priorities to persons or entities holding interests in property in the Project Area, to have the opportunity to continue in, or, if the Agency acquires the land of the owner or the land with which the person or entity's interest is associated, to re-enter the Project Area if such persons or entities otherwise meet the requirements for participation in the Redevelopment Project prescribed in the North Ogden Redevelopment Plan and in these Rules. Priorities are opportunities conferred on participants to be given reasonable priority over developers with respect to any aspect of the redevelopment of the Project Area under the Redevelopment Plan.

6. Any other factors the Agency deems relevant in the particular circumstances.

E. Participation by Joint Entities

To the extent feasible opportunities to participate may be exercised by entities formed by two or more persons, or entities which join together in partnerships, corporations, or other joint entities for the purpose of participating in the Redevelopment Project. So long as one of the persons or entities joining in the joint entity is a participant, the joint entity may be treated as a participant.

IV. PARTICIPATION PROCEDURE

A. Participation Agreements

The Agency is authorized to enter into participation agreements with all participants in the Redevelopment Project. Such agreements may relate to properties not purchased or not to be purchased by the Agency. Each agreement will contain provisions necessary to insure that the participation proposal will be carried out, and that the subject property will be developed or used in accordance with the conditions, restrictions, rules, and regulations of the Redevelopment Plan and the agreement. Each agreement will require the participant to join in the recordation of such documents as the Agency may require in order to insure such development and use. Participation agreements will be effective only if approved by the Agency.

B. Statements of Interest

Before making offers to purchase property in the Project Area, the Agency shall notify the persons or entities holding interest in any such properties by certified mail, return receipt requested, that the Agency is considering the acquisition of such property. The Agency shall include a form entitled "Statement of Interest in Participating" with the notification. Within 30 days of receipt of such notification, any owner interested in participating in the Redevelopment Project shall file a "Statement of Interest in Participating" with the Agency. Any person or entity holding an interest in property within the Project Area may also submit such a statement at any time before such notification.

The notice letter shall inform the party to whom it is directed that failure to file a written Statement of Interest will result in waiver of the party's opportunity to participate on a priority or preferred basis in the Redevelopment Project. The Agency may disregard any Statements of Interest received after the expiration of the 30 day period.

The Agency shall consider such Statements as are submitted on time and seek to develop reasonable participation for those submitting such Statements whether to stay in place, to move to another location, to obtain priorities and preferences to re-enter the Project Area, etc.

V. ENFORCEMENT

In the event property is not developed, maintained, rehabilitated, or used in conformance with the Redevelopment Plan or a Participation Agreement, the Agency is authorized to (1) purchase the property, (2) purchase any interest in the property sufficient to obtain conformance, or (3) take any other appropriate action sufficient to obtain such conformance.

VI. AMENDMENTS OF OWNER PARTICIPATION RULES

The Agency may amend these rules at any meeting two weeks after publication of one notice in a newspaper of general circulation in the city of North Ogden at least seven days after written notice has been given to all members of the Agency's Governing Board. The effective date of any amendment shall be the date on which it is approved by the Agency or on such other date as the Agency may specify in approving the Amendment.

VII. EFFECTIVE DATE

These participation rules shall take effect on the date of passage of an Ordinance by the City Council of the City of North Ogden adopting the Final Redevelopment Plan for the North Ogden City Center Business District Development Plan, Project Area No 1.

Adopted by North Ogden Redevelopment Agency Board of Directors on the 13th day of November, 1990.





NORTH OGDEN CITY COUNCIL MEETING MINUTES

NOVEMBER 13, 1990

The North Ogden City Council convened in a regular session on the 13th day of November, 1990, at 7:00 p.m. in the Municipal Building. Notice of time, place and agenda of the meeting was delivered to each member of the City council, posted on the bulletin board at the municipal office and mailed to the Standard Examiner on November 9, 1990. Notice of the annual meeting schedule was published in the Standard Examiner on January 13, 1990.

PRESENT:

A. Bruce Dursteler	Mayor
Allen M. Christensen	Councilman
Wayne Elwell	Councilman
Lynn C. Muirbrook	Councilman
W. Jeff Stowe	Councilman
James D. Urry	Councilman

STAFF PRESENT:

Dennis R. Shupe	City Administrator
Cleo M. Christensen	Recorder

VISITORS: Dennis Taylor, Lorell Fawson, David & Rich Stacey, Dan Reeder, Lana Tolman, Chris & Ron Butler, Ken Martin, Beth Campbell, Linda & Dennis Weaver, Leslie Randall, Michael Marsh, Chad & Janet Leishman, Myrtle Winward, Geri Goodliffe, Richard Winward, Tom Taylor, L.E. Foggemeyer, Zella Hoffman, Jenae Wayment, Verl & Wayne Barker, Harold Chadwick, Rodney Zundel, Jeanne Pace

Mayor A. Bruce Dursteler conducted the meeting which was opened with prayer by Councilman Elwell.

Minutes: It was moved by Councilman Stowe that the minutes of October 23rd be approved, seconded by Councilman Christensen, and carried by unanimous vote in the affirmative.

CHERRY DAYS

It was moved by Councilman Stowe that Cherry Days information be added to the agenda, seconded by Councilman Elwell, and carried by unanimous vote in the affirmative.

Lorell Fawson, parade chair, suggested that consideration be given to extending the parade route to Elberta Dr. so spectators will not have to be so crowded; horses could go to Lomond View Park where the trailers would be parked, buses could be parked in front of the cemetery and floats dispersed into the church parking lot; line the parade up on 400 E. starting at 1700 North so the North Ogden Plaza could be used for spectator parking. Other items he suggested is block off parking on the east side of 400 East for better crowd control, contact property owners of vacant property to see if they would open it for parking, give bands and floats some remuneration to help encourage participation in the parade, and someone approach Ogden City to change their policy that floats that have been in previous parades cannot be in their parade. Dr. Fawson also suggested that a part time person be used to help send letters and seek out entries for the parade. Mayor Dursteler asked Dr. Fawson to write a letter regarding the concern with Ogden City and he will see what can be done. Dr. Fawson and his committee will work with Councilman Elwell on the other items suggested.

EAGLE SCOUT PROJECT

Chris Butler reviewed his Eagle Project which was refinishing the wood and painting the play ground structures in North Ogden Park. The project took 70 hours. The Mayor and Council thanked him for his thoughtfulness and the excellent job he did.

BUSINESS LICENSES

It was moved by Councilman Stowe, seconded by Councilman Muirbrook, and carried by unanimous vote that the following business licenses be approved: IGB Development Ent., Fahy Robinson, Variety Marketing, Edna, 4czns, Mitchell's Tax Service, and Balloon Bin.

RESOLUTION NO. 17-90. PUBLIC HEARING. ANNEXATION

Dennis Shupe explained that the Brown brothers annexation would create a small island of unincorporated land belonging to Harold Yearsley and Hazel Smith. State law on annexations prohibits cities from creating islands when annexing property. Yearsleys and Mrs. Smith was notified by letter of the proposed annexation of their property and the public hearing. Mr. Yearsley called and talked to Mr. Shupe saying he is not opposed to the annexation and would like the zone to be R-4 - the same as the property already within the city limits.



BOARD OF ADJUSTMENT - APPOINT ALTERNATES

It was moved by Councilman Christensen that Teresa Jefferies and Janette Gould be appointed as alternates on the Board of Adjustment, seconded by Councilman Elwell, and carried by unanimous vote in the affirmative.

HOME OCCUPATION BUSINESS LICENSE FEE

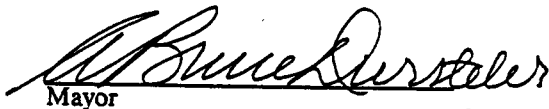
Councilman Muirbrook reported that the Planning Commission recommends the home occupation business license fee remain \$25 annually as it is not a large amount, the fee isn't being charged for revenue but for regulatory purposes, and proposed alternatives would create bookkeeping problems and encourage people to be dishonest. It was the consensus of the Council that there be no action taken and the present fee and policy remain.

CHATELAIN SUBDIVISION PHASE 1

Councilman Muirbrook reported that development of the Chatelain Subdivision is being abandoned as they have not had any buyers for lots and they do not want to invest up front money for the offsite improvements.

ADJOURN

At 10:00 p.m. there being no further business, it was moved by Councilman Elwell that the meeting adjourn, seconded by Councilman Christensen, and carried by unanimous vote in the affirmative.


Mayor

Date Minutes approved 11-27-90


Recorder

ORDINANCE 9-90

AN ORDINANCE OF THE CITY OF NORTH OGDEN ADOPTING A REDEVELOPMENT PLAN ENTITLED "NORTH OGDEN CITY CENTRAL BUSINESS DISTRICT DEVELOPMENT PLAN", DATED SEPTEMBER 18, 1990 AS THE FIRST OFFICIAL REDEVELOPMENT PLAN OF NORTH OGDEN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH OGDEN UTAH:

1. That Sections 1 through 7 to be titled North Ogden Center Business District Development Plan dated September 18, 1990 be adopted as part of Chapter Article ___ of the revised ordinances of the City of North Ogden, Utah to read as follows:

Section 1 DEVELOPMENT PLAN OFFICIALLY DESIGNATED

The "North Ogden City Center Business District Development Plan", dated September 13, 1990 (hereafter referred to as the Redevelopment Plan) is hereby designated as the official redevelopment plan of the project area.

Section 2 PROJECT BOUNDARIES

The legal description of the boundaries of the project area is as follows:

A part of the Southeast Quarter of Section 29, Township 7 North, Range 1 West; part of the Southwest Quarter of Section 28, Township 7 North, Range 1 West; part of the East half of Section 32, Township 7 North, Range 1 West and part of the West half of Section 33, Township 7 North, Range 1 West; Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of the intersection of 2650 North Street and 450 East Street, North Ogden City Survey, Plat "A", Weber County, Utah; running thence South 0° 15' West 66.00 feet to the Southeast corner of said intersection, thence South 0° 15' West 402 feet more or less along the East line of 450 East Street to the Northeast corner of the intersection of 2600 North and 450 East Streets, thence South 66.00 feet to a point on the South line of 2600 North Street, thence East along the South line of said 2600 North Street 185 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 18-047-0012, thence South 198 feet, thence West 268 feet more or less, thence North 198 feet to the South line of 2600 North Street, thence West 420.8 feet to the East line of Washington Blvd., thence South 0° 15' West 809.93 feet along the East line of said Washington Blvd. to the Northwest corner of Weber County Tax I.D. Parcel 18-046-0002, thence South 89° 45' East 647 feet more or less to the centerline of the North Ogden Canal, thence Southeasterly along said Canal centerline to a point on the East line of Weber County Tax I.D. Parcel 18-045-0013, thence South 0° 15' West 448.30 feet along the East line of said Parcel 18-045-0013, thence North 89° 45' West 1089.0 feet along the South line of said Parcel 18-045-0013 to the East line of Washington Blvd., thence South 0° 15' West 1365.9 feet to the Northeast corner of the intersection of 2100 North Street and Washington Blvd., thence South 0° 15' West 66.00

feet to the Southeast corner of said intersection, thence South 0°15' West 590 feet more or less along the East line of Washington Blvd. to the Northwest corner of Lot No. 72, Jillville Subdivision No. 1, North Ogden City, Weber County, Utah, thence South 89°35' East 540.48 feet along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South 0°50' West 342.62 feet, South 7°35' West 186.51 feet and South 20°30' West 244.59 feet to the South line of said Lot No. 72 and the North line of 1900 North Street, thence South 20°30' West to the South line of 1900 North Street, thence Northwesterly 520 feet more or less along said South line of 1900 North Street to the Southeast corner of the intersection of 1900 North Street and Washington Blvd., thence North 89°10' West 132.00 feet to the West line of said Washington Blvd, thence North 0°15' East 680 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0010, thence West 200 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0042, thence South 265 feet, thence West 224.2 feet to the East line of Weber County Tax I.D. Parcel 17-068-0045, thence South 250 feet more or less along said East line to the centerline of Coldwater Creek, thence Westerly along the centerline of said Creek to the Southwest corner of Weber County Tax I.D. Parcel 17-068-0069, thence North 0°38'45" East 608 feet more or less along the West line of said parcel to the Northwest corner of said parcel, thence East 470 feet more or less to the projection of the West line of Weber County Tax I.D. Parcel 17-069-0029, thence North 460 feet more or less along the West lines of Weber County Tax I.D. Parcels 17-069-0029, 17-069-0027 and 17-069-0024 to the Northwest corner of Weber County Tax I.D. Parcel 17-069-0024, thence East 558 feet more or less along the North line of said Parcel to the West line of Washington Blvd., thence North 0°15' East 1721 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel No. 18-056-0023, thence West 165 feet, thence South 133 feet, thence West 101 feet more or less, thence South 78 feet, thence West 1055 feet to the Southwest corner of Weber County Tax I.D. Parcel 18-056-0006, thence North 0°15' East 1512.69 feet to the North line of 2550 North Street, thence South 89°41'30" West 1320 feet more or less to the West line of Washington Blvd., thence North 0°15' East 672.79 feet along said West line to the Southeast corner of Weber County Tax I.D. Parcel 18-049-0013, thence North 89°45' West 907.4 feet, thence North 0°15' East 757.15 feet, thence South 89°45' East 50 feet, thence North 0°15' East 50 feet, thence North 57°11' West 59.34 feet, thence North 0°15' East 36.62 feet to the South line of Pleasant View Drive, thence Southeasterly 600 feet more or less along said South line to the Northwest corner of Weber County Tax I.D. Parcel 18-055-0017, thence four courses (4) courses along the boundary of said Parcel as follows: Southwesterly 35.00 feet, 235 feet more or less along the arc of a 1834.9 foot radius curve to the right, South 44°10' East 37.17 feet and Northeasterly 35 feet to the South line of Pleasant View Drive, thence two (2) courses along said South line as follows: South 44°10' East 144 feet more or less and Southeasterly 225 feet more or less to the West line of Washington Blvd., thence North 0°15' East 424.6 feet more or less along said West line to the projection of the North line of 2650 North Street, thence South 89°45' East 132 feet to the Northeast corner of the intersection of 2650 North Street and Washington Blvd.,

thence South 89°45' East 435 feet along the North line of 2650 North Street to the Northwest corner of the intersection of 2650 North Street and 450 East Street, thence South 89°45' East 66 feet to the point of beginning.

EXCEPTING THEREFROM, the following Weber County Tax I.D. Parcels: 18-056-0011, 18-056-0019, 18-056-0032, 18-007-0007, 18-007-0003, 18-045-0022, 18-056-0040 and 18-056-0041.

Section 3 PURPOSES OF REDEVELOPMENT PLAN

The purposes and intent of the North Ogden City Council, with respect to the project area, is to accomplish the following purposes by adoption of the Redevelopment Plan.

- a. Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- b. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities.
- c. Rehabilitation of buildings to assure sound long term economic activity in the core area of North Ogden City.
- d. The elimination of environmental deficiencies, including, among others, small and irregular lot subdivision, overcrowding of the land and inadequate off-street parking.
- e. Achievement of an environment reflecting a high level of concern for architectural and urban design principles developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.
- f. Implement the tax increment financing provisions of the Utah Neighborhood Act, which is incorporated herein by reference and made a part of this ordinance.
- g. The strengthening of the tax base and economic health of the entire community and of the State of Utah.
- h. Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscaped area, public parking and other public improvements.

Payment of tax revenues to the redevelopment agency shall be subject to and shall accept uncollected or delinquent taxes in the same manner as payments of taxes to other taxing agencies are subject to collection. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subsection (a)(1) of this section, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances and indebtedness, if any, any interest thereon, have been paid, taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

- (3) For purposes of subsection (2) to the maximum amounts which shall be allocated to and when collected shall be paid into the special fund of the redevelopment agency may not exceed the following percentages.
- A. For a period of the first five (5) years commencing from the first tax year a redevelopment agency accepts an amount allocated to and when collected paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, money advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) which loans, advances, or indebtedness are incurred by such redevelopment agency after April 1, 1983, one hundred percent (100%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);
 - B. For a period of the next five (5) years, eighty percent (80%) of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);
 - C. For a period of the next five (5) years, seventy-five percent (75%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);
 - D. For a period of the next five (5) years, seventy percent (70%) of the portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);

Section 4 Plan INCORPORATED BY REFERENCE

The Redevelopment Plan is incorporated herein by reference and made a part of this ordinance. Three copies of said plan shall be filed and maintained in the office of the City Recorder for public inspection.

Section 5 COUNCIL FINDINGS

The North Ogden City Council hereby determines and finds the following:

- a. The project area is a "blighted area" as defined in Section 17A-2-1202, Utah Code, and that the redevelopment of said area is necessary to effectuate the public purposes set forth in the Utah Neighborhood Development Act and public purposes intended by the establishment of the North Ogden Redevelopment Agency.
- b. The redevelopment plan would redevelop the above described area in conformity with the Utah Neighborhood Development Act and is in the best interest of the public peace, health, safety, and welfare of the area and the community.
- c. The adoption and carrying out of the plan is feasible and economically sound.
- d. The redevelopment plan conforms to and is compatible with the master plan of North Ogden City.
- e. The carrying out of the redevelopment plan will promote the public peace, health, safety, and welfare of the community and will effectuate the purposes and policy of the Utah Neighborhood Development Act.
- f. The condemnation of the real property, if and as provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made of the payment of said property to be acquired as required by law.
- g. The North Ogden City Redevelopment Agency of has a feasible plan for the relocation of persons, if any to be temporarily or permanently displaced from housing facilities in the project area.
- h. Persons displaced from the project area, if any, are able to find or will be able to find either in the project area or in areas not generally less desirable facilities, and at rents or prices within their financial means and available to them, decent, safe, and sanitary dwellings displaced and reasonable accessible to their places of employment.

E. For a period of the next (5) years, sixty percent (60%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1).

(4) Nothing contained in subsection (a)(2), and (a)(3) shall prevent an Agency from receiving a greater percentage than those set forth in subsection (a)(3) of the levied taxes of any local taxing agency each year in excess of the amount allocated to and when collected paid into funds of the respective local taxing agency if the governing body of such taxing agency consents in writing.

2. In the opinion the North Ogden City Council, it is necessary to health and safety of the inhabitants of the City that this ordinance becomes effective upon its adoption and publication or posting.

PASSED, ADOPTED AND ORDERED PUBLISHED BY THE NORTH OGDEN City Council
this 13th day of November, 1990

Mayor

ATTEST:

City Recorder

Section 6 HOUSING FACILITIES

The North Ogden City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area, if any, are displaced, and that pending the development of such facilities, temporary housing at comparable rents to those existing at the time of the displacement will be available in the general area.

Section 7 TAX INCREMENT FINANCING

This ordinance incorporates the provisions of tax increment financing permitted by the Utah Neighborhood Development Act and specifically Section 17A-2-1247, UCA, which provides as follows:

- a. Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of Utah, any city, county, city and county, district or other public corporation (hereinafter sometimes called "Taxing Agencies") after the effective date of this Ordinance shall be divided as follows:
 - (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency of agencies which did not include the territory in a redevelopment project on the effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and ...
 - (2) In a redevelopment project with a redevelopment plan adopted after April, 1983, that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1) shall be allocated to and when collected shall be paid in to a special fund of the redevelopment agency according to the limits set forth in subsection (3) to pay the principal and interest on loans, money advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) included in such redevelopment agency after April 1, 1983, to finance or refinance, in whole or in part, such redevelopment.



FINAL
Development Plan
adopted on Nov. 13, 1990

NORTH OGDEN CITY CENTRAL BUSINESS DISTRICT DEVELOPMENT PLAN

Includes the New legal description

September 18, 1990

Redevelopment Agency of North Ogden

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A. Description of the Redevelopment Project Area

Pursuant to the provisions of Section 17A-2-1204, Utah Code Annotated 1953, as amended, the City of North Ogden has decided that there is a geographic area which is contiguous and which is in need of development by the community.

The North Ogden Central Business Development Project Area, hereinafter referred to as the project area, is enclosed within the following boundaries:

A part of the Southeast Quarter of Section 29, Township 7 North, Range 1 West; part of the Southwest Quarter of Section 28, Township 7 North, Range 1 West; part of the East half of Section 32, Township 7 North, Range 1 West and part of the West half of Section 33, Township 7 North, Range 1 West; Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of the intersection of 2650 North Street and 450 East Street, North Ogden City Survey, Plat "A", Weber County, Utah; running thence South 0° 15' West 66.00 feet to the Southeast corner of said intersection, thence South 0° 15' West 402 feet more or less along the East line of 450 East Street to the Northeast corner of the intersection of 2600 North and 450 East Streets, thence South 66.00 feet to a point on the South line of 2600 North Street, thence East along the South line of said 2600 North Street 185 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 18-047-0012, thence South 198 feet, thence West 268 feet more or less, thence North 198 feet to the South line of 2600 North Street, thence West 420.8 feet to the East line of Washington Blvd., thence South 0° 15' West 809.93 feet along the East line of said Washington Blvd. to the Northwest corner of Weber County Tax I.D. Parcel 18-046-0002, thence South 89° 45' East 647 feet more or less to the centerline of the North Ogden Canal, thence Southeasterly along said Canal centerline to a point on the East line of Weber County Tax I.D. Parcel 18-045-0013, thence South 0° 15' West 448.30 feet along the East line of said Parcel 18-045-0013, thence North 89° 45' West 1089.0 feet along the South line of said Parcel 18-045-0013 to the East line of Washington Blvd., thence South 0° 15' West 1365.9 feet to the Northeast corner of the intersection of 2100 North Street and Washington Blvd., thence South 0° 15' West 66.00 feet to the Southeast corner of said intersection, thence South 0° 15' West 590 feet more or less along the East line of Washington Blvd. to the Northwest corner of Lot No. 72, Jillville Subdivision No. 1, North Ogden City, Weber County, Utah, thence South 89° 35' East 540.48 feet along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South 0° 50' West 342.62 feet, South 7° 35' West 186.51 feet and South 20° 30' West 244.59 feet to the South line of said Lot No. 72 and the North line of 1900 North Street, thence South 20° 30' West to the South line of 1900 North Street, thence Northwesterly 520 feet more or less along said South line of 1900 North Street to the Southeast corner of the intersection of 1900 North Street and Washington Blvd., thence North

89°10' West 132.00 feet to the West line of said Washington Blvd, thence North 0°15' East 680 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0010, thence West 200 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0042, thence South 265 feet, thence West 224.2 feet to the East line of Weber County Tax I.D. Parcel 17-068-0045, thence South 250 feet more or less along said East line to the centerline of Coldwater Creek, thence Westerly along the centerline of said Creek to the Southwest corner of Weber County Tax I.D. Parcel 17-068-0069, thence North 0°38'45" East 608 feet more or less along the West line of said parcel to the Northwest corner of said parcel, thence East 470 feet more or less to the projection of the West line of Weber County Tax I.D. Parcel 17-069-0029, thence North 460 feet more or less along the West lines of Weber County Tax I.D. Parcels 17-069-0029, 17-069-0027 and 17-069-0024 to the Northwest corner of Weber County Tax I.D. Parcel 17-069-0024, thence East 558 feet more or less along the North line of said Parcel to the West line of Washington Blvd., thence North 0°15' East 1721 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel No. 18-056-0023, thence West 165 feet, thence South 133 feet, thence West 101 feet more or less, thence South 78 feet, thence West 1055 feet to the Southwest corner of Weber County Tax I.D. Parcel 18-056-0006, thence North 0°15' East 1512.69 feet to the North line of 2550 North Street, thence South 89°41'30" West 1320 feet more or less to the West line of Washington Blvd., thence North 0°15' East 672.79 feet along said West line to the Southeast corner of Weber County Tax I.D. Parcel 18-049-0013, thence North 89°45' West 907.4 feet, thence North 0°15' East 757.15 feet, thence South 89°45' East 50 feet, thence North 0°15' East 50 feet, thence North 57°11' West 59.34 feet, thence North 0°15' East 36.62 feet to the South line of Pleasant View Drive, thence Southeasterly 600 feet more or less along said South line to the Northwest corner of Weber County Tax I.D. Parcel 18-055-0017, thence four courses (4) courses along the boundary of said Parcel as follows: Southwesterly 35.00 feet, 235 feet more or less along the arc of a 1834.9 foot radius curve to the right, South 44°10' East 37.17 feet and Northeasterly 35 feet to the South line of Pleasant View Drive, thence two (2) courses along said South line as follows: South 44°10' East 144 feet more or less and Southeasterly 225 feet more or less to the West line of Washington Blvd., thence North 0°15' East 424.6 feet more or less along said West line to the projection of the North line of 2650 North Street, thence South 89°45' East 132 feet to the Northeast corner of the intersection of 2650 North Street and Washington Blvd., thence South 89°45' East 435 feet along the North line of 2650 North Street to the Northwest corner of the intersection of 2650 North Street and 450 East Street, thence South 89°45' East 66 feet to the point of beginning.

EXCEPTING THEREFROM, the following Weber County Tax I.D. Parcels: 18-056-0011, 18-056-0019, 18-056-0032, 18-007-0007, 18-007-0003, 18-045-0022, 18-056-0040 and 18-056-0041.

ALSO EXCEPTING THEREFROM, all property located within the Three Fountains North Ogden Condominium boundaries.

Contains 88.66 acres More or Less (excluding public streets)

B. Definitions

As used in this project area redevelopment plan:

1. The term "Agency" shall mean the Redevelopment Agency of North Ogden.
2. The term "City" shall mean the City of North Ogden.
3. The term "plan" or "redevelopment plan" shall mean a redevelopment plan developed by the Agency and adopted by ordinance of the governing body of the City to guide and control development undertakings in a specific redevelopment project area.
4. The term "redevelopment" shall mean the "planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a project area, and the provisions of such residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them," as defined in Section 17-2-1202(8) Utah Code Annotated 1953, as amended.
5. The term "project area" or "area" shall mean "an area of a community which is a blighted area within a designated redevelopment survey area, the redevelopment of which is necessary to effectuate the public purposes. . . ," as defined in Section 17-2-1202(10) Utah Code Annotated 1953, as amended.
6. The term "blighted area" shall mean "an area used or intended to be used for residential, commercial, industrial, or other purposes or any combination of such uses which is characterized by two or more of the following factors:
 - (a) defective design and character of physical construction;
 - (b) faulty interior arrangement and exterior spacing;
 - (c) high density of population and overcrowding;
 - (d) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;
 - (e) age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses;

- (f) economic dislocation, deterioration or disuse, resulting from faulty planning;
 - (g) subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development;
 - (h) laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions;
 - (i) existence of inadequate streets, open spaces, and utilities, and
 - (j) existence of lots or other areas which are subject to being submerged by water.
7. The term "tax increment" shall mean monies which the Agency expects to receive from the project area, pursuant to the provisions of Section 17-2-1247(1)(d), Utah Code Annotated 1953, as amended, as modified by the provisions of Section 17-2-1247(1)(f), Utah Code Annotated 1953, as amended, as a result of the increase in the assessed value of the real and personal property located within the project area.

C. Statement of Development Objectives

- 1. Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- 2. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public facilities.
- 3. Rehabilitation of buildings to assure sound long-term economic activity in the core area of the City.
- 4. The elimination of environmental deficiencies, including: irregular lot subdivision, improper drainage, weeds and excessive vegetation, over crowding of the land and under utilized land.
- 5. Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.
- 6. Promote and market sites for development or redevelopment that would be complimentary to existing businesses and industries or would enhance the economic base through diversification.
- 7. Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to attract business activity.

8. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
9. Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards.
10. Insure compatible relationships among land uses and quality standards for their development; such that the area functions as a unified and viable center of social and economic activity for the City.
11. Provide improved pedestrian circulation systems.
12. Coordinate and improve the transportation system.
13. Eliminate or alleviate flood potential within the area.

D. General Land Use Plan

1. Land Use Map

A map entitled, "Proposed Land Use," included as an exhibit and made a part of this plan, indicates the type and location of land uses to be permitted in the redevelopment project area and the major circulation routes serving the area.

2. Description of Land Uses

The permitted uses within the project area shall be those uses permitted by the officially adopted Zoning Ordinances of North Ogden as said Ordinances may be amended from time to time.

3. Planning Criteria

In order to provide developers a maximum flexibility in the development of acquired land and to encourage and obtain the highest in quality development and design, specific development controls for the use districts identified above are not set forth herein. Each development proposal may be considered as a planned unit development and subject to: appropriate elements of the City's Master Plan; the Planning and Zoning Code of the City; other applicable building codes and ordinances of the City' and a review and recommendation by the North Ogden City Planning and Zoning Commission and approval by the Agency.

A review of redevelopment proposals may also be made by a design review committee established by the Agency. Development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of development proposed, including land coverage, setbacks, heights and bulk proposed, off-street parking and loading to be provided, and any other data determined necessary or requested.

E. Techniques to Achieve Plan Objectives

1. Rehabilitation

Properties determined to be in substandard condition by the Agency and not otherwise needed for redevelopment may be sufficiently rehabilitated to insure a remaining economic life of twenty years.

2. Acquisition and Clearance

Parcels of real property located in the project area may be acquired by purchase or condemnation.

3. Implementation of Redevelopment Projects

Redevelopment projects may be undertaken and carried out as provided in Section 17-2-1215; Utah Code Annotated 1953, as amended. Funding for redevelopment projects and activities shall be provided for in the annual budget of the Agency.

F. Property Acquisition, Disposition, Relocation and Development

The objectives of this redevelopment plan are to be accomplished by:

1. Acquisition of Real Property

The Agency may acquire but is not required to acquire, all real property located in the project area, by gift, devise, exchange, purchase, eminent domain, or any lawful method. The Agency is authorized to acquire any other interest in real property less than fee title. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless, in the Agency's judgement, (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot in which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the plan.

2. Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this plan, the Agency is authorized to acquire personal property in the project area by any lawful means.

3. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this project. The Agency shall seek the aid and cooperation of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the project area. The Agency shall impose on all public bodies the planning and design controls contained in the plan to insure that present uses and any future development by public bodies will conform to the requirements of this plan.

4. Property Management

During such time that property, if any, in the project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

5. Property Disposition and Development

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the project area as necessary to carry out the purposes of this plan. The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities, within the project area, not prohibited by law which are necessary to carry out this plan. The Agency is authorized to prepare or cause to be prepared as building sites any real property in the project area. The Agency is also authorized to rehabilitate or to cause to be rehabilitated any building or structure in the project area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the project area not owned by the Agency.

For the purposes of this plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the project area shall be

sold or leased to public or private persons or entities for development for the uses permitted in the plan. Real property may be conveyed by the Agency to City or any other public body without charge. The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this plan. All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this plan.

6. Development

To the maximum possible extent, the objectives of the plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities control and review. To provide adequate safeguards to ensure that the provisions of this plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this plan be leases, deeds, contracts, agreements, declarations of restrictions, provision of the City ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the project area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the project. During the period of development in the project area, the Agency shall insure that the provisions of this plan and of other documents formulate pursuant to this plan are being observed, and that development in the project area is proceeding in accordance with development documents and time schedules. Development plans, both public and private, shall be submitted to the Agency for approval and

architectural review. All development must conform to this plan and all applicable federal, state, and local laws. For the purpose of this plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

G. Other Provisions to Meet State or Local Law

1. The project area described in the redevelopment plan shall not exceed 100 acres of privately owned property unless the governing body of each local taxing agency which levies taxes upon property within the proposed redevelopment project area plan.
2. The assessed value of the project area described in the redevelopment plan, when added to the total assessed value as shown on the last equalized assessment roll certified by the county assessor for other redevelopment project areas of the community for which an allocation of ad valorem taxes is provided, shall not exceed, at the time of the adoption of the redevelopment plan an amount in excess of 15% of the total locally assessed value of the City, unless the governing body of each local taxing agency which levies taxes upon the property within the proposed redevelopment project area shall consent in writing.
3. The redevelopment plan contains the following limitations on the power of the Agency:
 - a. A time limit of 7 years from the date of the approval of the plan after which the Agency shall not commence acquisition of property through eminent domain;
 - b. A time limit of 15 years from the date of the approval of the plan after which no bonds may be issued for redevelopment projects; and
 - c. A time limit of 32 years from the date of the approval of the plan after which no tax increment from the project area may be allocated to or used by the Agency.
4. The redevelopment plan provides for reasonable opportunities to participate in the redevelopment of property in the project area by the owners of property in the project area if the owners of property in the project area if the owners enter into a participation agreement with the Agency. The Agency may permit owners and tenants within the project area reasonable opportunities to participate in the redevelopment of the project area by executing a participation agreement with the Agency which provides:

- a. Owners retaining, maintaining, and if necessary rehabilitating, all or portions of their properties;
- b. Owners acquiring adjacent or other properties in the project area;
- c. Owners selling all or portions of their improvements to the Agency, retaining the land, and developing their properties;
- d. Owners selling all or portions of their properties to the Agency and purchasing other properties in the project area;
- e. Owners selling all or portions of their properties to the Agency and obtaining preferences to re-enter the project area;
- f. Tenants having opportunities to become owners of property in the project area, subject to the opportunities of owners of property in the project area; and
- g. Other methods as may be approved by the Agency.

The Redevelopment Agency may extend reasonable preferential opportunities to owners and tenants in the project area ahead of persons and entities from outside the project area, to be owners and tenants in the project area during and after the completion of redevelopment.

- 5. The documents listed on Exhibit "A" entitled, "Supporting Documents," are incorporated herein, and made a part thereof.

H. Provisions for Amending Plan

The redevelopment plan may be modified any time by the Agency in the same manner as in the adoption of the original plan.

I. Tax Increment Provisions

The redevelopment plan specifically incorporates the provisions of tax increment financing permitted by Section 17-2-1247, Utah Code Annotated, 1953, as amended, which provides, in part, as follows:

"(1) Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of Utah, any city, county, city and county, district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:

- (a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and . . .
- (b) In a redevelopment project with a redevelopment plan adopted after April 1, 1983, that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1)(a) shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency according to the limits set forth in subsection (f) to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such redevelopment agency after April 1, 1983, to finance or refinance, in whole or in part, such redevelopment project. Payment of tax revenues to the redevelopment agency shall be subject to and shall except uncollected or delinquent taxes in the same manner as payments of taxes to other taxing agencies are subject to collection. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subsection (1) (a) of this section, all of the taxes levied and collection upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid."

J. Implementation of Redevelopment Project Program

The redevelopment projects set forth in the project area redevelopment plan shall be implemented as approved by the Agency.

K. General Design Objectives

The general design of redevelopment projects may be developed by the Agency in cooperation with the Planning Commission. The particular elements of the design should be such that the overall redevelopment of the project area will:

1. Provide an attractive urban environment;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space in relation to new buildings.
4. Provide unobtrusive parking areas, appropriately screened and landscaped to blend harmoniously with the area;
5. Provide open spaces and pedestrian walks which are oriented to the directions of maximum use and designed to derive benefit from topographical conditions and views;
6. Provide for the maximum separation and protection of pedestrian access routes from vehicular traffic arteries;
7. The development of land within the project area will be undertaken in such a manner that available off-street parking will be maintained to the maximum degree. Special emphasis will be placed on phases of construction of all new development projects to support the parking program.

L. Specific Design Objectives and Control

1. Building Design Objectives

- a. All new buildings shall be of design and materials which will be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the Agency.
- b. The design of buildings shall take optimum advantage of available views and topography and shall provide, where appropriate, separate levels of access.
- c. Buildings within the renewal area should be designed and placed to act as significant landmarks in the project area and the City.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives
 - a. All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.
 - b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.
 - c. Landscaped, paved, and comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings on the same site.
 - d. The location and design of pedestrian walks should afford maximum safety and separation from vehicular traffic, and should recognize desirable views of new and existing development in the area and surrounding community.
 - e. Materials and design of paving, retaining walls, fences, curbs, benches, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose.
3. Parking Design Objectives
 - a. Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of overall site design.
 - b. It is desirable that parking areas be level or on terraces as determined by the slope of the land.
4. Landscape Design Objectives
 - a. A coordinated landscaped design over the entire project area incorporating landscaped treatment for open space, roads, paths, and parking areas into a continuous and integrated design shall be a primary objective.
 - b. Primary landscape treatment shall consist of non-deciduous shrubs, ground cover, and street trees as appropriate to the character of the project area.

5. Project Improvement Design Objectives

- a. Public right-of-ways. All streets, sidewalks and walkways within public right-of-ways will be designed or approved by the City and will be consistent with all design objectives.
- b. Street lighting and signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary.
- c. Rough grading. Existing structures, retaining walls, underbrush, pavement, curb and gutters will be removed and the entire site graded in conformance with the final project design determined by the Agency.

M. Relocation Plan

The Agency shall provide relocation assistance to persons who are displaced as a result of the acquisition of real property by the Agency or written request by the Agency to vacate real property for a program of purchase undertaken by the Agency, or as a direct result of redevelopment activities conducted by the Agency in accordance with the relocation program adopted by the Agency.

Report on Redevelopment Plan Entitled
"North Ogden City Central Business District Development Plan,
dated September 18, 1990"

The following report on the project area development plan is submitted in accordance with the provisions of Section 17A-2-1214 Utah Code Annotated.

1. Reasons for the Selection of the Project Area

The proposed project area was selected as that area within the City of North Ogden having an immediate need for treatment to stabilize and strengthen the commercial business and economic base of the community. This area contains that portion of the City that is desirable for the development and redevelopment of the commercial base or core. Specific boundaries were arrived at after a review of the area by members of the Agency, City Planning Commission and consultant. Planned treatment of this area will be to prevent and eliminate blight and to stimulate new developments and upgrade this area of the urban core to the degree necessary for sound long-range growth.

2. Description of the Physical, Social, and Economic Conditions Existing in the Area

a. Physical Conditions

The project area contains 92.95 acres of privately owned land. Most of the land (approximately 60%) is vacant and dedicated for agriculture use. The second highest land use within the project area is commercial. The balance of the project area is residential. In July of 1990 a blight study was conducted by AP Associates of the project area. Based upon the survey, the following physical conditions exist within the project area which causes blight:

- (1) Existence of lots of irregular form and shape and inadequate size for proper usefulness and development.
 - A. 21 lots have been found to meet this criteria.
 - B. In addition, eight of these lots lack street access which makes them marginal for usefulness.
 - C. Four lots are too large to develop without providing an interior street system to fully utilize them.
- (2) Age obsolescence, deterioration, dilapidation, mixed character and shifting of uses.
 - A. Throughout the area there is the existence of weeds, debris and litter.

- B. There is a mixing of incompatible land uses throughout the area.
 - C. Of the 43 structures within the project area 51% were determined to be in substandard condition as shown by a on-site survey and inspection.
- (3) Drainage or existence of lots subject to flooding.
- A. Entire area south of 2550 North is within the 100-year flood plain.
 - B. There are high water tables within the area, which increases the frequency and severity of ponding and flooding.
 - C. No storm drainage system exists in portions of the area.
 - D. Lack of curb and gutter contributed to flooding on parcels of property.
- (4) Existence of inadequate site improvements.
- A. Curb and gutter, sidewalk are nonexistent or deficient except where new construction has occurred in recent years.
 - B. Streets, 2000 North and Pleasant View Drive are too narrow. Many interior lots have no street access, limiting developments of these lots.

These physical conditions within the project area are described in greater detail in the blight survey which is by reference incorporated herein and made a part hereof.

b. Social Conditions

The project area is primarily vacant and commercial in its land uses. Because of this, the future land use will be primarily commercial. The City also wishes to provide areas for light industrial/office in order to promote job opportunities for the community.

c. Economic Conditions

Economic dislocation has occurred in the project area. The blighted conditions in the area make it difficult for private investment to be attracted to the area unless a program is undertaken to upgrade the entire area. The proposed Redevelopment Plan addresses this issue.

3. Financial Analysis Describing the Proposed Method of Financing Redevelopment at the Project Area

The Agency is a separate government entity established pursuant to the Utah Neighborhood Development Act of 1969. Its purpose is to prepare and carry out plans for the improvement, rehabilitation, and redevelopment of blighted areas within the territorial limits of North Ogden City. To accomplish this objective, the Agency may acquire land, relocate residents and businesses, demolish deteriorated improvements, grade land, provide ancillary off-site improvements, and resell the land to the public or private sector for development. The Agency can enter into contracts and issue bonds or other obligations.

Most of the Agency's activities are funded by tax increment financing. Under tax increment financing, the assessed value of all personal and real property within the redevelopment area in the year prior to the adoption of the redevelopment plan becomes the base year. In all years following the base year, the local taxing unit receives the taxes generated by applying the current year tax levy to the base year assessed valuation. The Agency will receive any taxes collected due to an increase in the assessed value of the redevelopment area over that of the base year.

The Utah Neighborhood Development Act provides a means for financing redevelopment projects based upon an allocation of taxes collected within a redevelopment project area. The assessed valuation of a project area last equalized prior to plan adoption, or base roll, is established and, except for the period during which the acquired property is temporarily in agency ownership, the taxing bodies thereafter receive the taxes produced by the levy of the current tax rate upon the base roll. Taxes collected upon any increase in assessed valuation over the base roll are to be paid to the Agency for the repayment of any indebtedness incurred in financing or refinancing a project. The Agency has no authority to levy taxes and must look specifically to the allocation of taxes produced as above described.

In determining the economic feasibility of the plan, the Agency determine the present real property tax base within the project area and estimated future increments in assessed valuation and resulting incremental tax revenues. The tax base for the redevelopment project area is equal to the sum of the assessed values of real property, personal property and State-assessed property for the "base year" or the tax assessment roll preceding the year in which the redevelopment project area plan is officially adopted.

The Agency reviewed the locally-assessed and the State-assessed property valuations through the office of the County Assessor.

It is the intent of the Agency to implement the redevelopment plan as monies become available from tax increment funds, generated by the investment of private capital within the project area, and other sources of revenue to the Agency such as loans, grants, gifts, and bonds, as authorized by law. The implementation of redevelopment projects in the

project area is economically feasible because as redevelopment occurs, each project will generate additional tax increment revenues, resulting from the increased value of land and improvements, which will be used to further additional development within the project area.

4. Relocation Plan

The redevelopment project area plan incorporates by reference the provisions of the Utah Relocation Assistance Act as found in Section 52-12-1, et seq., Utah Code Annotated 1953, as amended. Should relocation become necessary the Agency will adopt rules governing relocation assistance.

5. Analysis of the Preliminary Plans

All the land uses determined appropriate for the Project Area are in accordance with the general guidelines of the Master Plan and the applicable Planning and Zoning Codes of North Ogden City.

Planning criteria in the redevelopment plan relative to land uses, densities, characteristics of internal circulation systems, and need and type of public improvements are consistent with the long-range plans of North Ogden City for redevelopment of the project area.

The redevelopment within the project area may be considered by North Ogden City Planning and Zoning Commission as a planned unit development. It shall be subject to the provisions of applicable requirements of the City's Master Plan and other applicable development codes and ordinances.

The redevelopment plan conforms with the Master Plan North Ogden City in that it relates to the definite and local objectives of retaining and promoting an economically healthy and growing community, by providing adequate and desirable locations for redevelopment and uses within an atmosphere which will encourage the removal of blight from the project area. The plan is related to local objectives in that the land use proposals will strengthen and widen the range of activities within the project area. Order and visual identity through a variety of design principles will be provided, creating a healthy and pleasing environment for shopping, working, and living. Public improvements will be upgraded in the area to eliminate hazards and unsightliness, and adequate off-street parking will be provided in new developments.

6. The Report and Recommendation of the Planning Commission

See the attached letter report and recommendation from the North Ogden City Planning Commission, which is incorporated herein.

7. Rules and Governing Owner Participation

In accordance with Section 17A-2-1214.1, the Agency has adopted by resolution rules governing owner and tenant participation within the project area. Said rules are incorporated herein and made a part hereof.

When recorded, please mail to:

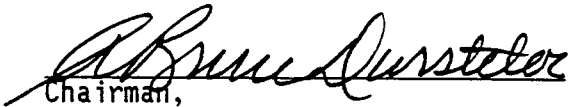
Cleo M. Christensen
City Recorder
North Ogden City
505 East 2600 North
North Ogden, Utah 84414

E# 1125154 BK1590 PG1901
DOUG CROFTS, WEBER COUNTY RECORDER
27-NOV-90 913 AM FEE \$000.00 DEP MH
REC FOR: NORTH_OGDEN_CITY

Notice of Adoption of a Redevelopment Plan Entitled "North Ogden City Central Business District Development Plan", Dated September 18, 1990

Pursuant to Section 17A-2-1232, Utah Code Annotated, as amended, the following information is recorded in the Office of the Recorder of Weber County:

1. A description of the land within the project area. See attached description.
2. A statement that the Redevelopment Plan for the project area has been approved. The City Council of North Ogden City has adopted a redevelopment plan entitled, "North Ogden City Central Business District Development Plan", dated September 18, 1990 by Ordinance on November 13, 1990.
3. The date of approval. The Redevelopment Plan was approved on the 13th day of November 1990 at the time the Ordinance was adopted and became effective on the 14th day of November 1990, the date the ordinance was first posted.

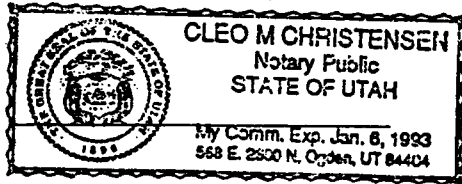

Chairman,
North Ogden Redevelopment Agency

State of Utah)
):ss
County of Weber)

On this 21 day of November, 1990 personally appeared before me, A. Bruce Dursteler, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Cleo M Christensen
Notary Public Residing at:

My Commission Expires:



LEGAL DESCRIPTION
NORTH OGDEN CITY REDEVELOPMENT AREA NO. 1

A part of the Southeast Quarter of Section 29, Township 7 North, Range 1 West; part of the Southwest Quarter of Section 28, Township 7 North, Range 1 West; part of the East half of Section 32, Township 7 North, Range 1 West and part of the West half of Section 33, Township 7 North, Range 1 West; Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of the intersection of 2650 North Street and 450 East Street, North Ogden City Survey, Plat "A", Weber County, Utah; running thence South $0^{\circ}15'$ West 66.00 feet to the Southeast corner of said intersection, thence South $0^{\circ}15'$ West 402 feet more or less along the East line of 450 East Street to the Northeast corner of the intersection of 2600 North and 450 East Streets, thence South 66.00 feet to a point on the South line of 2600 North Street, thence East along the South line of Said 2600 North Street 185 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 18-047-0012, thence South 198 feet, thence West 268 feet more or less, thence North 198 feet to the South line of 2600 North Street, thence West 420.8 feet to the East line of Washington Blvd., thence South $0^{\circ}15'$ West 809.93 feet along the East line of said Washington Blvd. to the Northwest corner of Weber County Tax I.D. Parcel 18-046-0002, thence South $89^{\circ}45'$ East 647 feet more or less to the centerline of the North Ogden Canal, thence Southeasterly along said Canal centerline to a point on the East line of Weber County Tax I.D. Parcel 18-045-0013, thence South $0^{\circ}15'$ West 448.30 feet along the East line of said Parcel 18-045-0013, thence North $89^{\circ}45'$ West 1089.0 feet along the South line of said Parcel 18-045-0013 to the East line of Washington Blvd., thence South $0^{\circ}15'$ West 1365.9 feet to the Northeast corner of the intersection of 2100 North Street and Washington Blvd., thence South $0^{\circ}15'$ West 66.00 feet to the Southeast corner of said intersection, thence South $0^{\circ}15'$ West 590 feet more or less along the East line of Washington Blvd. to the Northwest corner of Lot No. 72, Jillville Subdivision No. 1, North Ogden City, Weber County, Utah, thence South $89^{\circ}35'$ East 540.48 feet

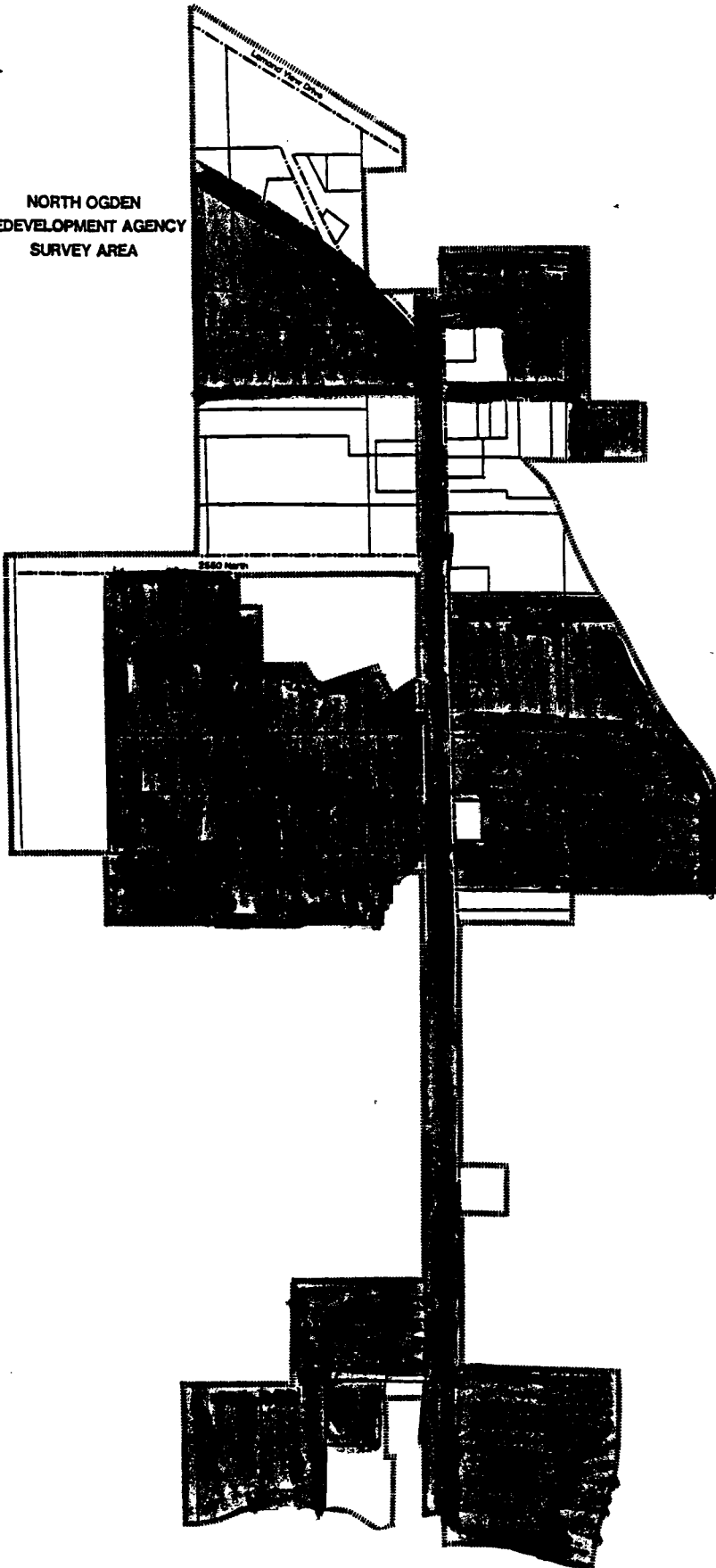
along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South $0^{\circ}50'$ West 342.62 feet, South $7^{\circ}35'$ West 186.51 feet and South $20^{\circ}30'$ West 244.59 feet to the South line of said Lot No. 72 and the North line of 1900 North Street, thence South $20^{\circ}30'$ West to the South line of 1900 North Street, thence Northwesterly 520 feet more or less along said South line of 1900 North Street to the Southeast corner of the intersection of 1900 North Street and Washington Blvd., thence North $89^{\circ}10'$ West 132.00 feet to the West line of said Washington Blvd, thence North $0^{\circ}15'$ East 680 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0010, thence West 200 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0042, thence South 265 feet, thence West 224.2 feet to the East line of Weber County Tax I.D. Parcel 17-068-0045, thence South 250 feet more or less along said East line to the centerline of Coldwater Creek, thence Westerly along the centerline of said Creek to the Southwest corner of Weber County Tax I.D. Parcel 17-068-0069, thence North $0^{\circ}38'45''$ East 608 feet more or less along the West line of said parcel to the Northwest corner of said parcel, thence East 470 feet more or less to the projection of the West line of Weber County Tax I.D. Parcel 17-069-0029, thence North 460 feet more or less along the West lines of Weber County Tax I.D. Parcels 17-069-0029, 17-069-0027 and 17-069-0024 to the Northwest corner of Weber County Tax I.D. Parcel 17-069-0024, thence East 558 feet more or less along the North line of said Parcel to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 1721 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel No. 18-056-0023, thence West 165 feet, thence South 133 feet, thence West 101 feet more or less, thence South 78 feet, thence West 1055 feet to the Southwest corner of Weber County Tax I.D. Parcel 18-056-0006, thence North $0^{\circ}15'$ East 1512.69 feet to the North line of 2550 North Street, thence South $89^{\circ}41'30''$ West 1320 feet more or less to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 672.79 feet along said West line to the Southeast corner of Weber County Tax I.D. Parcel 18-049-0013, thence North $89^{\circ}45'$ West 907.4 feet, thence North $0^{\circ}15'$ East 757.15 feet, thence South $89^{\circ}45'$ East 50 feet,

thence North $0^{\circ}15'$ East 50 feet, thence North $57^{\circ}11'$ West 59.34 feet, thence North $0^{\circ}15'$ East 36.62 feet to the South line of Pleasant View Drive, thence Southeasterly 600 feet more or less along said South line to the Northwest corner of Weber County Tax I.D. Parcel 18-055-0017, thence four courses (4) courses along the boundary of said Parcel as follows: Southwesterly 35.00 feet, 235 feet more or less along the arc of a 1834.9 foot radius curve to the right, South $44^{\circ}10'$ East 37.17 feet and Northeasterly 35 feet to the South line of Pleasant View Drive, thence two (2) courses along said South line as follows:- South $44^{\circ}10'$ East 144 feet more or less and Southeasterly 225 feet more or less to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 424.6 feet more or less along said West line to the projection of the North line of 2650 North Street, thence South $89^{\circ}45'$ East 132 feet to the Northeast corner of the intersection of 2650 North Street and Washington Blvd., thence South $89^{\circ}45'$ East 435 feet along the North line of 2650 North Street to the Northwest corner of the intersection of 2650 North Street and 450 East Street, thence South $89^{\circ}45'$ East 66 feet to the point of beginning.

EXCEPTING THEREFROM, the following Weber County Tax I.D. Parcels: 18-056-0011, 18-056-0019, 18-056-0032, 18-007-0007, 18-007-0003, 18-045-0022, 18-056-0040 and 18-056-0041.



NORTH OGDEN
REDEVELOPMENT AGENCY
SURVEY AREA



A/P ASSOCIATES

December 17, 1990

Ben Lomand Cemetary
526 East 2850 North
North Ogden, Utah
Attn: Manager

Dear Sir:

On November 13, 1990 the North Ogden City Council adopted by ordinance a redevelopment plan entitled the "North Ogden City Central Business District Development Plan."

In accordance with Section 17A-2-1256, the following information has been attached for your review and files:

1. A copy of the ordinance adopting the plan.
2. A specific legal description of the North Ogden City Central Business District project area.
3. A map outlining the project area.

Should you have questions concerning any of the information or about the project area in general, please contact my office.

Sincerely,

Dennis Shupe
Dennis Shupe *RS*
City Administrator

ORDINANCE _____

AN ORDINANCE OF THE CITY OF NORTH OGDEN ADOPTING A REDEVELOPMENT PLAN ENTITLED "NORTH OGDEN CITY CENTRAL BUSINESS DISTRICT DEVELOPMENT PLAN", DATED SEPTEMBER 18, 1990 AS THE FIRST OFFICIAL REDEVELOPMENT PLAN OF NORTH OGDEN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH OGDEN UTAH:

1. That Sections 1 through 7 to be titled North Ogden Center Business District Development Plan dated September 18, 1990 be adopted as part of Chapter Article ___ of the revised ordinances of the City of North Ogden, Utah to read as follows:

Section 1 DEVELOPMENT PLAN OFFICIALLY DESIGNATED

The "North Ogden City Center Business District Development Plan", dated September 13, 1990 (hereafter referred to as the Redevelopment Plan) is hereby designated as the official redevelopment plan of the project area.

Section 2 PROJECT BOUNDARIES

The legal description of the boundaries of the project area is as follows:

A part of the Southeast Quarter of Section 29, Township 7 North, Range 1 West; part of the Southwest Quarter of Section 28, Township 7 North, Range 1 West; part of the East half of Section 32, Township 7 North, Range 1 West and part of the West half of Section 33, Township 7 North, Range 1 West; Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of the intersection of 2650 North Street and 450 East Street, North Ogden City Survey, Plat "A", Weber County, Utah; running thence South 0° 15' West 66.00 feet to the Southeast corner of said intersection, thence South 0° 15' West 402 feet more or less along the East line of 450 East Street to the Northeast corner of the intersection of 2600 North and 450 East Streets, thence South 66.00 feet to a point on the South line of 2600 North Street, thence East along the South line of Said 2600 North Street 185 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 18-047-0012, thence South 198 feet, thence West 268 feet more or less, thence North 198 feet to the South line of 2600 North Street, thence West 420.8 feet to the East line of Washington Blvd., thence South 0° 15' West 809.93 feet along the East line of said Washington Blvd. to the Northwest corner of Weber County Tax I.D. Parcel 18-046-0002, thence South 89° 45' East 647 feet more or less to the centerline of the North Ogden Canal, thence Southeasterly along said Canal centerline to a point on the East line of Weber County Tax I.D. Parcel 18-045-0013, thence South 0° 15' West 448.30 feet along the East line of said Parcel 18-045-0013, thence North 89° 45' West 1089.0 feet along the South line of said Parcel 18-045-0013 to the East line of Washington Blvd., thence South 0° 15' West 1365.9 feet to the Northeast corner of the intersection of 2100 North Street and Washington Blvd., thence South 0° 15' West 66.00

feet to the Southeast corner of said intersection, thence South $0^{\circ}15'$ West 590 feet more or less along the East line of Washington Blvd. to the Northwest corner of Lot No. 72, Jillville Subdivision No. 1, North Ogden City, Weber County, Utah, thence South $89^{\circ}35'$ East 540.48 feet along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South $0^{\circ}50'$ West 342.62 feet, South $7^{\circ}35'$ West 186.51 feet and South $20^{\circ}30'$ West 244.59 feet to the South line of said Lot No. 72 and the North line of 1900 North Street, thence South $20^{\circ}30'$ West to the South line of 1900 North Street, thence Northwesterly 520 feet more or less along said South line of 1900 North Street to the Southeast corner of the intersection of 1900 North Street and Washington Blvd., thence North $89^{\circ}10'$ West 132.00 feet to the West line of said Washington Blvd, thence North $0^{\circ}15'$ East 680 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0010, thence West 200 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0042, thence South 265 feet, thence West 224.2 feet to the East line of Weber County Tax I.D. Parcel 17-068-0045, thence South 250 feet more or less along said East line to the centerline of Coldwater Creek, thence Westerly along the centerline of said Creek to the Southwest corner of Weber County Tax I.D. Parcel 17-068-0069, thence North $0^{\circ}38'45''$ East 608 feet more or less along the West line of said parcel to the Northwest corner of said parcel, thence East 470 feet more or less to the projection of the West line of Weber County Tax I.D. Parcel 17-069-0029, thence North 460 feet more or less along the West lines of Weber County Tax I.D. Parcels 17-069-0029, 17-069-0027 and 17-069-0024 to the Northwest corner of Weber County Tax I.D. Parcel 17-069-0024, thence East 558 feet more or less along the North line of said Parcel to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 1721 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel No. 18-056-0023, thence West 165 feet, thence South 133 feet, thence West 101 feet more or less, thence South 78 feet, thence West 1055 feet to the Southwest corner of Weber County Tax I.D. Parcel 18-056-0006, thence North $0^{\circ}15'$ East 1512.69 feet to the North line of 2550 North Street, thence South $89^{\circ}41'30''$ West 1320 feet more or less to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 672.79 feet along said West line to the Southeast corner of Weber County Tax I.D. Parcel 18-049-0013, thence North $89^{\circ}45'$ West 907.4 feet, thence North $0^{\circ}15'$ East 757.15 feet, thence South $89^{\circ}45'$ East 50 feet, thence North $0^{\circ}15'$ East 50 feet, thence North $57^{\circ}11'$ West 59.34 feet, thence North $0^{\circ}15'$ East 36.62 feet to the South line of Pleasant View Drive, thence Southeasterly 600 feet more or less along said South line to the Northwest corner of Weber County Tax I.D. Parcel 18-055-0017, thence four courses (4) courses along the boundary of said Parcel as follows: Southwesterly 35.00 feet, 235 feet more or less along the arc of a 1834.9 foot radius curve to the right, South $44^{\circ}10'$ East 37.17 feet and Northeasterly 35 feet to the South line of Pleasant View Drive, thence two (2) courses along said South line as follows: South $44^{\circ}10'$ East 144 feet more or less and Southeasterly 225 feet more or less to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 424.6 feet more or less along said West line to the projection of the North line of 2650 North Street, thence South $89^{\circ}45'$ East 132 feet to the Northeast corner of the intersection of 2650 North Street and Washington Blvd.,

thence South 89°45' East 435 feet along the North line of 2650 North Street to the Northwest corner of the intersection of 2650 North Street and 450 East Street, thence South 89°45' East 66 feet to the point of beginning.

EXCEPTING THEREFROM, the following Weber County Tax I.D. Parcels: 18-056-0011, 18-056-0019, 18-056-0032, 18-007-0007, 18-007-0003, 18-045-0022, 18-056-0040 and 18-056-0041.

Section 3 PURPOSES OF REDEVELOPMENT PLAN

The purposes and intent of the North Ogden City Council, with respect to the project area, is to accomplish the following purposes by adoption of the Redevelopment Plan.

- a. Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- b. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities.
- c. Rehabilitation of buildings to assure sound long term economic activity in the core area of North Ogden City.
- d. The elimination of environmental deficiencies, including, among others, small and irregular lot subdivision, overcrowding of the land and inadequate off-street parking.
- e. Achievement of an environment reflecting a high level of concern for architectural and urban design principles developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.
- f. Implement the tax increment financing provisions of the Utah Neighborhood Act, which is incorporated herein by reference and made a part of this ordinance.
- g. The strengthening of the tax base and economic health of the entire community and of the State of Utah.
- h. Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscaped area, public parking and other public improvements.

Section 4 Plan INCORPORATED BY REFERENCE

The Redevelopment Plan is incorporated herein by reference and made a part of this ordinance. Three copies of said plan shall be filed and maintained in the office of the City Recorder for public inspection.

Section 5 COUNCIL FINDINGS

The North Ogden City Council hereby determines and finds the following:

- a. The project area is a "blighted area" as defined in Section 17A-2-1202, Utah Code, and that the redevelopment of said area is necessary to effectuate the public purposes set forth in the Utah Neighborhood Development Act and public purposes intended by the establishment of the North Ogden Redevelopment Agency.
- b. The redevelopment plan would redevelop the above described area in conformity with the Utah Neighborhood Development Act and is in the best interest of the public peace, health, safety, and welfare of the area and the community.
- c. The adoption and carrying out of the plan is feasible and economically sound.
- d. The redevelopment plan conforms to and is compatible with the master plan of North Ogden City.
- e. The carrying out of the redevelopment plan will promote the public peace, health, safety, and welfare of the community and will effectuate the purposes and policy of the Utah Neighborhood Development Act.
- f. The condemnation of the real property, if and as provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made of the payment of said property to be acquired as required by law.
- g. The North Ogden City Redevelopment Agency of has a feasible plan for the relocation of persons, if any to be temporarily or permanently displaced from housing facilities in the project area.
- h. Persons displaced from the project area, if any, are able to find or will be able to find either in the project area or in areas not generally less desirable facilities, and at rents or prices within their financial means and available to them, decent, safe, and sanitary dwellings displaced and reasonable accessible to their places of employment.

Section 6 HOUSING FACILITIES

The North Ogden City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area, if any, are displaced, and that pending the development of such facilities, temporary housing at comparable rents to those existing at the time of the displacement will be available in the general area.

Section 7 TAX INCREMENT FINANCING

This ordinance incorporates the provisions of tax increment financing permitted by the Utah Neighborhood Development Act and specifically Section 17A-2-1247, UCA, which provides as follows:

- a. Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of Utah, any city, county, city and county, district or other public corporation (hereinafter sometimes called "Taxing Agencies") after the effective date of this Ordinance shall be divided as follows:
 - (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency of agencies which did not include the territory in a redevelopment project on the effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and ...
 - (2) In a redevelopment project with a redevelopment plan adopted after April, 1983, that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1) shall be allocated to and when collected shall be paid in to a special fund of the redevelopment agency according to the limits set forth in subsection (3) to pay the principal and interest on loans, money advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) included in such redevelopment agency after April 1, 1983, to finance or refinance, in whole or in part, such redevelopment.

Payment of tax revenues to the redevelopment agency shall be subject to and shall accept uncollected or delinquent taxes in the same manner as payments of taxes to other taxing agencies are subject to collection. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subsection (a)(1) of this section, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances and indebtedness, if any, any interest thereon, have been paid, taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

- (3) For purposes of subsection (2) to the maximum amounts which shall be allocated to and when collected shall be paid into the special fund of the redevelopment agency may not exceed the following percentages.
 - A. For a period of the first five (5) years commencing from the first tax year a redevelopment agency accepts an amount allocated to and when collected paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, money advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) which loans, advances, or indebtedness are incurred by such redevelopment agency after April 1, 1983, one hundred percent (100%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);
 - B. For a period of the next five (5) years, eighty percent (80%) of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);
 - C. For a period of the next five (5) years, seventy-five percent (75%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);
 - D. For a period of the next five (5) years, seventy percent (70%) of the portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1);

E. For a period of the next (5) years, sixty percent (60%) of that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into the funds of the respective taxing agencies under subsection (1).

(4) Nothing contained in subsection (a)(2), and (a)(3) shall prevent an Agency from receiving a greater percentage than those set forth in subsection (a)(3) of the levied taxes of any local taxing agency each year in excess of the amount allocated to and when collected paid into funds of the respective local taxing agency if the governing body of such taxing agency consents in writing.

2. In the opinion the North Ogden City Council, it is necessary to health and safety of the inhabitants of the City that this ordinance becomes effective upon its adoption and publication or posting.

PASSED, ADOPTED AND ORDERED PUBLISHED BY THE NORTH OGDEN City Council
this 13th day of November, 1990

Mayor

ATTEST:

City Recorder

LEGAL DESCRIPTION
NORTH OGDEN CITY REDEVELOPMENT AREA NO. 1

A part of the Southeast Quarter of Section 29, Township 7 North, Range 1 West; part of the Southwest Quarter of Section 28, Township 7 North, Range 1 West; part of the East half of Section 32, Township 7 North, Range 1 West and part of the West half of Section 33, Township 7 North, Range 1 West; Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of the intersection of 2650 North Street and 450 East Street, North Ogden City Survey, Plat "A", Weber County, Utah; running thence South $0^{\circ}15'$ West 66.00 feet to the Southeast corner of said intersection, thence South $0^{\circ}15'$ West 402 feet more or less along the East line of 450 East Street to the Northeast corner of the intersection of 2600 North and 450 East Streets, thence South 66.00 feet to a point on the South line of 2600 North Street, thence East along the South line of Said 2600 North Street 185 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 18-047-0012, thence South 198 feet, thence West 268 feet more or less, thence North 198 feet to the South line of 2600 North Street, thence West 420.8 feet to the East line of Washington Blvd., thence South $0^{\circ}15'$ West 809.93 feet along the East line of said Washington Blvd. to the Northwest corner of Weber County Tax I.D. Parcel 18-046-0002, thence South $89^{\circ}45'$ East 647 feet more or less to the centerline of the North Ogden Canal, thence Southeasterly along said Canal centerline to a point on the East line of Weber County Tax I.D. Parcel 18-045-0013, thence South $0^{\circ}15'$ West 448.30 feet along the East line of said Parcel 18-045-0013, thence North $89^{\circ}45'$ West 1089.0 feet along the South line of said Parcel 18-045-0013 to the East line of Washington Blvd., thence South $0^{\circ}15'$ West 1365.9 feet to the Northeast corner of the intersection of 2100 North Street and Washington Blvd., thence South $0^{\circ}15'$ West 66.00 feet to the Southeast corner of said intersection, thence South $0^{\circ}15'$ West 590 feet more or less along the East line of Washington Blvd. to the Northwest corner of Lot No. 72, Jillville Subdivision No. 1, North Ogden City, Weber County, Utah, thence South $89^{\circ}35'$ East 540.48 feet

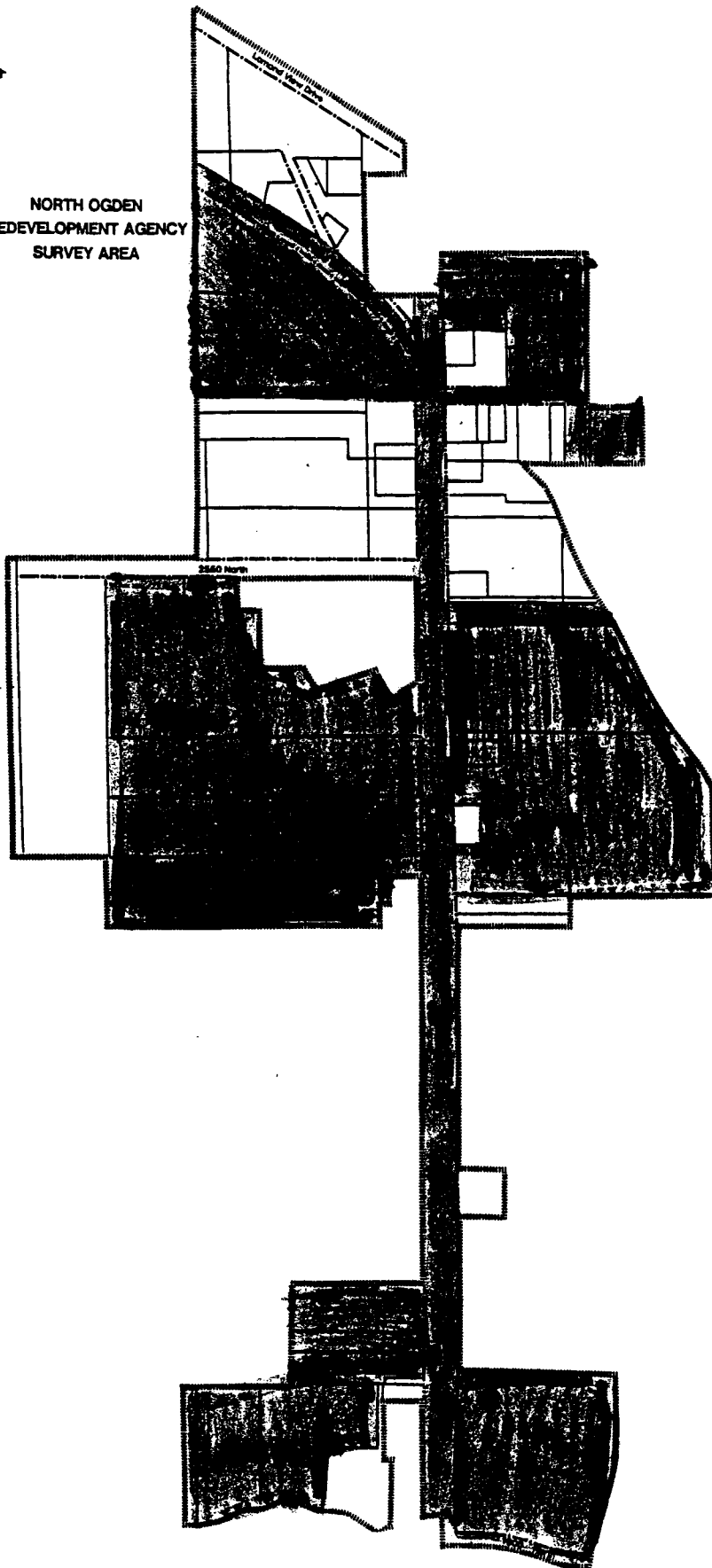
along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South $0^{\circ}50'$ West 342.62 feet, South $7^{\circ}35'$ West 186.51 feet and South $20^{\circ}30'$ West 244.59 feet to the South line of said Lot No. 72 and the North line of 1900 North Street, thence South $20^{\circ}30'$ West to the South line of 1900 North Street, thence Northwesterly 520 feet more or less along said South line of 1900 North Street to the Southeast corner of the intersection of 1900 North Street and Washington Blvd., thence North $89^{\circ}10'$ West 132.00 feet to the West line of said Washington Blvd, thence North $0^{\circ}15'$ East 680 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0010, thence West 200 feet more or less to the Northeast corner of Weber County Tax I.D. Parcel 17-068-0042, thence South 265 feet, thence West 224.2 feet to the East line of Weber County Tax I.D. Parcel 17-068-0045, thence South 250 feet more or less along said East line to the centerline of Coldwater Creek, thence Westerly along the centerline of said Creek to the Southwest corner of Weber County Tax I.D. Parcel 17-068-0069, thence North $0^{\circ}38'45''$ East 608 feet more or less along the West line of said parcel to the Northwest corner of said parcel, thence East 470 feet more or less to the projection of the West line of Weber County Tax I.D. Parcel 17-069-0029, thence North 460 feet more or less along the West lines of Weber County Tax I.D. Parcels 17-069-0029, 17-069-0027 and 17-069-0024 to the Northwest corner of Weber County Tax I.D. Parcel 17-069-0024, thence East 558 feet more or less along the North line of said Parcel to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 1721 feet more or less along said West line to the Northeast corner of Weber County Tax I.D. Parcel No. 18-056-0023, thence West 165 feet, thence South 133 feet, thence West 101 feet more or less, thence South 78 feet, thence West 1055 feet to the Southwest corner of Weber County Tax I.D. Parcel 18-056-0006, thence North $0^{\circ}15'$ East 1512.69 feet to the North line of 2550 North Street, thence South $89^{\circ}41'30''$ West 1320 feet more or less to the West line of Washington Blvd., thence North $0^{\circ}15'$ East 672.79 feet along said West line to the Southeast corner of Weber County Tax I.D. Parcel 18-049-0013, thence North $89^{\circ}45'$ West 907.4 feet, thence North $0^{\circ}15'$ East 757.15 feet, thence South $89^{\circ}45'$ East 50 feet,

thence North 0°15' East 50 feet, thence North 57°11' West 59.34 feet, thence North 0°15' East 36.62 feet to the South line of Pleasant View Drive, thence Southeasterly 600 feet more or less along said South line to the Northwest corner of Weber County Tax I.D. Parcel 18-055-0017, thence four courses (4) courses along the boundary of said Parcel as follows: Southwesterly 35.00 feet, 235 feet more or less along the arc of a 1834.9 foot radius curve to the right, South 44°10' East 37.17 feet and Northeasterly 35 feet to the South line of Pleasant View Drive, thence two (2) courses along said South line as follows: South 44°10' East 144 feet more or less and Southeasterly 225 feet more or less to the West line of Washington Blvd., thence North 0°15' East 424.6 feet more or less along said West line to the projection of the North line of 2650 North Street, thence South 89°45' East 132 feet to the Northeast corner of the intersection of 2650 North Street and Washington Blvd., thence South 89°45' East 435 feet along the North line of 2650 North Street to the Northwest corner of the intersection of 2650 North Street and 450 East Street, thence South 89°45' East 66 feet to the point of beginning.

EXCEPTING THEREFROM, the following Weber County Tax I.D. Parcels: 18-056-0011, 18-056-0019, 18-056-0032, 18-007-0007, 18-007-0003, 18-045-0022, 18-056-0040 and 18-056-0041.



NORTH OGDEN
REDEVELOPMENT AGENCY
SURVEY AREA



A/P ASSOCIATES

Taxing Agencies

Weber County Commission
Chairman William A. Bailey
2510 Washington Blvd.
Ogden, Utah 84401

State Tax Commission
Heber M. Wells Office Bldg.
160 East 3rd South
SLC, Utah 84134
Attn: Finch Bingham

Weber County School District
5400 So. 500 E.
Washington Terrace, Utah
Attn: Superintendent William Reese

Weber Basin Water
Highway 89 and Hill Field Road
Layton, Utah
Ivan Flint

Steven Bexell
Weber County Assessor
Ogden Municipal Bldg.
Ogden, Utah 84401

Pine View Water
471 W. 2nd Street
Ogden, Utah

Central Weber Sewer
District
2618 W. Pioneer Rd.
Ogden, Utah 84404
Attn: Leon Poulsen

Ben Lomand Cemetary
526 E. 2850 No.
North Ogden, Utah
Attn: Manager

Delbert C. Dabb
Weber County Auditor
Ogden Municipal Bldg Attn:
Ogden, Utah 84401

Kenneth Dallinga
Weber County Treasurer
Ogden Municipal Bldg.
Ogden, Utah 84401



OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-047-0010

Change Dates: Name 12-JAN-81 Tax Unit 12-JAN-81

Owner	ATKINSON, GRANT & WF	Property Address	
Second	TESSIE K ATKINSON	Street	451 E 2600 N
Part of		City	OGDEN UT Zip 84414
Street	451 E 2600 N		
City-State	OGDEN UT	Zip	84414 Tax Unit 10

Additional Names

Prior
Serials

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date
321-04-01	WARRANTY DEED	10/11/65	10-NOV-65

Comments

Char Mode: Replace Page 1

Count: *1

Average. 30

6090

Market Value 11,264
49,900
 60,664

Assessed Value 6,758
29,664
 36,422

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-047-0011

Change Dates: Name 11-AUG-89 Tax Unit 08-SEP-78

Owner	ANDERSON, MOYLE E &	Street	Property Address
Second	AFTON R ANDERSON TRUSTEES	City	Zip
Care of			
Street	82226 BELMONT ST		
City-State	JOSHUA TREE CA	Zip 92252	Tax Unit 10

Additional Names

MOYLE AND AFTON ANDERSON TRUST, MOYLE E ANDERSON TRUSTEE AND OR AFTON R ANDERSON TRUSTEE	Prior Serials

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date	Prior Serials
365-2293	QUIT CLAIM DEED	14/00/89	11-AUG-89	

Comments

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Count: *1

Average Part of 0012

8090

M.U 2,000

A.U 1600

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-047-0012

Change Dates: Name 11-AUG-89 Tax Unit 08-SEP-78

Owner ANDERSON, MOYLE E &
 Second AFTON R ANDERSON TRUSTEE
 Care of Street 457 E 2600 N
 Street 52226 BELMONT ST City OGDEN UT Zip 84414
 City-State JOSHUA TREE CA Zip 92252 Tax Unit 10

Additional Names

MOYLE AND AFTON ANDERSON TRUST, MOYLE E ANDERSON TRUSTEE
 MO OR AFTON R ANDERSON TRUSTEE

Prior
Serials

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date
365-2293	QUIT CLAIM DEED	14/00/89	11-AUG-89

Comments

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Count: *1

Acres .90

Market Value 20,333

Assessed Value 12,200

20,000

12,000

40,333

24,200

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-049-0010

Change Dates: Name 30-JUL-90 Tax Unit 16-JUL-90

-----*-----
 Owner VERLE_N_BARKER_INVESTMENT_CO | Property Address
 Second _____ | Street _____
 are of _____ | City _____ Zip _____
 Street 2525_N_400_E
 City-State OGDEN_UT Zip 84414 Tax Unit 5
 -----*-----
 Additional Names

		Prior Serials
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

-----*-----
 Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date		
374-0258	QUIT_CLAIM_DEED	31/12/80	31-DEC-80	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

-----*-----
 Comments

.62 ACRES
 M.U. 5,750
 Assess. 300

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-049-0011

Change Dates: Name 30-JUL-90 Tax Unit 16-JUL-80

Owner VERLE_N_BARKER_INVESTMENT_CO | Property Address
 Record | Street
 are of | City Zip
 Street 2525_N_400_E
 City-State OGDEN_UT Zip 84414 Tax Unit 10

Additional Names

Prior
Serials
18-049-0012

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date
374-0258	QUIT_CLAIM_DEED	31/12/80	31-DEC-80

Comments

Char Mode: Replace Page 1

Count: *1

AC. 6.38

M.C. 59,138

ASSESS 3,050

G.B.

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-049-0013 Change Dates: Name 12-JAN-81 Tax Unit 12-JAN-81

Owner	BARKER, WAYNE R	Property Address	
Second		Street	2601 N 400 E
Name of		City	OGDEN UT Zip 84414
Street	3005 N 425 E		
City-State	OGDEN UT	Zip	84414 Tax Unit 10
Additional Names			

Current References				Prior Serials	
Book/Page	Kind of Instrument	Deed Date	Recorded Date		
029-0566	WARRANTY DEED	31/12/36	14-OCT-37		
0580 0559	QUIT CLAIM DEED	29 05 58	27-MAY-58		
Comments					

Char Mode: Replace Page 1

Count: *1

A.C 1.19

M.U. 57,580 - LAND
 27,200 Build
85,000

A.U. 46,065 - Land
 21,760 Building
67,825

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-055-0011 Change Dates: Name 21-DEC-80 Tax Unit 27-MAR-89

-----*-----
 Owner VERLE_N_BARKER_INVESTMENT_CO | Property Address
 Second | Street
 Line of | City Zip
 Street 2525_N_400_E *-----*
 City-State OGDEN_UT Zip 84414 Tax Unit 10
 -----*-----
 Additional Names

	Prior Serials
-----	18-055-0010
-----	-----
-----	-----

----- Current References -----

Book/Page	Kind of Instrument	Deed Date	Recorded Date			
374-0258	QUIT_CLAIM_DEED	31/12/80	31-DEC-80			
-----	-----	-----	-----			
-----	-----	-----	-----			

----- Comments -----

1.41 Acres.
 M.U. 13,132
 Assessment 6669

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-055-0013 Change Dates: Name 31-DEC-80 Tax Unit 16-JUL-80

Owner MERLE_N_BARKER_INVESTMENT_CO | Property Address
 Second | Street
 Name of | City Zip
 Street 2525_N_400_E *
 City-State OGDEN_UT Zip 84414 Tax Unit 10

----- Additional Names -----

Prior
Serials
18-055-0012

----- Current References -----
 Book/Page Kind of Instrument Deed Date Recorded Date
 874-0258 QUIT_CLAIM_DEED 31/12/80 31-DEC-80

----- Comments -----

2.17 ACRES.

Market Value 20,250

Assessment 1,050

Green Belt.

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-056-0017

Change Dates: Name 26-OCT-79 Tax Unit _____

 Owner BROWN, ARTHUR F & WF _____ | Property Address _____
 Second ORBA E BROWN _____ | Street 2147 N 400 E _____
 Part of _____ | City OGDEN UT Zip 84414 _____
 Street 2357 N 400 E _____ |
 City-State OGDEN UT Zip 84414 Tax Unit 3
 ----- Additional Names -----

		Prior Serials
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

----- Current References -----

Book/Page	Kind of Instrument	Deed Date	Recorded Date	Prior Serials
012-0859	WARRANTY DEED _____	03/03/59	26-DEC-72	_____
1850 0342	AFFT & DTH CERT _____	_____	26-OCT-79	_____
_____	_____	_____	_____	_____
----- Comments -----				_____
_____				_____
_____				_____

Acuage 6.36

M.U. 99,500 - Land

A.U. 3,000 G.B.

1678 - Building -

1,350

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-056-0018 Change Dates: Name _____ Tax Unit _____

Owner WAHLQUIST, JOSEPH_F_1/4_ETAL _____ Property Address _____
 Second _____ Street _____
 are of _____ City _____ Zip _____
 Street 824 WASH BLVD _____
 City-State OGDEN_UT _____ Zip 84414 _____ Tax Unit 3

----- Additional Names -----
 JOSEPH_F_WAHLQUIST 1/4 ELIZABETH_F_WAHLQUIST 1/4
 KEITH_F_WAHLQUIST 1/4 ANDREW_F_WAHLQUIST 1/4

----- Current References -----

Book/Page	Kind of Instrument	Deed Date	Recorded Date	Prior Serials
881-0325	ORDER & DECREE	02/01/68	26-JAN-68	
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

----- Comments -----

Average - 6.36
 M.U. 49,138
 A.U. 39,550

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-056-0029

Change Dates: Name 12-JAN-81 Tax Unit 12-JAN-81

Owner WAHLQUIST, JOSEPH F 1/4 ETAL
 Second _____
 Date of _____
 Street 824 WASH BLVD
 City-State OGDEN UT Zip 84414 Tax Unit 10

Property Address
 Street 2409 N 400 E
 City OGDEN UT Zip 84414

Additional Names
 JOSEPH F WAHLQUIST 1/4, ELIZABETH F WAHLQUIST 1/4,
 KEITH F WAHLQUIST 1/4 & ANDREW F WAHLQUIST 1/4

Prior
 Serials

Current References
 Book/Page Kind of Instrument Deed Date Recorded Date
 181-0326 ORDER & DECREE 02/01/68 26-JAN-68

Comments

Char Mode: Replace Page 1

Count: *1

Average -

Market. U.	19,225 Land	Assessed Value	11,795	6090 Value
	21,093 - Bwed.		<u>12,656</u>	
	<u>40,318</u>		24,451	

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-056-0030 Change Dates: Name 26-OCT-79 Tax Unit 26-OCT-79

Owner BROWN, ARTHUR F & WF | Property Address
 Second ORBA E BROWN | Street 2369 N 400 E
 Care of | City OGDEN UT Zip 84414
 Street 2357 N 400 E
 City-State OGDEN UT Zip 84414 Tax Unit 10
 Additional Names

Current References				Prior
Book/Page	Kind of Instrument	Deed Date	Recorded Date	Serials
1012-0859	WARRANTY DEED	03/03/59	25-DEC-72	
1990 0342	AFPT & DTH CERT		26-OCT-79	
Comments				

Char Mode: Replace Page 1

Count: *1

Acreage. .96

60%	M.U.	13,417 - Land	A.U
		2,438 - Home (C.G.B)	8,050
		17,250 - Farm	300
			10,350
		33,105	18,700

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-056-0081

Change Dates: Name 26-OCT-79 Tax Unit 26-OCT-79

-----*-----
 Owner BROWN, ARTHUR F & WF _____ | Property Address
 Second GRBA E BROWN _____ | Street 2357 N 400 E _____
 Care of _____ | City OGDEN UT Zip 84414 _____
 Street 2357 N 400 E _____ *-----*
 City-State OGDEN UT Zip 84414 Tax Unit 10

----- Additional Names -----

Prior
Serials

----- Current References -----

Book/Page	Kind of Instrument	Deed Date	Recorded Date
1143-0106	WD _____	03/04/41	05-JUN-41
1330 0342	APFT & DTH CERT _____	_____	26-OCT-79

----- Comments -----

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Count: *1

Acreage .24

Market Value - 11,833 Land
 29,417 Building
41,250

Assessed - 7,100 60%
 17,650
24,750

North Ogden City?

OWNERSHIP AND CURRENT REFERENCES

Serial No. 19-056-0035

Change Dates: Name 15-AUG-90 Tax Unit 15-AUG-90

Owner ALVORD, RAY W & _____
Second BONNIE LOU ALVORD TRUSTEES _____
are of _____
Street 882 E 2680 N _____
City-State PROVO UT _____ Zip 84604 _____ Tax Unit 10

Additional Names

RAY W ALVORD & BONNIE LOU ALVORD TRUSTEES AND TO THEIR
SUCCESSORS IN TRUST TO THE ALVORD FAMILY TRUST _____

Prior
Serials
19-056-0001

Current References

Book/Page Kind of Instrument Deed Date Recorded Date
584-2836 --- QUIT CLAIM DEED 31/07/90 15-AUG-90

Comments

Char Mode: Replace Page 1

Count: *1

Acreages - 1.61

M.V - 36,000 - (Base year - 0 if City Owns)

North Ogden City.

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-056-0096 Change Dates: Name 15-AUG-90 Tax Unit 18-AUG-90

Owner ALVORD, RAY W & _____
Second BONNIE LOU ALVORD TRUSTEES _____
Care of _____ Street _____
Street 882 E 2680 N _____ City _____ Zip _____
City-State PROVO UT _____ Zip 84604 _____ Tax Unit 10

Additional Names

RAY W ALVORD & BONNIE LOU ALVORD TRUSTEES AND TO THEIR
SUCCESSORS IN TRUST TO THE ALVORD FAMILY TRUST

Prior
Serials
18-056-0001

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date
1854-2886	QUIT CLAIM DEED	31/07/90	15-AUG-90

Comments

Char Mode: Replace Page 1

Count: *1

Acreage 5.00

M.O. 31,063 A.O. 1600

Base year 0.

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-056-0088

Change Dates: Name 02-JAN-90 Tax Unit 28-MAR-94

-----*

Owner	WEAVER, DENNIS C &	Property Address
Second	LINDA L WEAVER	Street 2531 N 400 E
Care of		Cit, OGDEN UT Zip 84414
Street	390 E 3325 N	
City-State	OGDEN UT	Zip 84414 Tax Unit 10

-----*

----- Additional Names -----*

	Prior
	Serials
	18-056-0020
	18 066 0001
	18 066 0002

----- Current References -----*

Book/Page	Kind of Instrument	Deed Date	Recorded Date	Prior Serials
1573-2598	SP_WD _____ JT	27/12/89	02-JAN-90	18 066 0003
1573 2598	SP_WD _____	27 12 89	02-JAN-90	18 066 0004
				18 066 0005
				18 066 0006
				18 066 0007
				18 066 0008
				18 066 0009
				18 066 0010

----- Comments -----*

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Count: *1

AC - 3.35

M.L.	49,600 Land	A.U.	39,680
	18,532. Build.		14,825
	<u>68,132</u>		<u>54,505</u>

OWNERSHIP AND CURRENT REFERENCES

Serial No. 17-068-0031

Change Dates: Name 24-NOV-78 Tax Unit 29-DEC-87

Owner	S_G_S_COMPANY	Street	Property Address
Second		City	Zip
Care of	X_JAMES_SHUPE		
Street	276_E_ELBERTA_DR		
City-State	OGDEN_UT	Zip	84414 Tax Unit 10

Additional Names

Prior
Serials

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date
275-0490	WARRANTY DEED	26/01/78	24-NOV-78

Comments

Char Mode: Replace Page 1

Count: *1

Acreage. 3.68

Green Belt.

Market Value 28,563

Assessed 300

OWNERSHIP AND CURRENT REFERENCES

Serial No. 17-068-0042

Change Dates: Name 16-NOV-78 Tax Unit 23-DEC-87

Owner	BRYANT, O M	Property Address	
Second		Street	325 E 2000 N
Care of	W L MARSH & SONS INC	City	OGDEN UT Zip 84414
Street	325 E 2000 N		
City-State	OGDEN UT	Zip	84414 Tax Unit 10

Additional Names

	Prior Serials

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date	Prior Serials
199-0213	WARRANTY DEED	15/09/75	23-SEP-75	

Comments

Char Mode: Replace Page 1

Count: *1

Acreage 1.36 8090

<i>Market Value</i>	48,100	<i>Assessed Value</i>	38,480
	<u>15,600</u>		<u>12,480</u>
	63,700		50,960

OWNERSHIP AND CURRENT REFERENCES

Serial No. 17-068-0045

Change Dates: Name 24-NOV-78 Tax Unit 23-DEC-87

Owner S_G_S_COMPANY | Property Address _____
 Second _____ | Street _____
 Care of %_JAMES_SHUPE | City _____ Zip _____
 Street 276_E_ELBERTA_DR | _____
 City-State OGDEN_UT | Zip 84414 Tax Unit 10
 ----- Additional Names -----

Prior
Serials
17-068-0009

----- Current References -----

Book/Page	Kind of Instrument	Deed Date	Recorded Date
222-0483	WARRANTY DEED	26/01/78	27-JAN-78
275-0490	WARRANTY DEED	26-01-78	24-NOV-78

----- Comments -----

Char Mode: Replace Page 1

Count: *1

Acreage 3.07

Market Value	<u>2,760</u>	Assessed	2,210	8696
	15,523 - Farm		503	6.B
	9,018 Home		7,214	8070
	<u>27,301</u>		<u>9,927</u>	

OWNERSHIP AND CURRENT REFERENCES

Serial No. 17-069-0024

Change Dates: Name 16-JUN-78 Tax Unit

Owner	RICHARDS, WINN L ETAL	Property Address
Second		Street 2061 N 400 E
Part of		City OGDEN UT Zip 84414
Street	3955 HARRISON BLVD	
City-State	OGDEN UT	Zip 84403 Tax Unit 10

Additional Names

WINN L RICHARDS, ROBERT S BRODSTEIN & GORDON L KAUFMAN

Prior
Serials

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date
248-0521	WARRANTY DEED	14/06/78	16-JUN-78

Comments

Char Mode: Replace Page 1

Count: 11

Acreage 2.26

Market Val. 29,026 land
 14,578. Build.
43,604

A.U. 19,762
 8,797
28,508

60%

OWNERSHIP AND CURRENT REFERENCES

Serial No. 17-069-0026

Change Dates: Name 30-JAN-81 Tax Unit

Owner	FARR, NETTIE MONTGOMERY	Property Address
Second	(LIFE ESTATE)	Street: 2041 N 400 E
Name of	% MARY LYNN KRISTOFFERSON	City: OGDEN UT Zip: 84414
Street	770 2ND ST	
City-State	OGDEN UT	Zip: 84414 Tax Unit: 10

Additional Names

NETTIE MONTGOMERY FARR (LIFE ESTATE)
 MARY LYNN KRISTOFFERSON AKA MARILYN KRISTOFFERSON AND AS
 SARMA MARILYN KRISTOFFERSON (REMAINDER)

Prior
Serials

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date
216-0824	WARRANTY DEED	00/06/65	25-DEC-77

Comments

Acreage .23

6096

M.U.	10,083	6,050
	<u>15,250</u>	<u>9,150</u>
	25,333	15,200

OWNERSHIP AND CURRENT REFERENCES

Serial No. 17-069-0027 Change Dates: Name 24-AUG-89 Tax Unit 02-JAN-81

Owner MCCORMICK, FRANK J 1/3 ETAL
 Second _____
 Care of _____
 Street 545 E 2750 N
 City-State OGDEN UT Zip 84414 Tax Unit 10

Additional Names

RONALD LLOYD STEPHENS 1/3 1497-1742--1497-1742
 DOLORES M HUNTER 1/3 877-377 1375-1002 1376-334
 FRANK J MCCORMICK 1/3 865-276 865-277 1375-1002 1376-334

Prior
Serials

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date
1677-1377	WARRANTY DEED	26/04/61	02-MAY-61
865 0276	QUIT CLAIM DEED	02 02 67	30-JUN-67
0365 0277	DECREE	27 06 67	30-JUN-67

Comments

Char Mode: Replace Page 1

Count: 11

Acreage .18

6090

M.U. 14,025 A.U. 8,603

14,923 8,954

28,948 17,557

OWNERSHIP AND CURRENT REFERENCES

Serial No. 17-069-0028

Change Dates: Name 24-AUG-89 Tax Unit 02-JAN-61

Owner MCDORMICK, FRANK J 1/3 ETAL | Property Address
 Second | Street
 Part of | City Zip
 Street 545 E 2750 N *
 City-State OGDEN UT Zip 84414 Tax Unit 10

----- Additional Names -----
 DONALD LLOYD STEPHENS 1/3 1497-1742 1497-1749
 JOLORES M HUNTER 1/3 784-52 1375-1002 1375-834
 FRANK J MCDORMICK 1/3 865-277 865-276 1375-1002 1375-834

Prior
Serials

----- Current References -----
 Book/Page Kind of Instrument Deed Date Recorded Date
 1784-0052 DECREE 24/08/64 08-SEP-64
 1865-0276 QUIT CLAIM DEED 02 06 67 30-JUN-67
 1865-0277 DECREE 27 06 67 30-JUN-67

----- Comments -----

Acreage 1.25

8090

M.U 9,938

A.U 7950

OWNERSHIP AND CURRENT REFERENCES

Serial No. 17-069-0029 Change Dates: Name _____ Tax Unit _____

Owner SEARLE, LLOYD & WF
 Second GWEN B SEARLE
 Care of _____
 Street 685 E 2700 N
 City-State OGDEN UT Zip 84414
 Tax Unit 10

Additional Names

Prior
Serials

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date
043-0729	WARRANTY DEED	11/02/74	16-FEB-74

Comments

Char Mode: Replace Page 1

Count: *1

Acreage 2.17 8070

Market Value	83,050 Land	Assessed Value	66,490
	<u>97,500</u> Building		<u>78,000</u>
	180,550		144,490

OWNERSHIP AND CURRENT REFERENCES

Serial No. 17-078-0001 Change Dates: Name 05-JUL-90 Tax Unit 23-DEC-87

Owner BOYER_COMPANY_(THE) | Property Address
 Second | Street 1910_N_430_E
 Care of | City OGDEN_UT Zip 84414
 Street 127_E_500_E
 City-State SALT_LAKE_CITY_UT Zip 84102 Tax Unit 10
 Additional Names

Prior
Serials

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date
1588-0197	WARRANTY_DEED	07/06/90	05-JUL-90

Comments

Char Mode: Replace Page 1

Count: *1

Acreage - 10.3

8090

M.U. 132,313

A.U. 105,850

1,318,950

1,055,160

1,451,263

1,161,010

