

CITY OF WASHINGTON TERRACE
ORDINANCE NO 23-04

DISSOLUTION OF CERTAIN REDEVELOPMENT PROJECT AREAS

AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH,
TERMINATING AND DISSOLVING CERTAIN REDEVELOPMENT
PROJECT AREAS AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Utah Code Ann. 17C-1-702, a project area remains in existence until a resolution dissolving the project area is adopted by the Reinvestment Agency of Washington Terrace City (the "Agency") and an ordinance is adopted by the legislative body; and;

WHEREAS, the City Council of Washington Terrace City has determined that it is in the best interest of Washington Terrace to dissolve the project areas listed in Exhibit A; and

WHEREAS, the Agency shall not collect any further tax increment from the project areas listed in Exhibit A; and

WHEREAS, any outstanding funds or obligations pertaining to any of the project areas listed in Exhibit A will be subject to the terms and conditions of that project area's plan;

NOW THEREFORE, the Washington Terrace City Council hereby approves and authorizes the dissolution of the project areas listed in Exhibit A covering the property described on the exhibits attached hereto and made a part hereof.

1. **Effective Date.** This ordinance shall take effect immediately after publication and posting.

ADOPTED AND PASSED by the City Council this 16 day of May, 2023.



Mayor

ATTEST:



City Recorder

RECORDED this 16 day of May, 2023.

POSTED this 17 day of May, 2023.

CERTIFICATE OF PASSAGE AND POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of the City of Washington Terrace, hereby certify that foregoing Ordinance was duly passed and published, or posted on the above-referenced dates at the following locations: 1) City Hall, 2)

Senior Center, and 3) City website.



City Recorder

DATE: 5-17-23

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NO FEE

DAVE LOFTS
WENNER RECORDER
DEPT. *Debbie Evans*
SEP 4 1 15 PM '87

PLATED VERIFIED
ENTERED MICROFILMED

ORDINANCE 7-87 FILED AND RECORDED FOR
Washington Terrace City

AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE ADOPTING A NEIGHBORHOOD DEVELOPMENT PLAN ENTITLED "C.B.D. NEIGHBORHOOD DEVELOPMENT PLAN", DATED JUNE 29, 1987 AS THE FIRST OFFICIAL REDEVELOPMENT PLAN OF WASHINGTON TERRACE CITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON TERRACE, UTAH:

1. That Sections 2-3-61 through 2-3-67 to be titled C.B.D. Neighborhood Development Plan, dated June 29, 1987 be adopted as part of Chapter 2, Article III of the revised ordinances of the City of Washington Terrace, Utah to read as follows:

2-3-61 DEVELOPMENT PLAN OFFICIALLY DESIGNATED

The "C.B.D. Neighborhood Development Plan", dated June 29, 1987 (hereafter referred to as C.B.D. Plan) is hereby designated as the official redevelopment plan of the project area.

2-3-62 PROJECT BOUNDARIES

The legal description of the boundaries of the project area covered by the C.B.D. Plan, is as follows:

Beginning at the Northwest corner of lot 3, Block 9 of Amended Plat of Washington Terrace Parcel "C" located in Section 8, T.5N, R.1W, S.L.B.&M and running thence three (3) courses along the Southerly line of an existing street (4475 South Street) as follows: N 68 degrees 26'00" E 196.93 feet to the point of tangency with a 10.00 ft. radius curve to the left, Northerly 15.71 ft. along the arc of said curve through a central angle of 90 degrees.00', N 68 degrees 26'00" E 202.00 ft.; thence S 59 degrees 10'45" E 53.23 ft. to a corner of Lot 8, Block 5 of amended plat of Washington Terrace parcel "A", said corner of lot 8 is located S 31 degrees 12'16" W 56.13 ft. from the Northwest corner of said Lot 8; thence S 0 degrees 58'00" W 400.74 ft. along the westerly line of said Block 5; thence S 0 degrees 58'00" W 525.25 ft. along the Westerly line of Block 2 of amended plat of Washington Terrace Parcel "B"; thence Southerly four (4) courses along the Western line of Block 3 of amended plat of Washington Terrace parcel B as follows: S 68 degrees 57'11" W 108.18 ft., S 45 degrees 58' W 161.73 ft., S 23 degrees 50'30" W 94.08 ft., S 0 degrees 03'30" W 276.69 ft. to the South side of an existing street (4700 South Street); thence N 89 degrees 02'00" W 801.56 ft., more or less, along the Southerly line of said 4700 South Street

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S 68 degrees 28'00" W from the Southwest corner of Lot 2 of said Block 9 of amended Plat of Washington Terrace Parcel "C"; thence N 68 degrees 28'00" E 8 ft., more or less, to said Southwest corner of lot 2; thence Northeasterly four (4) courses along the Southeasterly lines of said lot 2 as follows: N 68 degrees 28'00" E 143.35 ft., N 21 degrees 32'00" W 80.00 ft., N 68 degrees 28'00" E 153 ft., N 21 degrees 32'00" W 99.61 ft.; thence N 21 degrees 32'00" W 32.19 ft. along the Northeasterly line of Lot 4, Block 9 of amended Plat of Washington Terrace Parcel "C" to the point of beginning.

2-3-63 PURPOSES OF REDEVELOPMENT PLAN

The purposes and intent of the Washington Terrace City Council, with respect to the project area, is to accomplish the following purposes by adoption of the C.B.D. 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 Washington Terrace 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 Development 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

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to a point S 0 degrees 58'00" W from the Southwest corner of Block 4 of amended plat of Washington Terrace parcel "D"; thence N 0 degrees 58'00" E 311.52 ft. along the Westerly line of said Block 4 extended Southerly across 4700 South Street and said Westerly line of Block 4; thence N 45 degrees 58'00" E 266.14 ft. along the Northwesterly line of said Block 4; thence N 44 degrees 02'00" W 640 ft., more or less, along the Southwesterly line of an existing street (4600 South Street) to the Northwest corner of the intersection of 200 West Street and said 4600 South Street; thence Northwesterly 470 ft., more or less, along the southwesterly line of an existing street (4500 South Street) to the Southwest corner of the intersection of 4400 South Street and said 4500 South Street; thence S 88 degrees 40'09" W 210 ft., more or less, along the Southeasterly line of said 4400 South Street to the Southeast corner of the intersection of said 4400 South Street and 300 West Street; thence Southerly 310 ft., more or less, along the easterly line of said 300 West Street to a point S 64 degrees 02'00" E 92.34 ft. from the Southwest corner of Block 3, Washington Terrace Parcel "E" located in Section 8, T.6N, R.1W, SLB&M; thence N 64 degrees 02'00" W 92.34 ft. to said Southwest corner of Block 3; thence W 89 degrees 02' W 493.90 ft., along the Southerly line of Block 22 of Country Club Acres; thence N 49 degrees 58' E 156.47 ft. along the East line of Lot 6 of said Block 22 and said lot line extended Northerly across an existing street (4525 South Street); thence S 89 degrees 02' E 94 ft., more or less, along the Northerly line of said 4525 South Street to the Southeast corner of Lot 1 Block 23 of said Country Club Acres; thence N 6 degrees 58' E 212.45 ft. along the Easterly line of said lot 1; thence Easterly and northerly five (5) courses along the existing City limit line of Washington Terrace City as follows: East 398 ft., more or less, N 13 degrees 32' W 350.00 ft., East 54.04 ft., S 40 degrees 06'43" E 68 ft., N 57 degrees 08'19" E 78.71 ft.; thence Southerly 434 ft., more or less, along the Easterly line of said 300 West Street to the Northeast corner of the intersection of said 4400 South Street and said 300 West Street; thence N 68 degrees 40'09" E 240 ft., more or less, to the Northeast corner of intersection of said 4400 South Street and said 4500 South Street; thence Southeasterly 500 ft., more or less, along the Northeasterly line of said 4500 South Street to the Northeast corner of intersection of said 200 West Street and said 4600 South Street; thence S 44 degrees 02'00" E 680 ft., more or less, along the northeasterly line of said 4600 South Street to the northwest corner of Lot 2, Block 1 of amended plat of Washington Terrace parcel D; thence Northeasterly three (3) courses along the Northwesterly line of said Block 1 as follows: N 45 degrees 58' E 107.38 ft., N 44 degrees 02' W 27.88 ft., N 45 degrees 58' E 353.00 ft.; thence N 44 degrees 02'00" E 203 ft., more or less, along the northeasterly line of Block 2 of amended plat of Washington Terrace Parcel D to a point

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