



## CITY COUNCIL MEETING

OCTOBER 22, 2024 AT 6:00 PM

515 E 2600 N | NORTH OGDEN, UT 84414

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### AGENDA

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#### **PUBLIC CAN ATTEND:**

In-person OR: Click the link to join the Webinar: <https://us02web.zoom.us/j/89936610816>

Webinar ID: 899 3661 0816

Telephone Dial: 1 346 248 7799 or 1 669 900 9128 or 1 253 215 8782

YouTube: <https://www.youtube.com/@northogdencity7620>

**Welcome:** Mayor Berube

**Invocation/Thought & Pledge of Allegiance:** Council Member Watson

#### **CONSENT AGENDA**

1. Call for Conflict of Interest Disclosure
2. Discussion and/or action to approve the October 1st, 2024 Meeting Minutes

#### **ACTIVE AGENDA**

3. Public Comments\*
4. Discussion and/or action to consider Ordinance 2024-20 annexing 20.500 acres located at approximately 1661 N Washington Blvd.  
Presenter: Rian Santoro, City Recorder
  - a. Public Hearing to receive comments on the Petition of Annexation
  - b. Discussion and/or action to consider Ordinance 2024-20 annexing 20.500 acres located at approximately 1661 N Washington Blvd.
5. Discussion and/or action to approve Resolution 07-2024, amending the North Ogden City Policy for City Sponsorships and Events to include the Weber CTC (Communities that Care).  
Presenter: City Manager/Attorney Jon Call
6. Discussion on the 2024 RDA Grant Project Funding  
Presenter: Community and Economic Development Director Scott Hess
7. Discussion on the North Ogden City Green Waste Facility  
Presenter: Public Works Director/Assistant City Manager David Espinoza
8. Discussion and/or action to approve final plans for the 2025 Cherry Days Celebration  
Presenter: City Manager/Attorney Jon Call

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda were posted within the North Ogden City limits on this 17th day of October, 2024 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website at <https://www.utah.gov/pmn/>, and at <http://www.northogdencity.com>. The 2024 meeting schedule was posted on 12/13/2023.

Rian Santoro, North Ogden City Recorder.

The Council at its discretion may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. The Council reserves the right to enter into a closed meeting at any time in accordance with 52-4-204. In compliance with the Americans with Disabilities Act, those needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance, and Council Policy, one or more Council Members may be connected via speakerphone or may by a two-thirds vote to go into a closed meeting.

9. Council Department Reports
  - a. Mayor Berube – Finance Department
  - b. Council Member Pulver – Public Works Department
  - c. Council Member Watson – Administration and Recreation Departments
  - d. City Manager/Attorney Jon Call – Capital Projects
10. Public Comments\*
11. Mayor/Council/Staff Comments
12. Adjournment

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**Public Comments/Questions**

- a. Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business.
- b. When a member of the audience addresses the Mayor and/or Council, he or she will come to the podium and state his or her name and city residing in.
- c. Citizens will be asked to limit their remarks/questions to five (5) minutes each.
- d. The Mayor shall have discretion as to who will respond to a comment/question.
- e. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks.
- f. Some comments/questions may have to wait for a response until the next regular Council Meeting.
- g. The Mayor will inform a citizen when he or she has used the allotted time.

## NORTH OGDEN CITY COUNCIL MEETING MINUTES

October 1, 2024

The North Ogden City Council convened on October 1, 2024, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on September 25, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

**Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.**

### PRESENT:

S. Neal Berube	Mayor
Ryan Barker	Council Member (Excused)
Blake Cevering	Council Member
Jay D Dalpias	Council Member
Chris Pulver	Council Member (Zoom)
Christina Watson	Council Member

### STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Scott Hess	Community and Economic Development Director
Dave Espinoza	Public Works Director/Assistant City Manager
Jami Jones	Finance Director

### VISITORS:

Stefanie Casey  
Kevin Burns  
Brenda Ashdown  
Jason Westbroek  
Charlotte Ekstrom  
Sandy Cochran (Zoom)  
Dave Meents

**0:00:13** Mayor Berube called the meeting to order and Council Member Watson offered a thought by reflecting on a recent interview with Governor Cox, where the Governor emphasized the significant impact that City Councils have on their communities.

Council Member Watson shared that she was particularly impressed by the suggestion that all State Legislators and Congressmen should serve on a City Council to better understand the immediate effects their decisions have on local citizens. She also highlighted Governor Cox’s “Disagree Better” campaign, emphasizing the importance of healthy dialogue and being open to understanding different perspectives. She concluded by saying that the interview inspired her to strive to be a better public servant. She then offered an invocation and led in the Pledge of Allegiance.

**CONSENT AGENDA**

**1. CALL FOR CONFLICT OF INTEREST DISCLOSURE**

0:04:32 No conflict of interest was disclosed.

**2. DISCUSSION AND/OR ACTION TO CONSIDER THE AUGUST 27, 2024, SEPTEMBER 3, 2024, AND SEPTEMBER 10, 2024 CITY COUNCIL MEETING MINUTES**

0:04:40 Council Member Cevering motioned to approve August 27, 2024, September 3, 2024, and September 10, 2024, City Council Meeting Minutes. Council Member Watson seconded the motion.

**Voting on the motion:**

<b>Council Member Barker</b>	<b>excused</b>
<b>Council Member Cevering</b>	<b>aye</b>
<b>Council Member Dalpiaz</b>	<b>aye</b>
<b>Council Member Pulver</b>	<b>aye</b>
<b>Council Member Watson</b>	<b>aye</b>

**The motion passed unanimously.**

**ACTIVE AGENDA**

**3. PUBLIC COMMENTS**

No public comment was made.



#### 4. **DISCUSSION ON THE REDEVELOPMENT AGENCY (RDA) FUND REQUEST QUALIFICATIONS**

0:07:11 Community and Economic Development Director Scott Hess presented updates on the RDA Grant Applications, discussing the process of rating and ranking them for potential funding. He explained that Staff has compiled information on matching funds, which range from 10% to 15%, and provided various rating criteria for review. The aim is to finalize the project scores and funding decisions by next week, with funding to be allocated by the end of the year. A discussion followed on whether or not to fund certain projects, like the All-A-Flutter property, which is going out of business. Council Member Dalpías raised concerns about whether investing in the property would help market it for future business, to which Scott responded that no matching funds were required for that specific project but noted it would be beneficial for either leasing or selling the property. Mayor Berube inquired about the total funds available, and City Manager/Attorney Jon Call confirmed that around \$3.5 million was available for the grants, after accounting for other City-funded projects. The Council discussed whether different percentages of matching funds should be set for different projects and explored the potential return on investment (ROI), with some projects focusing more on quality-of-life improvements rather than direct financial returns. Questions were also raised about the South Town study, sidewalk repairs, and how certain projects could be funded outside of RDA funds, such as through Capital Projects or sidewalk budgets.

The Council discussed the allocation of available RDA funds, focusing on ranking various project proposals and determining how much funding each project should receive.

Mayor Berube mentioned the need to ensure that the RDA Fund is shored up and clarified that there is \$3.5 million available in RDA funds, with \$2.8 million of that requested for City projects, leaving about \$1.7 million for other projects. There was a misunderstanding about the total amount available, which City Manager/Attorney Jon Call clarified, noting that \$3.5 million is available for RDA projects, including City requests. The Aquatic Center project had already been funded, and Bicentennial Park had been split into two separate projects.

Council Member Dalpías pointed out the need to clarify whether the \$3.5 million was exclusively for business projects or included City projects, ultimately agreeing that only \$1.25 million was left for general RDA business grants after other obligations were considered. The discussion then focused on ranking projects based on their potential impact on the community, long-term benefits, and whether they help build a stronger community.

Council Members presented their rankings of various projects, including Big O Tires, North Ogden Plaza, Pizza Pie Café, and others. They considered factors like community

impact, future potential, and the extent to which each project would benefit the local economy.

Council Member Dalpías highlighted the need to prioritize projects that would benefit multiple businesses and improve the City's overall appearance. He suggested funding projects like the North Ogden Plaza park strip for zero-scaping and Big O Tires' parking improvements, which had been an ongoing concern.

Overall, the discussion centered on balancing City and business needs within the limited RDA budget and how to allocate funds to projects that would have the greatest long-term benefit for the community.

## **5. DISCUSSION AND REVIEW OF THE NORTH OGDEN CITY CODE REWRITE**

0:59:14 City Manager/Attorney Jon Call provided an overview of the ongoing comprehensive rewrite of the City Code, explaining that while 80% of the existing language remains unchanged, numerous small adjustments necessitate treating the update as a full rewrite. He emphasized the need to finalize and adopt the revisions by January 1, ideally at the December 10th or 17th Council Meeting, to accommodate the holiday schedule. Jon asked the Council for direction on how they would prefer to proceed, suggesting either ongoing discussions at every meeting or scheduling one or two major review sessions. He noted that feedback had already been received from the Mayor and Council Member Pulver, which would be incorporated into the revisions. The only section not under review is Title 3 (Finance), which will be addressed after audit season early next year.

Council Member Dalpías expressed a preference for submitting individual feedback by a specific deadline, similar to Council Member Pulver's approach. He suggested compiling and reviewing comments outside of formal meetings, noting that public feedback could still be collected during this process. Mayor Berube and Council Members Cevering and Watson agreed with this approach.

Council Member Watson sought clarification on the scope of the changes, to which Jon explained that a consultant had initially aligned the Code with State standards, followed by Staff revisions, including input from the Council over the past two years. Jon used the example of updating language to remove gendered pronouns and neutralize terms like "Mayor" to ensure future clarity. He also discussed more substantial legal questions, such as community standards for the City Amphitheater and compliance with Utah's decency laws, which would require further legal analysis.

Mayor Berube raised concerns about the City's alcohol ordinance, noting that current regulations regarding alcohol content were out of date.

He suggested amending the ordinance immediately to align with State laws, as all convenience stores and grocery stores in the City were technically in violation. Jon

agreed that such changes could be brought back for a quick review at the next meeting. The Mayor also emphasized the importance of removing outdated or unenforceable ordinances during this rewrite to avoid overregulation.

As the discussion continued, Council Member Pulver asked about potential restrictions on businesses regarding liquor licenses, particularly for restaurants. It was clarified that while the State controls liquor licenses, the City's Code could be reviewed to ensure consistency with State laws and clarify where such licenses can be issued in relation to churches and schools.

The Council concluded by setting a tentative timeline for finalizing the Code revisions. Jon proposed a deadline of November 10 for Council Members to submit comments, allowing for discussion at the November 26 or December 3 meeting, with the goal of adopting the final version by December 10. The Council agreed to review each other's feedback before the next meeting to expedite the process.

**6. DISCUSSION AND REVIEW OF THE FLASHVOTE SURVEY RESULTS ON THE NORTH OGDEN CITY RECREATION PROGRAM**

1:12:35 City Manager/Attorney Jon Call presented the results of a recent FlashVote survey regarding recreation programs. He explained that the survey had 322 respondents, which represented less than half of those signed up to receive the survey, with a margin of error of 6%. The responses indicated that over 50% of residents had not participated in City recreation activities in the past 12 months, which included youth sports, the Aquatic Center's swimming lessons, and senior citizen programs. In contrast, a little over 40% had participated and would recommend these programs, with only 3% not recommending them. For those who did not participate, the most common reason was a lack of awareness about the programs, suggesting a need for improved advertising.

The survey asked respondents to identify the most important recreation programs, with youth sports being the most selected at around 50%, followed by Aquatic Center activities at 33%, and Senior Center programs at about 10%. Jon noted that this might be reflective of the demographics of those who use the Senior Center, as people tend to see increased participation in these programs as they get older, typically in their 60s and beyond.

The survey also asked what community benefits people see from funding recreational activities. High numbers of respondents selected promoting physical health, offering affordable recreation opportunities, and providing social opportunities. Jon pointed out that all responses were generally positive, which might limit the usefulness of the question due to the lack of contrast between options.

In terms of funding, the survey asked respondents whether they would support an increase in recreation fees. About 30% did not support an increase, and roughly equal

percentages of people said they would either continue participating or stop participating if fees were raised. Additionally, about 25% of respondents preferred fees to remain unchanged. Jon emphasized the value of the open-ended responses in surveys, giving examples such as feedback on swimming lessons being cheaper at another facility or suggestions for adult pickleball programs.

Following the presentation, the discussion shifted to potential future surveys. Council Member Watson suggested surveying public opinions regarding Cherry Days, noting the many opinions surrounding the issue. Jon acknowledged that a similar question had been raised on Facebook, but not through FlashVote, meaning it did not reach the same group of respondents.

Council Members then brainstormed other possible topics for future surveys. Suggestions included gauging public interest in Barker Park, especially since many residents may not know much about it. It was agreed that a survey could help educate people about the park and gather input on potential developments, especially by including maps or images to provide context. Council Member Pulver expressed concerns about the clarity of the recreation survey, noting that some questions allowed for multiple interpretations, which might have complicated the results.

Jon concluded by explaining that FlashVote allows the data to be sorted by demographics such as age and gender, which can offer additional insights. He invited further suggestions for survey topics, mentioning sidewalks, streetlights, Heroes Boulevard, and even business development as potential areas for future feedback from residents.

## 7. PUBLIC COMMENTS

1:26:58 Dave Meents, North Ogden City Resident, representing North Ogden Plaza, addressed concerns regarding the deteriorating state of the park strip and green areas surrounding the plaza, which are owned by UDOT. Over the past several years, contractors working on various City projects, such as Quest, City street lights, and fiber installations, have damaged the sprinkler systems and landscaping. Despite property owners' efforts to repair and maintain the area, significant damage, especially to the master timer wiring, has made it unsustainable to continue maintenance. Dave suggested xeriscaping the area as a solution, both to improve its appearance and to conserve water. He mentioned that their grant request included a 10% contribution from the property owners, which he felt was reasonable given that the property in question is not owned by the association. Dave concluded by hoping for assistance from the RDA to address the issue.

## 8. MAYOR/COUNCIL/STAFF COMMENTS

1:30:25 City Manager/Attorney Jon Call reminded the Council that they should feel free to contact Department Heads in advance regarding agenda items. He emphasized the importance of reaching out via email or phone with any questions to ensure accurate information is provided. Jon mentioned that proactive communication can help prevent misunderstandings, citing a previous discrepancy in figures as an example, and reiterated the City's commitment to being as helpful as possible in providing necessary information.

1:31:03 Council Member Pulver expressed appreciation for the collaboration with Public Works on the development of Barker Park, noting that even minor achievements contribute to progress. He emphasized that this cooperation is a positive first step toward addressing various small projects.

1:31:56 Mayor Berube commented on a recent meeting with Jon Call and Eric Casperson regarding the development of Barker Park. He emphasized the importance of reviewing the infrastructure plan to avoid duplication of efforts and ensure efficient use of resources. Mayor Berube mentioned concerns about maintenance issues observed in a newly established park elsewhere, including damage and vandalism, highlighting the need for careful planning to prevent similar problems at Barker Park. He noted that the Council would soon receive a comprehensive plan, including considerations for sewer and water infrastructure, despite some challenges in that area. Mayor Berube expressed hope that they would be able to present a viable plan to the Council soon.

1:33:47 Council Member Dalpiaz announced that Officer Tyler Jackson was sworn in yesterday, expressing gratitude to the Council Members who attended to support the event. He highlighted Jackson's prior experience with North Ogden City and conveyed excitement about his return. Additionally, Council Member Dalpiaz mentioned that a few more new officers would be joining the department soon, indicating positive developments for the department. Mayor Berube noted the next swearing-in ceremony will occur on the 7th, where three officers will be sworn in at that event.

1:34:38 Council Member Watson informed the Council about the upcoming Trunk or Treat event on October 26, where the Council, Public Works, the Youth Council, and the Police will have a trunk. She encouraged everyone to mark their calendars and prepare to bring candy.

City Manager/Attorney Jon Call mentioned that on Monday, October 7, there will be a tree planting celebration at 9:30 AM, which he referred to as a "tree planting celebration" due to Arbor Day occurring in the spring. The tree-planting celebration will take place at Barker Park, although the exact location is yet to be confirmed.

**9. ADJOURNMENT**

**Council Member Watson motioned to adjourn the meeting.**

**The meeting adjourned at 7:37 p.m.**

\_\_\_\_\_  
S. Neal Berube, Mayor

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Rian Santoro  
City Recorder

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Date Approved



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## NORTH OGDEN CITY STAFF REPORT

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**TO:                   MAYOR & CITY COUNCIL**  
**FROM:               RIAN SANTORO, CITY RECORDER**  
**DATE:               OCTOBER 17, 2024**  
**SUBJECT:           ANNEXATION PETITION**

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Travis Taylor and Colton Bryan with Westates Companies on behalf of Jim Hill owner of the property located at approximately 1661 N Washington Blvd, containing 20.500 acres submitted an Annexation Petition (Exhibit A) on July 26, 2024.

The annexation process begins with the Weber County Surveyor reviewing the annexation plat map and approving it, which they did on July 2, 2024 (Exhibit B).

The next step is the City Council accepting the Petition for Annexation to begin the City's process, which was done on August 6, 2024.

This property is within North Ogden City Annexation Declaration Policy (Exhibit C). The petitioner requested the zoning of R-4, the Planning Commission recommended R-4 on September 4, 2024 (Exhibit D). The Utah State Code requires the City to give notice of an annexation for (3) consecutive weeks (Exhibit E) no later than 10 days after the City Council receives notice of certification which was certified by the City Recorder on September 3, 2024 (Exhibit F). A Public Hearing is required and was noticed on October 15, 2024 (Exhibit G).

This annexation meets all the requirements from the Recorder's office to be annexed and before the City Council is Ordinance 2024-20 for your consideration annexing this property into North Ogden City.





## ORDINANCE 2024-20

**AN ORDINANCE DECLARING THE ANNEXATION OF TERRITORY TO THE MUNICIPALITY OF NORTH OGDEN CITY. THE PROPERTY IS 20.500 ACRES IN AREA AND IS LOCATED AT APPROXIMATELY 1661 N WASHINGTON BLVD, WEBER COUNTY AND IS OWNED BY JIM HILL AND PETITIONED WESTATES COMPANIES.**

**WHEREAS;** Jim Hill and Westates Companies are requesting to have their property annexed into the corporate limits of North Ogden City; and

**WHEREAS;** Jim Hill and Westates Companies have submitted a petition with an accurate plat or map of the territory to be annexed prepared under the supervision of the city engineer or a competent surveyor and certified by the engineer or surveyor; and

**WHEREAS;** Jim Hill owns the land petitioned to be annexed into the City; and

**WHEREAS;** The Weber County Clerk/Surveyor was notified and approved on July 2, 2024, of the North Ogden City petition; and

**WHEREAS;** The Planning Commission of North Ogden City, where the property is located has been notified of this annexation petition and has recommended the City Council that it be annexed; and

**Be it ordained by the governing body of the municipality of NORTH OGDEN CITY.**

**SECTION 1. TERRITORY ANNEXED.** The following territory, legally described as follows, is hereby annexed into the corporate limits of North Ogden City, Utah:

BOUNDARY DESCRIPTION A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°47'35" WEST 603.30 FEET ALONG THE NORTH LINE OF SAID SECTION 5 TO THE CENTERLINE OF WASHINGTON BOULEVARD AND SOUTH 01°10'38" WEST 1124.74 FEET ALONG SAID CENTERLINE TO THE CENTERLINE INTERSECTION MONUMENT AT 1700 NORTH AND WASHINGTON BOULEVARD AND CONTINUING ALONG SAID CENTERLINE SOUTH 01°10'38" WEST 476.26 FEET AND NORTH 90°00'00" WEST 266.07 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5: RUNNING THENCE NORTH 88°43'29" WEST 146.28 FEET; THENCE SOUTH 01°16'23" WEST 121.62 FEET; THENCE SOUTH 88°43'37" EAST 346.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 117.89 FEET; THENCE NORTH 88°37'57" WEST 427.05 FEET;

THENCE NORTH 89°00'38" WEST 773.46 FEET: THENCE NORTH 05°09'02" WEST 69.19 FEET: THENCE NORTH 89c10'34" WEST 158.96 FEET; THENCE NORTH 89°00'31" WEST 179. 16 FEET: THENCE SOUTH 88c15'29" WEST 178.45 FEET: THENCE SOUTH 88c15'29 WEST 240.68 FEET: THENCE NORTH 01°08'08" EAST 684.65 FEET TO THE SOUTH LINE OF THE MYSTERY MEADOWS PHASE 2: THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE VILLAGE AT PROMINENCE POINT SOUTH 88°45'46" EAST 314.43 FEET; THENCE SOUTH 00°39'1 6" WEST 240.94 FEET; THENCE SOUTH 88°36'17" EAST 1448.72 FEET: THENCE SOUTH 01°10'38" WEST 167.78 FEET: THENCE SOUTH 88°41'22" EAST 200.00 FEET TO SAID WEST RIGHT-OF-WAY LINE THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 20.500 ACRES.

Includes the following parcels: 110140005, 110140046, 110140058, 110140032.

**SECTION 2. ZONING CLASSIFICATION:** The entire area being annexed is zoned both R-4.

**SECTION 3. EFFECTIVE DATE:** This Ordinance shall take effect upon the recording of the Annexation plat.

**PASSED and ADOPTED this 22<sup>nd</sup> day of October 2024.**

**North Ogden City:**

\_\_\_\_\_  
**S. Neal Berube**  
**North Ogden City Mayor**

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>
<b>Council Member Barker:</b>	_____	_____
<b>Council Member Covering:</b>	_____	_____
<b>Council Member Dalpiaz:</b>	_____	_____
<b>Council Member Ekstrom:</b>	_____	_____
<b>Council Member Swanson:</b>	_____	_____

**(In event of a tie vote of the Council):**

<b>Mayor Berube:</b>	_____	_____
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**ATTEST:**

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**Rian Santoro**  
**City Recorder**



## ANNEXATION INFORMATION FOR THE PETITIONER

**PLEASE NOTE THAT A COMPLETED PETITION MUST INCLUDE THE FOLLOWING:**

- \_\_\_\_\_ **Receipt from Weber County Surveyor.** You will start with the Weber County Surveyor reviewing your annexation plat map and return to North Ogden a Copy of your receipt from Weber County Surveyor and a letter stating that they accept your annexation plat map as is or that they made changes and a copy of your red lined original annexation plat map and a new annexation plat map with the changes. **Petitioner pays fee**
- \_\_\_\_\_ **1 Mylar Annexation Plat Map** (when requested).
- \_\_\_\_\_ **1 Electronic Copy of Annexation Plat Map** (email to [rsantoro@nogden.org](mailto:rsantoro@nogden.org))
- \_\_\_\_\_ **Completed Application.** With required signatures of **all legal owners and dates**
- \_\_\_\_\_ **\$935 Annexation Filing Fee**
- \_\_\_\_\_ **Alta Title Report** (shows legal owners & legal description of the property to be annexed) **Must match description on plat map**
- \_\_\_\_\_ **Requested Zone** for the property to be annexed

Once the completed application is submitted the approval process begins:

1. The application will be placed on the City Council agenda for their acceptance of the application to start the process within 14 days of submittal of a **COMPLETED** application.
2. Affected departments will be notified of the petition and asked to respond within 2 weeks.
3. The Mayor and City Council will be informed when the petition is certified – within 30 days of acceptance of application by the Mayor and City Council.
4. Notice will be published on the State of Utah's Public Notice website for 3 consecutive weeks.
5. Notice is sent to the affected utilities and municipalities – within 20 days of certification.
6. There is a 30 day protest period during which affected entities can protest the annexation. The 30 days begin the first date the notice is published on the State of Utah's Public Notice website.
7. Notice of the public hearing will be published on the State of Utah's Public Notice website.. Notice must run at least 7 days prior to the date of the hearing.
8. City Council will consider adopting the ordinance to annex. This is usually done at the end of the protest period and after the public hearing.
9. Petitioner must submit a signed Mylar of annexation plat, which must include signatures of the Weber County Surveyor, all property owner's and signature lines for North Ogden City Attorney, Mayor and City Recorder's attest line. A digital copy is then sent to the State within 60 days of adopting the annex ordinance.
10. When the Recorder's Office receives the Certificate of Annexation from the State the Signed Mylar annex plat and ordinance adopting the annexation will be recorded with Weber County.

Contact the North Ogden City Recorder's Office with questions regarding annexations – 801-737-9830



### PETITION FOR ANNEXATION

505 E. 2600 North, North Ogden, Utah 84414  
Phone: 801-782-7211 | FAX: 801-737-2219

Petition No. \_\_\_\_\_ Desired Zoning Classification: R-4  
*Filed in the Office of the City Recorder*

Fee: \$935 Check #: \_\_\_\_\_

Property Address (approx.): 1661 N Washington Blvd

Reason for annex request: Develop property under city and receive municipal services

#### TO THE NORTH OGDEN CITY COUNCIL:

The undersigned real property owners respectfully petition for the described lands and territory in Weber County, Utah, attached hereto as Exhibit A, be immediately annexed to North Ogden City.

In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Weber County, State of Utah, and that the said territory lies contiguous to the Corporate limits of North Ogden City, a Municipal Corporation of Utah.

SIGNATURE	PRINTED NAME	ADDRESS
<u>Jim Hill</u> 25 Apr 2024, 06:36:05, MST	Jim Hill	1661 N 400 E, Ogden, UT 84404
<u>Moli Chen</u> 30 Apr 2024, 19:43:46, MST	Moli Chen	73 W 520 S Hyde Park UT 84318
<u>Gui Lin</u> 30 Apr 2024, 19:46:35, MST	Gui Lin	73 W 520 S Hyde Park UT 84318
<u>Dave Hill</u> 26 Apr 2024, 08:19:41, MST	David N Hill	2689 n 250 e ogden utah 84414
<u>Melanie Hill</u> 26 Apr 2024, 15:28:40, MST	Melanie Hill	2689 n 250 e Ogden ut 84414

I acknowledge that I will be charged for any fees incurred for the annexation review by the City including; City Engineer; publication in the local newspaper, and City staff time.

Property Owner Signature: Jim Hill Date: 04/25/2024  
25 Apr 2024, 06:36:05, MST MST

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person (Sponsor): Jim Hill, Manager - J Hill Farms, LLC Phone: 801-430-3028

E-mail Address: jhillcase1952@gmail.com

(A copy of this petition is to be submitted by the petitioner to the Weber County Surveyor the same day it is filed with North Ogden City.)

### Additional Signatures

SIGNATURE	PRINTED NAME	ADDRESS
<u>Kristine A. Richardson</u> <small>26 Apr 2024, 11:00:25, MST</small>	Kristine A. Richardson	202 Jason Way Mountain View, CA 94043
<u>Suzanne A. Nevarez</u> <small>26 Apr 2024, 08:11:49, MST</small>	Suzanne A. Nevarez	1456 Douglas Street, Ogden, Utah 84404
<u>Peggy Allen</u> <small>26 Apr 2024, 09:47:33, MST</small>	Peggy Allen	3770 N Willow Brook Ln Eden UT 84310

**EXHIBIT A**

Legal Description of property to be annexed  
and  
Reduced size plat of property boundaries

**LANDOWNER ANNEXATION PETITION  
NORTH VIEW FIRE DISTRICT**

We, the undersigned, represent that we own real property located within the boundaries of the area in Weber County, Utah which is described and depicted on Exhibit "A" attached hereto (the "proposed annexation area") and that the proposed annexation area is located, in its entirety, either in unincorporated Weber County or in \_\_\_\_\_ (insert name of municipality). Each person signing this petition requests annexation of the proposed annexation area into the North View Fire District pursuant to Utah Code Ann. § 17B-1-401, et seq.

As required by Utah Code Ann. § 17B-1-404(1)(d), the following signers of this Petition are hereby designated as sponsors (no more than three sponsors may be named), with the first designated sponsor to serve as the contact sponsor.

Contact Sponsor:

Name: J Hill Farms, LLC  
Mailing Address: 1661 N 400 E Ogden UT  
Telephone No.: 801-430-3028

Additional Sponsors:

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_

<p>1. <u>Jim Hill, Manager of J Hill Farms, LLC</u> Owner's Name [please print or type]</p> <p><u>1661 N Washington BLVD, Ogden - Tax ID 110140005</u> Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Jim Hill</u> 25 Apr 2024, 06:36:05, MST Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p><u>1661 N 400 E, Ogden, UT 84404</u> Signer's Current Residence Address</p>
---	--



<p>2. Moli Chen and Gui Lin                  Owner's Name [please print or type]</p> <p>1637 N Washington Blvd, Ogden - Tax ID 110140046                  Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Moli Chen</u>      <u>Gui Lin</u>                  30 Apr 2024, 19:43:46, MST      30 Apr 2024, 19:46:35, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>73 W 520 S Hyde Park UT 84318                  Signer's Current Residence Address</p>
<p>3. David N and Melanie Hill                  Owner's Name [please print or type]</p> <p>West of 1625 N WASHINGTON BLVD, OGDEN - Tax ID 110140058                  Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Dave Hill</u>      <u>Melanie Hill</u>                  26 Apr 2024, 08:19:41, MST      26 Apr 2024, 15:28:40, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>2689 N 250 E, Ogden, UT 84414                  Signer's Current Residence Address</p>
<p>4. Kristine A. Richardson - 1/3                  Owner's Name [please print or type]</p> <p>1595 N WASHINGTON BLVD, OGDEN - Tax ID 110140032                  Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Kristine A. Richardson</u>                  26 Apr 2024, 11:00:25, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>202 Jason Way Mountain View, CA 94043                  Signer's Current Residence Address</p>
<p>5. Suzanne A. Nevarez - 1/3                  Owner's Name [please print or type]</p> <p>1595 N WASHINGTON BLVD, OGDEN - Tax ID 110140032                  Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Suzanne A. Nevarez</u>                  26 Apr 2024, 08:11:49, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>1456 Douglas Street, Ogden, UT 84404                  Signer's Current Residence Address</p>
<p>6. Peggy Allen - 1/3                  Owner's Name [please print or type]</p> <p>1595 N WASHINGTON BLVD, OGDEN - Tax ID 110140032                  Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Peggy Allen</u>                  26 Apr 2024, 09:47:33, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>3770 N Willow Brook Ln Eden, UT 84310                  Signer's Current Residence Address</p>

**EXHIBIT "A" TO LANDOWNER ANNEXATION PETITION  
IDENTIFICATION OF PROPOSED ANNEXATION AREA**

The proposed annexation area is located in Weber County, Utah and is generally bounded by 1700 N \_\_\_\_\_ Street on the north, 1500 N \_\_\_\_\_ street on the south, Washington \_\_\_\_\_ Street on the east and 150 E \_\_\_\_\_ Street on the west (or where the prospective new \_\_\_\_\_ streets would be located if extended), which area is depicted in the attachment to this Exhibit "A" and is more particularly described as follows:

[Insert legal description of the proposed annexation area - including parcel Tax ID numbers whenever possible and attach a map of the boundaries of the area proposed to be annexed]

BOUNDARY DESCRIPTION A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°47'35" WEST 603.30 FEET ALONG THE NORTH LINE OF SAID SECTION 5 TO THE CENTERLINE OF WASHINGTON BOULEVARD AND SOUTH 01°10'38" WEST 1124.74 FEET ALONG SAID CENTERLINE TO THE CENTERLINE INTERSECTION MONUMENT AT 1700 NORTH AND WASHINGTON BOULEVARD AND CONTINUING ALONG SAID CENTERLINE SOUTH 01°10'38" WEST 476.26 FEET AND NORTH 90°00'00" WEST 266.07 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; RUNNING THENCE NORTH 88°43'29" WEST 146.28 FEET; THENCE SOUTH 01°16'23" WEST 121.62 FEET; THENCE SOUTH 88°43'37" EAST 346.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 117.89 FEET; THENCE NORTH 88°37'57" WEST 427.05 FEET; THENCE NORTH 89°00'38" WEST 773.46 FEET; THENCE NORTH 05°09'02" WEST 69.19 FEET; THENCE NORTH 89°10'34" WEST 158.96 FEET; THENCE NORTH 89°00'31" WEST 179.16 FEET; THENCE SOUTH 88°15'29" WEST 178.45 FEET; THENCE SOUTH 88°15'29" WEST 240.68 FEET; THENCE NORTH 01°08'08" EAST 684.65 FEET TO THE SOUTH LINE OF THE MYSTERY MEADOWS PHASE 2; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE VILLAGE AT PROMINENCE POINT SOUTH 88°45'46" EAST 314.43 FEET; THENCE SOUTH 00°39'16" WEST 240.94 FEET; THENCE SOUTH 88°36'17" EAST 1448.72 FEET; THENCE SOUTH 01°10'38" WEST 167.78 FEET; THENCE SOUTH 88°41'22" EAST 200.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 20.500 ACRES. Includes the following parcels: 110140005 110140046 110140058 110140032  
Boundary Map attached

# Signature Certificate



Item4.

Envelope Ref:9fe3c70243cdd28599f4099734576c8321ce6caa

Author: Morgan Cox      Creation Date: 23 Apr 2024, 06:42:35, MST      Completion Date: 30 Apr 2024, 19:46:36, MST

## Document Details:



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Type:  
Document Ref: 5aaf1ba246c3ee6bc9b79aa371a2f8485569477dfe3687230bcba8b0f32b b557  
Document Total Pages: 7

## Document Signed By:

Name: Kristine A. Richardson  
Email: karhorses@aol.com  
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Location: MOUNTAIN VIEW, CA (US)  
Date: 26 Apr 2024, 11:00:25, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

Kristine A. Richardson  
26 Apr 2024, 11:00:25, MST

Name: Peggy Allen  
Email: sugarshorts918@hotmail.com  
IP: 75.169.143.192  
Location: SOUTH JORDAN, UT (US)  
Date: 26 Apr 2024, 09:47:33, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

Peggy Allen  
26 Apr 2024, 09:47:33, MST

Name: Suzanne A. Nevarez  
Email: suzanneallen@digis.net  
IP: 15.254.2.11  
Location: LOS ANGELES, CA (US)  
Date: 26 Apr 2024, 08:11:49, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

Suzanne A. Nevarez  
26 Apr 2024, 08:11:49, MST

Name: Dave Hill

Dave Hill  
26 Apr 2024, 08:19:41, MST

Email: hilldave57@gmail.com  
 IP: 73.228.86.187  
 Location: NORTH OGDEN, UT (US)  
 Date: 26 Apr 2024, 08:19:41, MST  
 Consent: eSignature Consent Accepted  
 Security Level: Email

Name: Mali Chen  
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Mali Chen  
 30 Apr 2024, 19:43:46, MST

Location: BOARDMAN, OR (US)  
 Date: 30 Apr 2024, 19:43:46, MST  
 Consent: eSignature Consent Accepted  
 Security Level: Email

Name: Jim Hill  
 Email: jhillcase1952@gmail.com  
 IP: 2001:5b0:51c7:d58:217a:4aae:d50:3cd3

Jim Hill  
 25 Apr 2024, 06:36:05, MST

Location: BRIGHAM CITY, UT (US)  
 Date: 25 Apr 2024, 06:36:05, MST  
 Consent: eSignature Consent Accepted  
 Security Level: Email

Name: Melanie Hill  
 Email: forthehills2@gmail.com  
 IP: 73.228.86.187

Melanie Hill  
 26 Apr 2024, 15:28:40, MST

Location: NORTH OGDEN, UT (US)  
 Date: 26 Apr 2024, 15:28:40, MST  
 Consent: eSignature Consent Accepted  
 Security Level: Email

Name: Gui Lin  
 Email: zhong74012@yahoo.com  
 IP: 44.230.149.235

Gui Lin  
 30 Apr 2024, 19:46:35, MST

Location: BOARDMAN, OR (US)  
 Date: 30 Apr 2024, 19:46:35, MST  
 Consent: eSignature Consent Accepted  
 Security Level: Email

**Document History:**

Envelope Created Morgan Cox created this envelope on 23 Apr 2024, 06:42:35, MST  
 Invitation Sent Invitation sent to Jim Hill on 24 Apr 2024, 09:09:43, MST

Invitation Sent	Invitation sent to Dave Hill on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Melanie Hill on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Moli Chen on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Kristine A. Richardson on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Suzanne A. Nevarez on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Peggy Allen on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Gui Lin on 24 Apr 2024, 09:09:43, MST
Invitation Accepted	Invitation accepted by Suzanne A. Nevarez on 24 Apr 2024, 09:15:31, MST
Invitation Accepted	Invitation accepted by Melanie Hill on 24 Apr 2024, 19:25:10, MST
Invitation Accepted	Invitation accepted by Dave Hill on 24 Apr 2024, 19:32:08, MST
Invitation Accepted	Invitation accepted by Peggy Allen on 24 Apr 2024, 20:46:29, MST
Invitation Accepted	Invitation accepted by Jim Hill on 25 Apr 2024, 06:33:53, MST
Signed by Jim Hill	Jim Hill signed this Envelope on 25 Apr 2024, 06:36:05, MST
Invitation Accepted	Invitation accepted by Kristine A. Richardson on 25 Apr 2024, 14:16:10, MST
Signed by Suzanne A. Nevarez	Suzanne A. Nevarez signed this Envelope on 26 Apr 2024, 08:11:49, MST
Signed by Dave Hill	Dave Hill signed this Envelope on 26 Apr 2024, 08:19:41, MST
Signed by Peggy Allen	Peggy Allen signed this Envelope on 26 Apr 2024, 09:47:33, MST
Signed by Kristine A. Richardson	Kristine A. Richardson signed this Envelope on 26 Apr 2024, 11:00:25, MST
Signed by Melanie Hill	Melanie Hill signed this Envelope on 26 Apr 2024, 15:28:40, MST
Invitation Accepted	Invitation accepted by Gui Lin on 30 Apr 2024, 19:36:37, MST
Invitation Accepted	Invitation accepted by Moli Chen on 30 Apr 2024, 19:43:16, MST
Signed by Moli Chen	Moli Chen signed this Envelope on 30 Apr 2024, 19:43:46, MST
Signed by Gui Lin	Gui Lin signed this Envelope on 30 Apr 2024, 19:46:35, MST
Executed	Document(s) successfully executed on 30 Apr 2024, 19:46:36, MST
Signed Document(s)	Link emailed to jhillcase1952@gmail.com
Signed Document(s)	Link emailed to hilldave57@gmail.com
Signed Document(s)	Link emailed to forthehills2@gmail.com
Signed Document(s)	Link emailed to zhong74012@yahoo.com
Signed Document(s)	Link emailed to karhorses@aol.com
Signed Document(s)	Link emailed to suzanneallen@digis.net
Signed Document(s)	Link emailed to sugarshorts918@hotmail.com
Signed Document(s)	Link emailed to zhong74012@yahoo.com
Signed Document(s)	Link emailed to morgan@westcollc.com



**Weber County**

Weber County Surveyor's Office  
[https://www.webercountyutah.gov/Recorder\\_Surveyor/](https://www.webercountyutah.gov/Recorder_Surveyor/)  
2380 Washington Blvd., Suite 370  
Ogden, Utah 84401-1473  
Phone: (801) 399-8020

July 3, 2024

To Whom It May Concern:

Based upon state code [17-23-20] the Weber County Surveyor's office has reviewed the proposed plat for annexation into North Ogden by(for) Westates Companies and all conditions for approval by this office at this time have been satisfied. Conditions of size, type, and legibility will be reviewed at the time of submittal of mylar to this office for final approval and county surveyor signature. If any additional changes are made to the attached plat, another review will be required by this office for approval.

Thank you

Weber County Surveyor's Office  
Bridger Curtis  
(801)399-8020

# COPY ORDINANCE NO. 2003- 03

AN ORDINANCE ADOPTING THE NORTH OGDEN CITY ANNEXATION POLICY PLAN DATED JANUARY 28, 2003.

WHEREAS, The 2001 Utah Legislature required a city to adopt annexation policy plan before such city annexes any property after December 31, 2002; and

WHEREAS, The annexation *policy* plan requirements are contained in §§10-2-401.5 Utah Code; and

WHEREAS, North Ogden City developed an annexation policy plan in accordance with in §§10-2-401.5 Utah Code; and

WHEREAS, The North Ogden City Planning Commission, after meeting with the Harrisville and Pleasant View Planning Commissions, negotiated future annexation areas; and

WHEREAS, The North Ogden City Planning Commission advertised in the official newspaper of general circulation, *Standard Examiner*, on October 28, November 4, and 11, 2002, for a public hearing held on November 13, 2002; and

WHEREAS, The North Ogden City Planning Commission held a public hearing on November 13, 2002, and received no public comments; and

WHEREAS, The North Ogden City Planning Commission did not receive any written comments during the 10-day waiting period after the public hearing; and

WHEREAS, The North Ogden City Planning Commission recommended to the North Ogden City Council approval of the North Ogden City Annexation Policy Plan without any modifications;

WHEREAS, The North Ogden City Council advertised in the official newspaper of general circulation, *Standard Examiner*, on December 30, 2002, for a public hearing on the annexation policy plan to be held on January 14, 2003; and

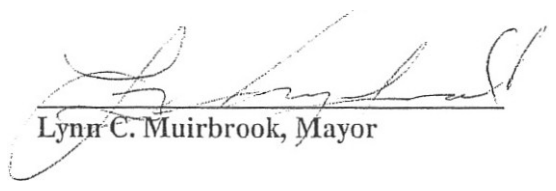
IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF NORTH OGDEN CITY:

SECTION 1. The North Ogden City Annexation Policy Plan dated January 28, 2003 is hereby adopted.

PASSED AND ADOPTED this 28th day of January 2003.

FOR NORTH OGDEN CITY:

ATTEST:

  
Lynn C. Muirbrook, Mayor

53. fui. Spen-dlove  
S. Annette Spendlove,  
City Recorder

# NORTH OGDEN CITY



# ANNEXATION POLICY PLAN

January 28, 2003



# NORTH OGDEN CITY

## Annexation Policy Plan

### I. Introduction.

The North Ogden City Annexation Policy Plan is developed in accordance with Utah Code §10-2-401.5. In developing this plan, the North Ogden City Planning Commission and the North Ogden City Council considered all unincorporated areas between the City corporate boundaries and its neighboring communities. This plan attempts to avoid any overlaps with the expansion areas of other municipalities. The Planning Commission met with Pleasant View Planning Commission on September 5, 2002 and met with the Harrisville Planning Commission on September 25, 2002.

In developing this Annexation Policy Plan, North Ogden City considered the population growth projections for the city and adjoining areas for the next 20 years. Consideration was also given to the current and projected costs of infrastructure, urban services, and public facilities necessary.

The North Ogden City Annexation Policy Plan is to facilitate full development of the area within the current city boundaries and to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area. This plan is developed in conjunction with the North Ogden City General Plan, and the need over the next 20 years for additional land suitable for residential, commercial, and industrial development. Included in this plan are the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in and around the city.

The proposed annexation boundaries are drawn, as practicable and feasible, along the boundaries of existing special districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities. This plan is to eliminate islands and peninsulas of territory that are not receiving City services. The plan analyzed any overlapping functions to consider the consolidation of such functions so there is an efficient delivery of services and the City is equitable in its distribution of community resources and obligations.

### II. Criteria For Granting Future Annexation Petitions.

#### A. Character of the Community.

Historically, North Ogden City was an agricultural community settled in the mid-1800s. The community had many fruit orchards, but as time has moved on either the farmers have tired of farming or their heirs do not desire to farm. As a result, the orchards have been sold for residential development and North Ogden has become a bedroom community with its residents being employed in various employment centers along the Wasatch Front.

Today, North Ogden City is an open-space suburb and community that provides housing for people of all income levels and styles of living. The City's housing stock is largely single-family detached housing, however there is adequate attached housing to meet affordable housing needs. The community has two senior single-family detached housing subdivisions, a senior twin-home development, and one senior multi-family housing project.

The City has a commercial core that provides retail services for the community's daily needs. However, clothing and large item purchases, such as furniture, appliances, new vehicles (an used car lot does exist in the city), recreational vehicles, etcetera, must take place out of the city.

North Ogden City has very little industrial activity. Only one industrial operation, Slik-Pak, exists in the city.

**B. Municipal Services In Developed And Undeveloped Unincorporated Areas.**

North Ogden City provides culinary water, sanitary sewage collection, solid waste collection, and storm water drainage infrastructure services. The City also provides public safety services through its own police department. Fire safety and emergency medical services are provided by the North View Fire Department, which is a three-city fire department governed by the mayors of Harrisville, North Ogden, and Pleasant View. North Ogden City has a parks and recreation system operated by its own parks and recreation department. North Ogden also provides land use planning and protection services through its Planning Department.

The expansion and extension of municipal services are based on the following standards:

1. Adequate culinary water pressure and storage capacity is required for development to take place.
2. Along with the culinary water pressure and storage demands, fire flow standards in accordance with the Uniform Fire Code must also be met.
3. North Ogden City requires all sanitary sewer collection to be gravity flow. Individual homeowner owned and operated pump stations are permitted, but the City's wastewater collection system is to be free of pumping or lift stations.
4. Every development must accommodate the storm drainage demands for a five-year storm.
5. Every subdivision must have a second-access when at least one of the following exists:
  - A. A residential lot is more than 1600-feet from a through street;

B. More than 60-single-family residential lots, or 60-residential units; or 100,000 square feet of commercial or industrial space, whichever is less, are platted or developed.

6. North Ogden City wants land use control of the land fronting all streets in its corporate boundaries.

C. Financing of Services.

The developer of the land pays for the new public infrastructure. Impact fees are collected on building permits for new structures to pay the proportionate share of the impact new development has on capital improvements. The expansion of public services, such as the law enforcement, fire, and emergency medical services, administrative, and parks, and community development are paid through the property taxation of the land.

D. An estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area.

North Ogden City has performed studies to identify the impact of new development on the City. As a result of these studies, the City Council has adopted impact fee schedules to avoid the financial impact of new development on the existing residents. The impact fee studies also assure that the new development impact fee funds do not subsidize existing development. The monthly fee schedules on culinary water, sanitary sewer, and storm water provides for the on-going replacement costs, system upgrades, and maintenance of the respective infrastructure systems.

III. Special District and Public Service Franchise Area Boundaries.

Special districts serving the North Ogden City area are:

1. Weber County School District.
2. Ben Lomond Cemetery District.
3. Weber County Mosquito Abatement District.
4. Pine View Water Systems District.
5. North View Fire Department.
6. Central Weber Sewer Improvement District.
7. Bona Vista Water Improvement District.

Public service companies serving North Ogden City are:

1. Utah Power Company for electrical power.

2. Questar Gas Company for natural gas service.
3. Qwest for telecommunications service.
4. AT&T Broadband for cable television and telecommunications service.

All but two of the public service providers and special districts serve North Ogden City and the areas it plans to annex in the next 20-years. The two agencies having boundaries that do not include all of the present North Ogden City jurisdictional boundaries and the areas the City plans to annex are the Ben Lomond Cemetery District and the Bona Vista Water Company.

The Ben Lomond Cemetery District covers all of North Ogden City and its intended annexation area, except the Silver Springs Subdivision located west of Mountain Road at the 1510 North Street and 1525 North Street. The Silver Springs Subdivision is already located in North Ogden City. Annexation plans do not conflict with the Ben Lomond Cemetery District.

The Bona Vista Water Improvement District serves the Harrisville area, but its storage facilities are located east of Mountain Road in North Ogden City. Some residents south of 1700 North Street in North Ogden City are connected to the Bona Vista waterline, but since 1990, all new developments in the Bona Vista Water Company service area that is located in North Ogden City, must be connected to the North Ogden City Culinary Water System.

Justification for excluding from the expansion area any area containing urban development within one-half mile of the city boundary.

No unincorporated area within one-half mile of the North Ogden City boundary and not located in another incorporated city, is proposed to be excluded from this annexation policy plan, except land owned by the United States Department of Agriculture – Forest Service located north and east of North Ogden City.

### III. A statement addressing any comments made by affected entities at or within ten days after the public meeting.

On November 13, 2002, the North Ogden Planning Commission held its public hearing and no comments were received. During the 10-day written comment period Pleasant View City submitted its annexation policy plan. The Pleasant View Annexation Policy Plan is in harmony with the boundaries agreed upon by both planning commissions on September 5, 2002.

### IV. Map of The Expansion Area.

Attached is a map showing the proposed annexation area for North Ogden City. A narrative explanation of each area is provided below. No area outside of Weber County is proposed for annexation.

The Planning Commission reviewed the proposed annexation policy plan on September 24, 2002. Because Ogden City and North Ogden City have no unincorporated area between its

borders, a meeting between the two cities did not take place. The Pleasant View Planning Commission and the North Ogden Planning Commission met on September 5, 2002 and mutually agreed on what areas would be annexed into the respective cities. Because there are no cities north or east of North Ogden City within one-half mile of its current corporate boundaries, no other cities have been consulted.

#### Pleasant View City

The two areas of unincorporated property between North Ogden City and Pleasant View: (1) the unincorporated island located north of 3425 North and 3275 North, from 225 West Street to 100 East Street; and (2) the area north of the power line. The Pleasant View City Planning Commission and the North Ogden City Planning Commission met on September 5, 2002. Both Planning Commissions agreed with the following:

1. North Ogden City will annex the portion of the unincorporated island located north of 3425 North and 3275 North, from 225 West Street to 100 East Street, from the center of the canal, south. It is intended that Pleasant View City will annex north of the canal.
2. The second area of unincorporated land is located at the point where the two cities meet at the Utah Power Company power line parcel. Along with the Utah Power Company, there is private land located north of the power line parcel and south of the U.S. Forest Service land. North Ogden City plans to annex that area from its current northwest corner, north to the United States Department of Agriculture – Forest Service property, and east to the Forest Service property east of North Ogden City.

#### Harrisville City

Between Harrisville and North Ogden are two unincorporated areas. The first area is located along 2000 North Street and west of 400 East Street (Washington Boulevard). The second area is located west of 400 East Street at the 1500 North Street alignment north to approximately 200-feet south of 1900 North Street, and west to the 150 East Street alignments.

The Harrisville Planning Commission and North Ogden City Planning Commission met on September 25, 2002 to discuss the respective annexation policy plans. In the first area, North Ogden City intends to annex from the west of its present corporate boundaries as far west as the natural drainage will drain to the east. This area will be the area along the east and west of 150 East Street, from the Ben Lomond Golf Course to 2550 North Street.

In the second area, North Ogden City intends to annex all of the unincorporated area located west of 400 East Street, west to its present corporate border at the 150 East Street alignment, from approximately 1525 North Street, north to the present North Ogden City corporate boundaries south of 1900 North Street.

The North Ogden Planning Commission was unanimous on these areas intended for annexation. The North Ogden Planning Commission agreed with the Harrisville Planning Commission that any residential development in the area south of 1900 North Street, south

to the present Harrisville corporate boundary at approximately the 1500 North Street alignment, and from the 150 East Street alignment, east to 400 East Street should be commercial development and single-family residential lots with a minimum of 10,000 square foot lots. The North Ogden Planning Commission is recommending this stipulation if Harrisville City agrees to not place this area in its annexation policy plan.

Because there is no unincorporated private land between North Ogden City and Ogden City, there are no annexation plans between North Ogden City and Ogden City.

## PROCESS

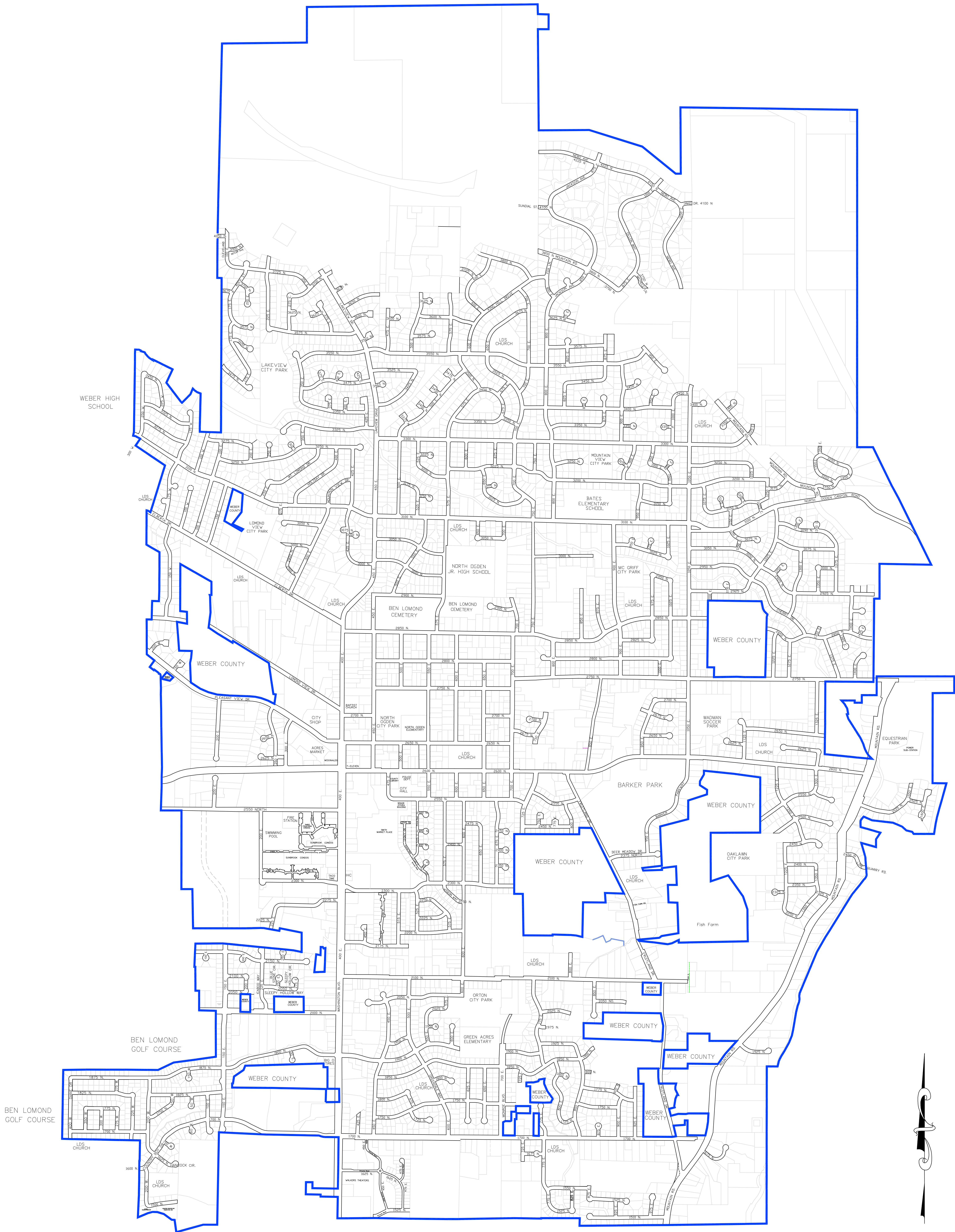
The North Ogden City Planning Commission held a public hearing on November 13, 2002 and provided notice by advertising for at least 14-days. This public hearing allowed Harrisville, Ogden, and Pleasant View and Weber County to examine this proposed annexation policy plan and provide input on it. No input was provided at the public hearing.

Following the public hearing, the North Ogden Planning Commission will accept and consider any additional written comments from affected entities until November 25, 2002. No comments were received during this written comment period, therefore no modifications were made and subsequent public hearing held. The Planning Commission recommended approval of the Annexation Policy Plan to the City Council.

On January 14, 2003, the City Council held a public hearing, after advertising for at least 14-days and notifying Harrisville, Ogden, Pleasant View, and Weber County, on the planning commission's recommended annexation policy plan. The City Council adopted this plan without modification on January 28, 2003 by adopting ordinance #2003-02.

North Ogden City submitted a copy of this annexation policy plan to the Weber County Board of Commissioners of this annexation policy plan January 29, 2003, which was within 30 days of adoption.





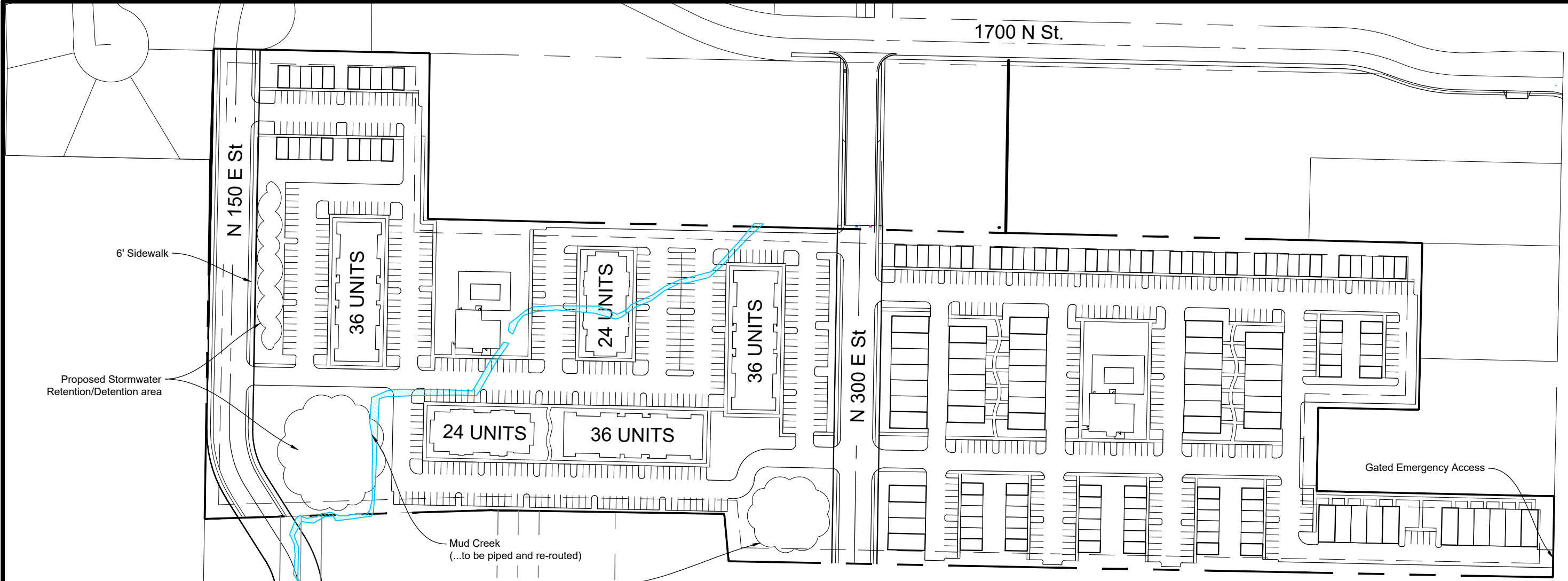
ANNEXATION AREA  
**North Ogden City**

SCALE: NONE

REVISED March 18, 2015







Total Area	894,614 SF	20.52 AC.
West Area	475,431 SF	10.92 AC.
East Area	418,301 SF	9.60 AC.
*Areas divided by N 300 E St.		

Zoning	R-4
Proposed Zoning:	R-4
Total Number of Units:	307
Density: (307/20.52)	14.96 Units Per Acre

West - Private Area	475,431 SF	10.9 AC.
Building Footprint Area	67,885 SF	14.3%
Pavement Area	205,522 SF	43.2%
Landscaping (Vegetation)	155,532 SF	32.7%
Landscaping W/ Hardscape	179,950 SF	

East - Private Area	418,301 SF	9.60 AC.
Building Footprint Area	107,814 SF	25.8%
Pavement Area	168,185 SF	40.2%
Landscaping (Vegetation)	109,837 SF	26.3%
Landscaping W/ Hardscape	137,098 SF	

West - Public Area		
Pavement Area	40,282 SF	8.5%
Landscaping (Parkstrip)	6,210 SF	1.3%

East - Public Area		
Pavement Area	28,887 SF	6.9%
Landscaping (Parkstrip)	3,578 SF	0.8%

West - Unit Breakdown: 175 Units  
 90 1-Bedroom Apartments  
 54 2-Bedroom Apartments  
 12 3-Bedroom Apartments  
 19 2-Bedroom Townhouses  
 0 3-Bedroom Townhouses

East - Unit Breakdown: 132 Units  
 0 Apartments  
 84 2-Bedroom Townhouses  
 48 3-Bedroom Townhouses

West - Parking Count: 470 stalls  
 0 2-car Garages  
 470 Surface Stalls  
 2.68 Stalls/Unit

East - Parking Count: 366 stalls  
 48 2-car garages  
 270 surface stalls  
 2.77 stalls/unit

Parking By Unit Type (West):  
 All others =  $\frac{470}{175} = 2.68$  Stalls/Unit

Parking By Unit Type (East):  
 3-Bed Towns =  $\frac{144}{48} = 3.00$  Stalls/Unit  
 All others =  $\frac{222}{84} = 2.64$  Stalls/Unit

PUD / Development Agreement Requests

1. *Building Height: 45' Max height with avg. ≤ 35' Height*





1950 N 2200 W STE 9, Salt Lake City, UT 84116

8/27/2024

North Ogden City Planning Commission:

Westates Companies is pleased to present the J. Hill Farms Annexation petition. The petition application includes a request for the property to be zoned R-4.

A conceptual drawing has been provided to illustrate the anticipated land uses and density under the R-4 classification. The drawing shows a mix of residential housing products including two story townhomes and three-story apartments while remaining within the permitted density of 15 units per acre. Amenities, parking and open space as shown in the drawing meet the code requirements while making the development sustainable and enjoyable for future residents.

The layout presented represents the concept for the community and will require adjustments and modifications as we work through detailed site analysis and design. However, this gives a general feel for building types and the use of space.

To provide flexibility for the anticipated development, Westates Companies is requesting that a PUD agreement be considered with a variance in maximum building height as listed in Section 11-13-6(e) of the North Ogden City Land Use Code. This variance would allow for an increase in height by using an average height for a building or group of buildings, as long as that maximum height of the zone is not exceeded by more than ten feet. This would bring the maximum height to 45' with the average height of all buildings being 35' or less per the R-4 zone.

We are excited to be a part of building North Ogden and are looking forward to a positive recommendation for the R-4 zone classification by the Planning Commission.

Thank you,

Colton Bryan  
Westates Companies



## ANNEXATION INFORMATION FOR THE PETITIONER

**PLEASE NOTE THAT A COMPLETED PETITION MUST INCLUDE THE FOLLOWING:**

- \_\_\_\_\_ **Receipt from Weber County Surveyor.** You will start with the Weber County Surveyor reviewing your annexation plat map and return to North Ogden a Copy of your receipt from Weber County Surveyor and a letter stating that they accept your annexation plat map as is or that they made changes and a copy of your red lined original annexation plat map and a new annexation plat map with the changes. **Petitioner pays fee**
- \_\_\_\_\_ **1 Mylar Annexation Plat Map** (when requested).
- \_\_\_\_\_ **1 Electronic Copy of Annexation Plat Map** (email to [rsantoro@nogden.org](mailto:rsantoro@nogden.org))
- \_\_\_\_\_ **Completed Application.** With required signatures of **all legal owners and dates**
- \_\_\_\_\_ **\$935 Annexation Filing Fee**
- \_\_\_\_\_ **Alta Title Report** (shows legal owners & legal description of the property to be annexed) **Must match description on plat map**
- \_\_\_\_\_ **Requested Zone** for the property to be annexed

Once the completed application is submitted the approval process begins:

1. The application will be placed on the City Council agenda for their acceptance of the application to start the process within 14 days of submittal of a **COMPLETED** application.
2. Affected departments will be notified of the petition and asked to respond within 2 weeks.
3. The Mayor and City Council will be informed when the petition is certified – within 30 days of acceptance of application by the Mayor and City Council.
4. Notice will be published on the State of Utah's Public Notice website for 3 consecutive weeks.
5. Notice is sent to the affected utilities and municipalities – within 20 days of certification.
6. There is a 30 day protest period during which affected entities can protest the annexation. The 30 days begin the first date the notice is published on the State of Utah's Public Notice website.
7. Notice of the public hearing will be published on the State of Utah's Public Notice website.. Notice must run at least 7 days prior to the date of the hearing.
8. City Council will consider adopting the ordinance to annex. This is usually done at the end of the protest period and after the public hearing.
9. Petitioner must submit a signed Mylar of annexation plat, which must include signatures of the Weber County Surveyor, all property owner's and signature lines for North Ogden City Attorney, Mayor and City Recorder's attest line. A digital copy is then sent to the State within 60 days of adopting the annex ordinance.
10. When the Recorder's Office receives the Certificate of Annexation from the State the Signed Mylar annex plat and ordinance adopting the annexation will be recorded with Weber County.

Contact the North Ogden City Recorder's Office with questions regarding annexations – 801-737-9830



### PETITION FOR ANNEXATION

505 E. 2600 North, North Ogden, Utah 84414  
Phone: 801-782-7211 | FAX: 801-737-2219

Petition No. \_\_\_\_\_ Desired Zoning Classification: R-4  
*Filed in the Office of the City Recorder*

Fee: \$935 Check #: \_\_\_\_\_

Property Address (approx.): 1661 N Washington Blvd

Reason for annex request: Develop property under city and receive municipal services

#### TO THE NORTH OGDEN CITY COUNCIL:

The undersigned real property owners respectfully petition for the described lands and territory in Weber County, Utah, attached hereto as Exhibit A, be immediately annexed to North Ogden City.

In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Weber County, State of Utah, and that the said territory lies contiguous to the Corporate limits of North Ogden City, a Municipal Corporation of Utah.

SIGNATURE	PRINTED NAME	ADDRESS
<u>Jim Hill</u> 25 Apr 2024, 06:36:05, MST	Jim Hill	1661 N 400 E, Ogden, UT 84404
<u>Moli Chen</u> 30 Apr 2024, 19:43:46, MST	Moli Chen	73 W 520 S Hyde Park UT 84318
<u>Gui Lin</u> 30 Apr 2024, 19:46:35, MST	Gui Lin	73 W 520 S Hyde Park UT 84318
<u>Dave Hill</u> 26 Apr 2024, 08:19:41, MST	David N Hill	2689 n 250 e ogden utah 84414
<u>Melanie Hill</u> 26 Apr 2024, 15:28:40, MST	Melanie Hill	2689 n 250 e Ogden ut 84414

I acknowledge that I will be charged for any fees incurred for the annexation review by the City including; City Engineer; publication in the local newspaper, and City staff time.

Property Owner Signature: Jim Hill Date: 04/25/2024  
25 Apr 2024, 06:36:05, MST MST

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person (Sponsor): Jim Hill, Manager - J Hill Farms, LLC Phone: 801-430-3028

E-mail Address: jhillcase1952@gmail.com

(A copy of this petition is to be submitted by the petitioner to the Weber County Surveyor the same day it is filed with North Ogden City.)

### Additional Signatures

SIGNATURE	PRINTED NAME	ADDRESS
<u>Kristine A. Richardson</u> 26 Apr 2024, 11:00:25, MST	Kristine A. Richardson	202 Jason Way Mountain View, CA 94043
<u>Suzanne A. Nevarez</u> 26 Apr 2024, 08:11:49, MST	Suzanne A. Nevarez	1456 Douglas Street, Ogden, Utah 84404
<u>Peggy Allen</u> 26 Apr 2024, 09:47:33, MST	Peggy Allen	3770 N Willow Brook Ln Eden UT 84310

**EXHIBIT A**

Legal Description of property to be annexed  
and  
Reduced size plat of property boundaries

**LANDOWNER ANNEXATION PETITION  
NORTH VIEW FIRE DISTRICT**

We, the undersigned, represent that we own real property located within the boundaries of the area in Weber County, Utah which is described and depicted on Exhibit "A" attached hereto (the "proposed annexation area") and that the proposed annexation area is located, in its entirety, either in unincorporated Weber County or in \_\_\_\_\_ (insert name of municipality). Each person signing this petition requests annexation of the proposed annexation area into the North View Fire District pursuant to Utah Code Ann. § 17B-1-401, et seq.

As required by Utah Code Ann. § 17B-1-404(1)(d), the following signers of this Petition are hereby designated as sponsors (no more than three sponsors may be named), with the first designated sponsor to serve as the contact sponsor.

Contact Sponsor:

Name: J Hill Farms, LLC  
Mailing Address: 1661 N 400 E Ogden UT  
Telephone No.: 801-430-3028

Additional Sponsors:

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_

<p>1. <u>Jim Hill, Manager of J Hill Farms, LLC</u> Owner's Name [please print or type]</p> <p><u>1661 N Washington BLVD, Ogden - Tax ID 110140005</u> Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Jim Hill</u> 25 Apr 2024, 06:36:05, MST Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p><u>1661 N 400 E, Ogden, UT 84404</u> Signer's Current Residence Address</p>
---	--

<p>2. Moli Chen and Gui Lin                  Owner's Name [please print or type]</p> <p>1637 N Washington Blvd, Ogden - Tax ID 110140046                  Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Moli Chen</u>      <u>Gui Lin</u>                  30 Apr 2024, 19:43:46, MST      30 Apr 2024, 19:46:35, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>73 W 520 S Hyde Park UT 84318                  Signer's Current Residence Address</p>
<p>3. David N and Melanie Hill                  Owner's Name [please print or type]</p> <p>West of 1625 N WASHINGTON BLVD, OGDEN - Tax ID 110140058                  Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Dave Hill</u>      <u>Melanie Hill</u>                  26 Apr 2024, 08:19:41, MST      26 Apr 2024, 15:28:40, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>2689 N 250 E, Ogden, UT 84414                  Signer's Current Residence Address</p>
<p>4. Kristine A. Richardson - 1/3                  Owner's Name [please print or type]</p> <p>1595 N WASHINGTON BLVD, OGDEN - Tax ID 110140032                  Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Kristine A. Richardson</u>                  26 Apr 2024, 11:00:25, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>202 Jason Way Mountain View, CA 94043                  Signer's Current Residence Address</p>
<p>5. Suzanne A. Nevarez - 1/3                  Owner's Name [please print or type]</p> <p>1595 N WASHINGTON BLVD, OGDEN - Tax ID 110140032                  Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Suzanne A. Nevarez</u>                  26 Apr 2024, 08:11:49, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>1456 Douglas Street, Ogden, UT 84404                  Signer's Current Residence Address</p>
<p>6. Peggy Allen - 1/3                  Owner's Name [please print or type]</p> <p>1595 N WASHINGTON BLVD, OGDEN - Tax ID 110140032                  Address of owner's real property which is included in the proposed annexation area (include Tax ID No. If known)</p>	<p><u>Peggy Allen</u>                  26 Apr 2024, 09:47:33, MST</p> <p>Signature of owner - [all owners must sign] [if the owner is an entity, state the title of the signing authorized representative]</p> <p>3770 N Willow Brook Ln Eden, UT 84310                  Signer's Current Residence Address</p>

**EXHIBIT "A" TO LANDOWNER ANNEXATION PETITION  
IDENTIFICATION OF PROPOSED ANNEXATION AREA**

The proposed annexation area is located in Weber County, Utah and is generally bounded by 1700 N \_\_\_\_\_ Street on the north, 1500 N \_\_\_\_\_ street on the south, Washington \_\_\_\_\_ Street on the east and 150 E \_\_\_\_\_ Street on the west (or where the prospective new \_\_\_\_\_ streets would be located if extended), which area is depicted in the attachment to this Exhibit "A" and is more particularly described as follows:

[Insert legal description of the proposed annexation area - including parcel Tax ID numbers whenever possible and attach a map of the boundaries of the area proposed to be annexed]

BOUNDARY DESCRIPTION A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°47'35" WEST 603.30 FEET ALONG THE NORTH LINE OF SAID SECTION 5 TO THE CENTERLINE OF WASHINGTON BOULEVARD AND SOUTH 01°10'38" WEST 1124.74 FEET ALONG SAID CENTERLINE TO THE CENTERLINE INTERSECTION MONUMENT AT 1700 NORTH AND WASHINGTON BOULEVARD AND CONTINUING ALONG SAID CENTERLINE SOUTH 01°10'38" WEST 476.26 FEET AND NORTH 90°00'00" WEST 266.07 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; RUNNING THENCE NORTH 88°43'29" WEST 146.28 FEET; THENCE SOUTH 01°16'23" WEST 121.62 FEET; THENCE SOUTH 88°43'37" EAST 346.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 117.89 FEET; THENCE NORTH 88°37'57" WEST 427.05 FEET; THENCE NORTH 89°00'38" WEST 773.46 FEET; THENCE NORTH 05°09'02" WEST 69.19 FEET; THENCE NORTH 89°10'34" WEST 158.96 FEET; THENCE NORTH 89°00'31" WEST 179.16 FEET; THENCE SOUTH 88°15'29" WEST 178.45 FEET; THENCE SOUTH 88°15'29" WEST 240.68 FEET; THENCE NORTH 01°08'08" EAST 684.65 FEET TO THE SOUTH LINE OF THE MYSTERY MEADOWS PHASE 2; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE VILLAGE AT PROMINENCE POINT SOUTH 88°45'46" EAST 314.43 FEET; THENCE SOUTH 00°39'16" WEST 240.94 FEET; THENCE SOUTH 88°36'17" EAST 1448.72 FEET; THENCE SOUTH 01°10'38" WEST 167.78 FEET; THENCE SOUTH 88°41'22" EAST 200.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 20.500 ACRES. Includes the following parcels: 110140005 110140046 110140058 110140032  
Boundary Map attached



# Signature Certificate



Item4.

Envelope Ref:9fe3c70243cdd28599f4099734576c8321ce6caa

Author: Morgan Cox      Creation Date: 23 Apr 2024, 06:42:35, MST      Completion Date: 30 Apr 2024, 19:46:36, MST

## Document Details:



Name: North Ogden City annexation\_petition\_packet\_-\_updated\_2024 - filled 2024-04-30  
Type:  
Document Ref: 5aaf1ba246c3ee6bc9b79aa371a2f8485569477dfe3687230bcba8b0f32bb57  
Document Total Pages: 7

## Document Signed By:

Name: Kristine A. Richardson  
Email: karhorses@aol.com  
IP: 2600:1700:3ec4:9c00:ecb9:c309:511d:7ef9  
Location: MOUNTAIN VIEW, CA (US)  
Date: 26 Apr 2024, 11:00:25, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

Kristine A. Richardson  
26 Apr 2024, 11:00:25, MST

Name: Peggy Allen  
Email: sugarshorts918@hotmail.com  
IP: 75.169.143.192  
Location: SOUTH JORDAN, UT (US)  
Date: 26 Apr 2024, 09:47:33, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

Peggy Allen  
26 Apr 2024, 09:47:33, MST

Name: Suzanne A. Nevarez  
Email: suzanneallen@digis.net  
IP: 15.254.2.11  
Location: LOS ANGELES, CA (US)  
Date: 26 Apr 2024, 08:11:49, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

Suzanne A. Nevarez  
26 Apr 2024, 08:11:49, MST

Name: Dave Hill

Dave Hill  
26 Apr 2024, 08:19:41, MST

Email: hilldave57@gmail.com  
IP: 73.228.86.187  
Location: NORTH OGDEN, UT (US)  
Date: 26 Apr 2024, 08:19:41, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

Name: Mali Chen  
Email: zhong74012@yahoo.com  
IP: 44.230.149.235

Mali Chen  
30 Apr 2024, 19:43:46, MST

Location: BOARDMAN, OR (US)  
Date: 30 Apr 2024, 19:43:46, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

Name: Jim Hill  
Email: jhillcase1952@gmail.com  
IP: 2001:5b0:51c7:d58:217a:4aae:d50:3cd3

Jim Hill  
25 Apr 2024, 06:36:05, MST

Location: BRIGHAM CITY, UT (US)  
Date: 25 Apr 2024, 06:36:05, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

Name: Melanie Hill  
Email: forthehills2@gmail.com  
IP: 73.228.86.187

Melanie Hill  
26 Apr 2024, 15:28:40, MST

Location: NORTH OGDEN, UT (US)  
Date: 26 Apr 2024, 15:28:40, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

Name: Gui Lin  
Email: zhong74012@yahoo.com  
IP: 44.230.149.235

Gui Lin  
30 Apr 2024, 19:46:35, MST

Location: BOARDMAN, OR (US)  
Date: 30 Apr 2024, 19:46:35, MST  
Consent: eSignature Consent Accepted  
Security Level: Email

**Document History:**

Envelope Created Morgan Cox created this envelope on 23 Apr 2024, 06:42:35, MST  
Invitation Sent Invitation sent to Jim Hill on 24 Apr 2024, 09:09:43, MST

Invitation Sent	Invitation sent to Dave Hill on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Melanie Hill on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Moli Chen on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Kristine A. Richardson on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Suzanne A. Nevarez on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Peggy Allen on 24 Apr 2024, 09:09:43, MST
Invitation Sent	Invitation sent to Gui Lin on 24 Apr 2024, 09:09:43, MST
Invitation Accepted	Invitation accepted by Suzanne A. Nevarez on 24 Apr 2024, 09:15:31, MST
Invitation Accepted	Invitation accepted by Melanie Hill on 24 Apr 2024, 19:25:10, MST
Invitation Accepted	Invitation accepted by Dave Hill on 24 Apr 2024, 19:32:08, MST
Invitation Accepted	Invitation accepted by Peggy Allen on 24 Apr 2024, 20:46:29, MST
Invitation Accepted	Invitation accepted by Jim Hill on 25 Apr 2024, 06:33:53, MST
Signed by Jim Hill	Jim Hill signed this Envelope on 25 Apr 2024, 06:36:05, MST
Invitation Accepted	Invitation accepted by Kristine A. Richardson on 25 Apr 2024, 14:16:10, MST
Signed by Suzanne A. Nevarez	Suzanne A. Nevarez signed this Envelope on 26 Apr 2024, 08:11:49, MST
Signed by Dave Hill	Dave Hill signed this Envelope on 26 Apr 2024, 08:19:41, MST
Signed by Peggy Allen	Peggy Allen signed this Envelope on 26 Apr 2024, 09:47:33, MST
Signed by Kristine A. Richardson	Kristine A. Richardson signed this Envelope on 26 Apr 2024, 11:00:25, MST
Signed by Melanie Hill	Melanie Hill signed this Envelope on 26 Apr 2024, 15:28:40, MST
Invitation Accepted	Invitation accepted by Gui Lin on 30 Apr 2024, 19:36:37, MST
Invitation Accepted	Invitation accepted by Moli Chen on 30 Apr 2024, 19:43:16, MST
Signed by Moli Chen	Moli Chen signed this Envelope on 30 Apr 2024, 19:43:46, MST
Signed by Gui Lin	Gui Lin signed this Envelope on 30 Apr 2024, 19:46:35, MST
Executed	Document(s) successfully executed on 30 Apr 2024, 19:46:36, MST
Signed Document(s)	Link emailed to jhillcase1952@gmail.com
Signed Document(s)	Link emailed to hilldave57@gmail.com
Signed Document(s)	Link emailed to forthehills2@gmail.com
Signed Document(s)	Link emailed to zhong74012@yahoo.com
Signed Document(s)	Link emailed to karhorses@aol.com
Signed Document(s)	Link emailed to suzanneallen@digis.net
Signed Document(s)	Link emailed to sugarshorts918@hotmail.com
Signed Document(s)	Link emailed to zhong74012@yahoo.com
Signed Document(s)	Link emailed to morgan@westcollc.com





**SMART** Development  
 Landscape Architecture  
 3419 N. Kaachina Lane  
 Scottsdale, Arizona 85251  
 Office 480-516-8845

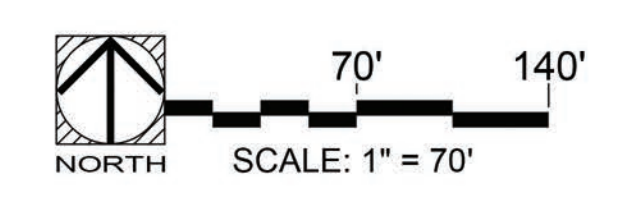
REVISIONS:


NORTH OGDEN UNITS  
 PRELIMINARY LANDSCAPE PLAN



DESIGNED: SM  
 DRAWN: STAFF  
 CHECKED: SM PLOT DATE 08/20/2024  
 SHEET OF 5  
 PROJECT NO. SD2412

REVIEWED BY: SM DATE: \_\_\_\_\_  
 DRAFTED BY: STAFF DATE: \_\_\_\_\_  
 CHECKED BY: SM DATE: \_\_\_\_\_







**NORTH OGDEN PLANNING COMMISSION  
MEETING MINUTES**

September 4, 2024

The North Ogden Planning Commission convened on September 4, 2024, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on August 30, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

**Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.**

**COMMISSIONERS:**

- |                  |               |                    |
|------------------|---------------|--------------------|
| Eric Thomas      | Chairman      |                    |
| Brandon Mason    | Vice-Chairman |                    |
| Nicole Nancarrow | Commissioner  |                    |
| Johnson Webb     | Commissioner  | Excused            |
| Cody Watson      | Commissioner  |                    |
| Nissa Green      | Commissioner  |                    |
| Chad Bailey      | Commissioner  | arrived at 6:04 pm |

**STAFF:**

- |            |   |
|------------|---|
| Jon Call   | City Manager/Attorney                       |
| Scott Hess | Community and Economic Development Director |
| Ryan Nunn  | Planner                                     |

**VISITORS:**

- Travis Taylor
- Colton Bryan
- Chris Pulver
- Phillip Swanson

Chairman Thomas called the meeting to order at 6:00 p.m. Commissioner Watson offered the invocation and Vice Chairman Mason led the Pledge of Allegiance.

**CONSENT AGENDA**

**1. ROLL CALL**

0:01:17 Chairman Thomas excused Commissioner Bailey (who later arrived at 6:04 pm) and Commissioner Webb. All other Commission Members were in attendance.

**2. CONSIDERATION AND ACTION TO APPROVE THE AUGUST 21, 2024, PLANNING COMMISSION MEETING MINUTES**

0:01:48 Vice Chairman Mason made a motion to approve the August 21, 2024, Planning Commission Meeting minutes. Commissioner Green seconded the motion.

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>absent</b>
<b>Commissioner Watson</b>	<b>aye</b>
<b>Commissioner Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>absent</b>

**The motion carried.**

**3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

0:01:56 Chairman Thomas asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

**LEGISLATIVE ITEMS**

**4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no public comments.

**5. ANX 2024-01 CONSIDERATION AND ACTION ON A LEGISLATIVE APPLICATION TO ANNEX PROPERTY AT APPROXIMATELY 1661 NORTH WASHINGTON BOULEVARD AND ZONE THE PROPERTY MULTI-FAMILY RESIDENTIAL (R-4)**

0:03:19 Scott Hess, Community and Economic Development Director, provided an overview of the annexation process, emphasizing that it differs from a standard rezone due to State code requirements. The annexation petition is certified by the County and submitted to the City, with public notices handled by the City's Recorder's office. This process involves multiple steps, including recommendations from staff, service providers, and the Planning Commission before a public hearing is held at the City Council level. The Planning Commission's task is to consider whether the City should annex 20.5 acres of land and determine the appropriate land use designation. The land in question includes multiple parcels, with some not being included in the annexation process. The City's policy has been to let landowners request annexation at their own discretion.

Chairman Thomas asked about specific parcels, and Scott clarified the parcels not included in the annexation. He also noted that certifications have confirmed the City's ability to provide necessary services like culinary water, aided by recent infrastructure improvements.

Scott shared that the General Plan designates the area for multifamily use, potentially including mixed-use. He discussed road access concerns, future alignment considerations, and possible collaboration with UDOT. The concept plan under review aligns with R-4 zoning requirements but exceeds the 35-foot height limit for buildings, which could be addressed through an existing Planned Unit Development ordinance.

The process would still require subdivision approval and escrow for improvements before issuing building permits. Public open space considerations were mentioned, as the current concept plan does not include park space. The Planning Commission was advised to take this into account when making its recommendation to the City Council. Scott concluded by stating that Staff supports the annexation, recommending approval for multifamily R-4 zoning. He then opened it up for questions, noting that the applicant was present as well.

0:14:29 Commissioner Nancarrow initiated a discussion by asking about the future land use map, specifically about a green area on the map. Scott Hess clarified that the green area conceptually represents a need for open space, which is still flexible in its exact location. He explained the presence of some existing open spaces, including detention basins and trail spaces, though many are not traditional park spaces. Scott also mentioned Harrisville's Regional Park, located just outside the City's boundary, which serves some of the nearby residents. Commissioner Nancarrow noted that the blue area on the map represents a projected elementary school.

Commissioner Green inquired why the specific parcel was being considered for green space over other areas. Scott provided background on other nearby parcels and developments, including a piece of land annexed two years ago and the possible inclusion of an 18-acre parcel for a park. He highlighted that cities typically acquire open spaces either through impact fees or land dedications in exchange for increased development density.

Vice Chairman Mason added that when the General Plan was created, the community had a significant role in deciding where parks, businesses, and houses should be placed. He stressed the importance of having City-controlled open space rather than relying on parks outside North Ogden, such as Harrisville's park, since the City does not control its future use.

Commissioner Nancarrow expressed concerns about the growing number of apartment complexes in the area and the lack of recreational space for families and children. Scott Hess mentioned that developers are required to provide 50% open space for their projects, although this is typically private open space for residents rather than public. Commissioner Bailey asked if there was a way to require public open space, to which Scott responded that the Planning Commission could make that recommendation, though the City Council ultimately makes the decision.

Chairman Thomas suggested that the City should work collaboratively with developers in the area to address the open space needs before the land is fully developed. He emphasized the importance of planning for public open space and ensuring it isn't overlooked as individual projects are approved. Scott added that the area, particularly near Mud Creek, has wetlands and high water tables, which could influence how the open space is used, potentially favoring more natural, marshy areas over traditional playing fields. The applicant was then invited to speak.

0:27:12 Travis Taylor, Westates Companies, on behalf of applicant Jim Hill with J. Hill Farms, expressed caution about the conceptual drawings presented, particularly with regard to the challenges posed by Mud Creek, which runs through the area. While the eastern part of the land is flat, the western part has more complex terrain. Travis highlighted the need for detention ponds in future planning and emphasized that the current layout is under the density limit for the zoning area. He mentioned that the plan includes a mixture of townhomes and amenities, though these details are not yet finalized. Travis is confident that the proposed development would be a livable, well-scaled community.

Chairman Thomas raised the possibility of a collaborative effort with other developers in the area to address the need for open space, such as turning existing land designated for a future school into a park that could benefit the entire neighborhood. Travis responded positively, noting his previous collaboration with nearby developers to align road infrastructure. While acknowledging that developers typically prefer minimal upfront contributions, Travis expressed a willingness to work together on shared community needs, including parks and stormwater management.

0:33:01 Discussion among Commissioners and Staff ensued with Scott Hess bringing up the potential collaboration between properties, particularly regarding the combination of detention areas for stormwater management in the southwest. He mentioned that the project's north-south connection would benefit neighboring developments. Chairman Thomas agreed, emphasizing the collaborative nature of the efforts. Commissioner Green raised concerns about concentrating high-density, multifamily housing in one area, suggesting that this could cause issues for the community in the long term. She acknowledged the complexity of the issue and the challenges of changing the General Plan but thought it was worth considering alternatives.

Vice Chairman Mason and Commissioner Nancarrow supported discussing zoning, with Vice Chairman Mason highlighting the odd shape of the parcel and its industrial surroundings. They considered whether alternative uses might fit the space better. Commissioner Bailey reflected on the limitations of zoning, suggesting that a mix of multifamily housing with commercial opportunities could better serve the growing population. Commissioner Green emphasized the importance of green space, particularly for youth sports, agreeing that recreational areas should be included in future plans.



Chairman Thomas added that without adequate green space, there would be a strain on road systems as families would need to travel to other parts of the City for recreation. He proposed a proactive approach to building parks in the area, mentioning that soccer fields and other recreational amenities would be crucial given the growing population. Chairman Thomas also pointed out past development choices, like a storage unit wall, which limited future commercial opportunities along Washington.

Scott Hess elaborated on the open spaces in the current concept, noting that while the green spaces are small, there is room for improvement. He reflected on how the area's development had been shaped by limited input during the General Plan process. Chairman Thomas suggested that the Council should consider consolidating detention ponds to create larger, more functional parks, possibly negotiating with neighboring developers to achieve this. Scott proposed revisiting the General Plan in 2024 or 2025 to make gradual adjustments for better zoning equity across the City.

**0:48:40 Commissioner Nancarrow made a motion to approve annexation on property at approximately 1661 North Washington Boulevard and zone the property Multi-family Residential (R-4), with the conditions that public space be negotiated and that there is collaboration with neighboring developers to combine open space into a larger public space. Vice Chairman Mason seconded the motion.**

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>absent</b>
<b>Commissioner Watson</b>	<b>aye</b>
<b>Commissioner Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>aye</b>

**The motion carried.**

**6. PUBLIC COMMENTS**

Council Member Chris Pulver briefly commented on the townhouses, mentioning that some issues related to parks and other interactions might require a Development Agreement, despite efforts to avoid one. He also noted that owner occupancy could become a factor, driven by State level initiatives, and suggested these considerations be kept in mind moving forward.

**7. REMARKS - PLANNING COMMISSIONERS:**

0:53:10 Commissioner Nancarrow emphasized the importance of considering a long-term vision for the remaining parcels of land along Washington Boulevard and the surrounding area and planning for commercial or rezoning needs.

Commissioner Bailey highlighted the impact of increased residential development on the area's growth, noting how it drives further stages of development, such as parks and commercial spaces, while warning against overcrowding without proper planning.

Chairman Thomas reflected on past development proposals, mentioning how higher residential density can lead to more commercial activity, but also raised concerns about limited access along Washington Boulevard. He stressed the need to plan comprehensively rather than addressing developments one parcel at a time to avoid missing necessary infrastructure like parks and schools.

Commissioner Green added that a self-contained community should include local resources like schools, parks, and grocery stores to reduce traffic congestion.

Vice Chairman Mason offered a different perspective, suggesting that a park along Washington Boulevard could be a visible and attractive feature for the community, although concerns were raised about safety and practicality.

Commissioner Watson echoed the sentiment, suggesting a balance between open space and commercial development to create a cohesive community space, while acknowledging the challenges of dedicating prime real estate solely to parks.

## **8. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

1:01:48 Scott Hess provided updates on several upcoming administrative items, including subdivisions. A Technical Review Committee was held for a subdivision on the east side, including a section of Mountain Road. He noted that many old legislative items are making their way to the Council, and it may be time to revisit and update the City's Land Use Code, particularly Title 11. There may soon be public hearings for zoning ordinance revisions.

Scott highlighted the completion of the trail along Cold Water Creek at Village of Prominence Pointe, which had been a challenging project due to its tight right-of-way. This trail was essential for obtaining certificates of occupancy for two apartment buildings. The project also involved improving retaining walls, fencing, and fixing a detention basin. Scott encouraged everyone to visit the trail and emphasized the successful coordination with property owners. Two additional buildings have been approved for construction, with completion expected within 14 months. The new group managing the project is progressing steadily.

Scott concluded by reminding Commission Members about the upcoming APA Utah Fall Conference on October 10 & 11 in Provo.

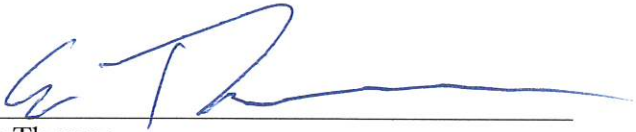
## **9. REMARKS – CITY MANAGER/ATTORNEY**

1:05:09 Jon Call, City Manager/Attorney, highlighted an upcoming event, the "K9 Kerplunk" Saturday at North Shore Aquatic Center, where only dogs will be allowed to swim. He also mentioned other events, including Fright Night at the end of October, and encouraged everyone to watch for the "save the date" email for the holiday party.

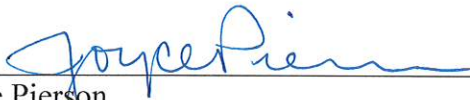
10. ADJOURNMENT

Commissioner Nancarrow motioned to adjourn the meeting.

The meeting adjourned at 7:07 p.m.



Eric Thomas  
Planning Commission Chair



Joyce Pierson  
Deputy City Recorder



Date Approved



# NORTH OGDEN CITY

SETTLED 1851

## Staff Report to the North Ogden City Council

### SYNOPSIS/APPLICATION INFORMATION

Application Request: Consideration and action on a legislative application to annex property at approximately 1661 North Washington Blvd. and zone the property R-4.

Agenda Date: September 4, 2024 (Planning Commission)  
October 22, 2024 (City Council)

Applicant: Travis Taylor, Westates Companies

File Number: ANX 2024-01

### PUBLIC NOTICE:

Mailed Notice: None

Newspaper: None

City Website: August 29, 2024 (Planning Commission)  
October 17, 2024 (City Council)

### PROPERTY INFORMATION

Address: approx. 1661 N. Washington Blvd.

Project Area: 20.50 Acres

Current Zoning: Weber County (A-1)

Proposed Land Use: Multi-Family Residential R-4

Parcel ID: 11-014-0005, 11-014-0032, 11-014-0046, and 11-014-0058

### ADJACENT LAND USE

North: Covering Mixed-Use M-1 and R-4                      South: Unincorporated Agricultural A-1

East: Unincorporated and Washington Blvd.              West: Residential Single-Family R-1-8

### STAFF INFORMATION

Scott A. Hess  
[shess@nogden.org](mailto:shess@nogden.org)  
(801) 737-9841

### APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-1-7 (Annexed Territory)

North Ogden Zoning Ordinance 11-5-9 (Rezoning and Annexation)

North Ogden Zoning Ordinance Title 11-9 (Article F. Multi-Family Residential R-4)

### LEGISLATIVE DECISION

When the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

### BACKGROUND

The applicant has applied to annex 20.50 acres of property containing four distinct parcels located at approximately 1661 N. Washington Blvd. The properties are largely vacant aside from some agricultural out buildings, and are located south of 1700 North on the corner of Washington Blvd. and will include 150 E. Street on the west side of the property.

The applicant is requesting Multi-Family Residential R-4 zoning, and plans to develop the property as townhomes and apartments.

There are properties to the east and south still located in the unincorporated County with an Agricultural A-1 zoning. The area surrounding this property to the west and north is in North Ogden City. The entire area containing the 20.50 acres is within North Ogden City's Annexation area with a future land use proposed as mixed-use and multi-family residential.

The project as proposed intends to meet the R-4 requirements, and the developer is not specifically seeking a Development Agreement. The apartment buildings are designed as a stacked flat building type that are three stories tall. These buildings exceed the 35-foot height maximum at approximately 42 feet tall. This is an item that may be addressed in a Development Agreement, but also there is a provision in Code 11-13-6 Development Requirements, E Building Height: which states "heights may be varied by using an average height for a building or group of buildings, as long as that maximum height of the zone is not exceeded by more than ten feet." This provision may allow the buildings to be constructed as proposed without needing a Development Agreement. This is an issue that will be reviewed by the Planning Commission at the time of Site Plan.

#### **CONFORMANCE TO THE GENERAL PLAN**

The North Ogden annexation petition has been accepted by the City Recorder and was accepted and begun by the North Ogden City Council on August 6, 2024.

Staff reviewed the current General Plan and Zoning Map for what is adjacent to the property in order to make a reasonable determination of what zone should be applied. The General Plan map calls for this property to be developed as a mix of residential and commercial uses within the South Town Neighborhood.

The property is requested to be zoned Multi-Family R-4 zone. This request meets the intent of the General Plan as it is currently drafted. Staff believes that the R-4 zoning district is compatible with surrounding zoning districts, and the City's future plans.

Staff is in support of this application as it has been submitted. The Public Works Department will determine if the City is able to serve the area with culinary water, secondary water, storm water, and sewer services. The determination of utility provision will be included in the City Council's final acceptance and certification of the annexation. This recommendation from the Planning Commission on a land use zone as part of the annexation is not an approval for a Site Plan or Subdivision. The applicant will be required to complete all necessary site plans and subdivisions prior to developing the property.

#### **SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS**

- Is the annexation and zoning proposal consistent with the General Plan?
- Is the property located within the North Ogden City annexation declaration boundary?
- What is the appropriate zoning for this property?

#### **RECOMMENDATION**

Staff recommends that the Planning Commission recommend approval to the City Council for annexation of this property, and apply the Multi-Family R-4 zone, with the following conditions:

- The property must be legally subdivided, improved, or escrowed for improvements prior to the

issuance of any building permits.

### **PLANNING COMMISSION RECOMMENDATION**

The North Ogden Planning Commission met on September 4, 2024 to hear the proposed Annexation Petition for Westates Company. A copy of the PC Meeting Minutes can be found in Exhibit D, and a copy of the meeting recording can be found here:

[https://www.northogdencity.com/sites/default/files/audio/240808\\_0128%282%29.mp3](https://www.northogdencity.com/sites/default/files/audio/240808_0128%282%29.mp3).

The Planning Commission held a public meeting, discussed the project, and considered how the proposal met the General Plan. A key factor in the discussion was the General Plan recommendation for a public park or open space in the southwest area of North Ogden. This project is one of the few remaining open parcels in this area of the City, and the Planning Commission desires to see collaboration with the surrounding developers to make the best possible open space available to residents. The recommendation was made as part of the motion.

The Planning Commission made the following recommendation:

“Commissioner Nancarrow made a motion to approve annexation on property at approximately 1661 N. Washington Boulevard and zone the property Multi-Family Residential (R-4), with the conditions that public space be negotiated and that there is a collaboration with neighboring developers to combine open space into a larger public space. Vice Chairman Mason Seconded the motion. The motion passed unanimously with 6 “aye” votes, and one absent member of the Planning Commission.”

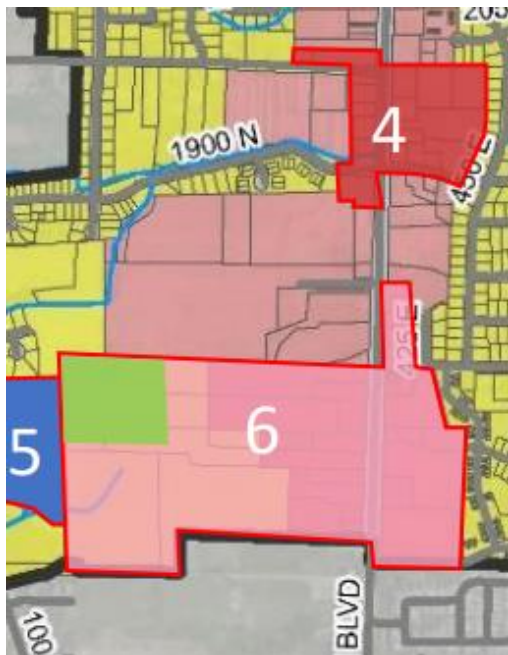
### **EXHIBITS**

- A. Annexation Petition
- B. Architectural Rendering Site Design
- C. Site Layout and Percentages
- D. Planning Commission Project Narrative
- E. PC Meeting Minutes, September 4, 2024

**AREA MAP**



**GENERAL PLAN FUTURE LAND USE MAP**





**NOTICE IS HEREBY GIVEN** that the North Ogden City Council received an Annexation Petition from Westates Companies on behalf of Jim Hill to annex property into the corporate limits of North Ogden City. The property contains 20.500 acres in area and is located at approximately 1661 North Washington Blvd. The City Council received certification from Rian Santoro, City Recorder on September 3, 2024. Copies of the proposed annexation are available from the City Recorder at 505 East 2600 North, North Ogden, Utah.

The legal description of the property petitioned for annexation is as follows:

BOUNDARY DESCRIPTION A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°47'35" WEST 603.30 FEET ALONG THE NORTH LINE OF SAID SECTION 5 TO THE CENTERLINE OF WASHINGTON BOULEVARD AND SOUTH 01°10'38" WEST 1124.74 FEET ALONG SAID CENTERLINE TO THE CENTERLINE INTERSECTION MONUMENT AT 1700 NORTH AND WASHINGTON BOULEVARD AND CONTINUING ALONG SAID CENTERLINE SOUTH 01°10'38" WEST 476.26 FEET AND NORTH 90°00'00" WEST 266.07 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5: RUNNING THENCE NORTH 88°43'29" WEST 146.28 FEET; THENCE SOUTH 01°16'23" WEST 121.62 FEET; THENCE SOUTH 88°43'37" EAST 346.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 117.89 FEET; THENCE NORTH 88°37'57" WEST 427.05 FEET; THENCE NORTH 89°00'38" WEST 773.46 FEET; THENCE NORTH 05°09'02" WEST 69.19 FEET; THENCE NORTH 89°10'34" WEST 158.96 FEET; THENCE NORTH 89°00'31" WEST 179.16 FEET; THENCE SOUTH 88°15'29" WEST 178.45 FEET; THENCE SOUTH 88°15'29" WEST 240.68 FEET; THENCE NORTH 01°08'08" EAST 684.65 FEET TO THE SOUTH LINE OF THE MYSTERY MEADOWS PHASE 2: THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE VILLAGE AT PROMINENCE POINT SOUTH 88°45'46" EAST 314.43 FEET; THENCE SOUTH 00°39'16" WEST 240.94 FEET; THENCE SOUTH 88°36'17" EAST 1448.72 FEET; THENCE SOUTH 01°10'38" WEST 167.78 FEET; THENCE SOUTH 88°41'22" EAST 200.00 FEET TO SAID WEST RIGHT-OF-WAY LINE THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 20.500 ACRES.

Includes the following parcels: 110140005, 110140046, 110140058, 110140032

The City Council will receive written protests to this annexation from the legislative or governing bodies of the affected entities until October 3, 2024, at 5 p.m. Only written protests by legal protesters will be considered. A written protest to this annexation must be filed with the Weber County Board of County Commissioners, 2380 Washington Boulevard, Ogden, Utah 84401. A copy of the said protest must also be provided to Rian Santoro, City Recorder, North Ogden City, 505 East 2600 North, North Ogden, Utah 84414 by October 3, 2024. If written protests are received, the City Council will evaluate and determine the validity of the protest and if the protests are from legal protesters. Upon the completion of such an evaluation and determination, the City Council may or may not adopt an Ordinance annexing this property on October 22, 2024.

Rian Santoro  
North Ogden City Recorder  
Published: September 3, 2024





### ANNEXATION PETITION CERTIFICATION

**Whereas,** the City of North Ogden has adopted an Annexation Policy Plan by ordinance defining those areas that the City will consider for annexation and the process for consideration of annexation petitions, and

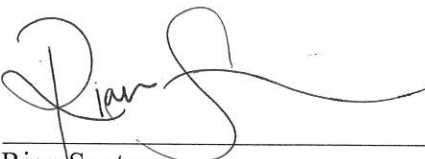
**Whereas,** the attached petition for annexation has been delivered to the City Recorder of North Ogden City, and

**Whereas,** the County Surveyor has found no conditions that would not allow for annexation, and meets the requirements of Utah law for further consideration, and

**Whereas,** the City Recorder has received comments back from the City Planner, Building Official, Sanitary Sewer Superintendent, Storm Water Superintendent, Culinary Water Superintendent, Weber County Surveyor, and North View Fire District and has determined that the attached petition meets the conditions of Utah law for further consideration by North Ogden City.

**Now therefore,** the City Recorder hereby submits this Certification to the City Council of North Ogden City provided by Westates, on behalf of Jim Hill, owner of the property located at approximately 1661 N Washington Blvd, containing 20.500 acres for further consideration consistent with the Annexation Policy Plan and Utah Law.

**CERTIFIED** this 3rd day of September 2024.

Signed:   
Rian Santoro  
North Ogden City Recorder

Date: 9.3.2024

Date of Delivery to Mayor and City Council: September 3, 2024

PUBLIC HEARING  
NORTH OGDEN CITY

The North Ogden City Council will hold a Public Hearing to consider an application for Annexation located at approximately 1661 North Washington Boulevard in North Ogden, Utah and contains approximately 20.500 acres. The City Council will hold a Public Hearing on Tuesday, October 22, 2024, at 6pm or shortly after in the City Council chambers located at 515 East 2600 North. All interested citizens are invited to join.

Rian Santoro  
North Ogden City Recorder

Published: October 15, 2024



Staff Report to the North Ogden City Council

**SYNOPSIS**

Description: A request has been made to add an additional partner to the policy related to Sponsorships and Events  
Date: Oct. 16, 2024

**STAFF INFORMATION**

Jon Call  
[jcall@nogden.org](mailto:jcall@nogden.org)  
801-737-9846

**QUESTION FOR COUNCIL**

Would the council like to at the Weber Communities that Care to the list of partners and amend the policy as shown to allow for the individual groups to utilize city facilities for meetings and dinners which are not open to the public.

**STAFF RECOMMENDATION**

Staff recommends that Weber Communities that Care be added to the city’s list of partners and that the policy be amended as shown.

**DISCUSSION**

The council has recently adopted a resolution which outlines city partnerships and policies related to the use of city facilities. Weber Communities that Care has reached out about becoming a partner with the city so they can use city facilities as needed.

It is proposed that Weber CTC be added as a partner, because we typically have representation on the committee from the police department or other department heads and that we amend the language of the policy to allow partners to utilize the city facilities for free for meetings and dinners as needed.

**RESOLUTION 07-2024**

**A RESOLUTION OF THE CITY COUNCIL OF NORTH OGDEN CITY AMENDING RESOLUTION 05-2024 ADOPTING AN OFFICIAL POLICY FOR CITY SPONSORSHIPS AND EVENTS.**

**WHEREAS:** the City Council of North Ogden City finds that it is authorized by state law to adopt rules of procedure to govern the conduct of its official meetings; and

**WHEREAS:** the City Council finds that it is prudent to adopt rules of procedure; and

**WHEREAS:** the Council has reviewed and approves the proposed "North Ogden City Policy for City Sponsorships and Events" which is incorporated into this resolution;

**NOW THEREFORE BE IT RESOLVED** by the City Council of North Ogden City that the attached Policy for City Sponsorships and Events is adopted.

**PASSED and ADOPTED this 22<sup>ND</sup> day of October 2024.CITY COUNCIL VOTE AS RECORDED:**

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>
<b>Council Member Barker:</b>	_____	_____
<b>Council Member Covering:</b>	_____	_____
<b>Council Member Dalpias:</b>	_____	_____
<b>Council Member Pulver:</b>	_____	_____
<b>Council Member Watson:</b>	_____	_____

**(In event of a tie vote of the Council):**

<b>Mayor Berube</b>	_____	_____
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**North Ogden City:**

\_\_\_\_\_  
**S. Neal Berube**  
**North Ogden City Mayor**

**ATTEST:**

\_\_\_\_\_  
**Rian Santoro**  
**City Recorder**

## RESOLUTION 05-2024

NORTH OGDEN CITY POLICY FOR CITY  
SUPPORTED/PARTNERED EVENTS AND ACTIVITIES

Policy for events/organizations (profit and non-profit) that involve North Ogden City resources have not been consistent. These resources vary in scope and their involvement can simply be the use of city owned facilities for little or no cost up to the city providing significant monetary and other city resources. To be consistent as fiduciary stewards of taxpayer's money, North Ogden needs to have a streamlined process to be sure the city is fair and reasonable to all its citizens. The city wants to ensure its resources are being spent legally and that all citizens can benefit from any use of city resources. This process will also address when the event/organization does **not** benefit or is open to the entire community and how the city determines whether it is still appropriate for the city to support.

To address this issue and ensure that there is transparency between the city council and citizens, the following steps will be taken.

1. Create a full list of organizations that use city resources, or the city provides some sort of service that is not provided to each citizen of the city.
2. Generate a protocol/step to ensure city resources are being spent appropriately.
3. Review the list noted in #1 to ensure the new protocols noted below are being followed and are being reviewed on an annual basis as noted in the protocols.
4. Ensure the city's liability is kept to a minimum and laws/regulations are being followed.
5. Adjust as needed any current city resource allocations.

Protocol for use of city resource:

1. General
  - a. Point of Contact (POC) is specified below for each level of involvement.
  - b. The level of approval or concurrence will depend on the level of city resources involved as specified below.
2. Levels of involvement
  - a. City Sponsored Events occur when:
    - i. The Events are open to the public.
    - ii. City funds may be expended to support those activities.
    - iii. City employees are intricately involved in the operation of the activity.
    - iv. The city may have legal liability.
    - v. These activities may include items in the "Partnered" and "Supported" categories below.
    - vi. A formal contract may exist.
    - vii. The Point of Contact is the City Manager.
    - viii. These activities are approved by the Council through the budget process.
  - b. City Partnered Events occur when:
    - i. The Events are open to the public.
      1. No fees are required for entry

- ii. City equipment/buildings are being utilized for free by a 501(c)(3) or governmental entity.
  - iii. City employees help set up or clean up.
    - 1. A maximum of 10 employee hours is available.
  - iv. The city has limited liability.
  - v. May include activities under “supported.”
  - vi. Point of Contact is the City Manager.
  - vii. These activities/groups are annually reviewed with the budget by the Council and do not require city funds, so no individual budget is provided.
  - viii. Activities and Groups can only be added by the Council.
    - 1. One-time use can be approved by the Mayor or City Manager, but a second activity must be approved by the Council.
  - c. Non-public Events by non-profits, residents and local businesses.
    - i. These groups qualify for discounts on rentals as outlined in the city fee schedule.
    - ii. Reservations are made through the city offices.
  - d. Non-public Partner events
    - i. These groups can utilize the city facilities for no cost even for events and activities which are not open to the public.
    - ii. Reservations are made through the city offices.
3. List of City Sponsored Events
- a. Cherry Days
  - b. Arbor Day
  - c. Trunk or Treat
  - d. Tree Lighting
  - e. Food Truck Nights
  - f. Easter Egg Hunt
  - g. North Pole
  - h. Night Out Against Crime
  - i. Community Band
4. Event Partners
- a. Just a Break Foundation
  - b. North Ogden Kiwanis
  - c. Major Brent Taylor Foundation
  - d. Northview Senior Citizens
  - e. Build Barker Park Committee
  - f. Weber Communities that Care



# Staff Report to the North Ogden City Redevelopment Agency

## SYNOPSIS / APPLICATION INFORMATION

Application Request: Discussion and Training on North Ogden RDA Development Plan  
 Agenda Date: October 22, 2024  
 Applicant: Planning Department Staff  
 File Number: N/A

## PUBLIC NOTICE:

Mailed Notice:  
 Newspaper:  
 City Website: October 17, 2024

## STAFF INFORMATION

Scott A. Hess  
[shess@nogden.org](mailto:shess@nogden.org)  
 (801) 737-9841

## BACKGROUND

The North Ogden City Redevelopment Agency adopted a Redevelopment Plan in June 1990. The plan is included as Exhibit A. The first fourteen pages of the plan are certainly worth the RDA Board Member’s time to read and understand. The remainder of the document is supporting information. The Goals as outlined in the 2024 RDA Grant Letter come directly from Section C. Statement of Development Objectives as follows:

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, improve drainage, weeds and excessive vegetation, overcrowding 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.

Staff will prepare a brief presentation on the RDA Development Plan, and answer questions the RDA Board may have in order to provide more insight into how we move the current grant applicants forward. If there are any questions prior to the meeting, please contact Scott Hess, at [shess@nogden.org](mailto:shess@nogden.org).

#### **STAFF RECOMMENDATION**

Staff requests that the City Council, acting as the RDA Board, review the RDA Development Plan, first fourteen pages. This will be a discussion item with a question and answer session.

#### **EXHIBITS**

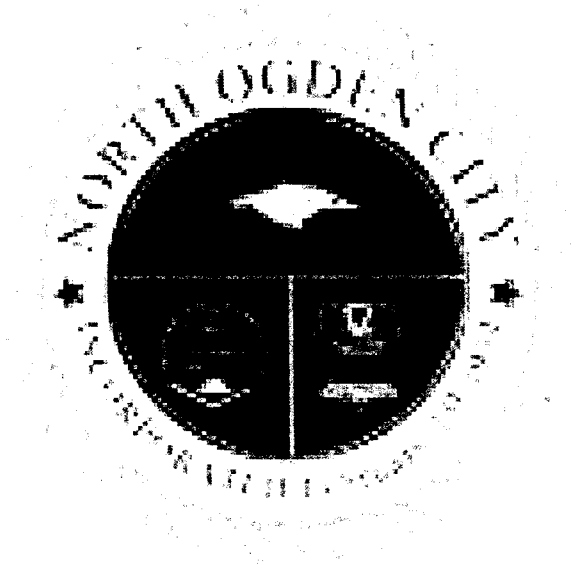
- A. RDA Development Plan – June 1990



# RDA Development Plan

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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 22<sup>nd</sup> day of May, 1990.

CITY OF NORTH OGDEN, UTAH  
A Municipal Corporation

By: A. Bruce Dursteler  
A. Bruce Dursteler, Mayor

ATTEST:

Cleo M. Christensen  
Cleo M. Christensen

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

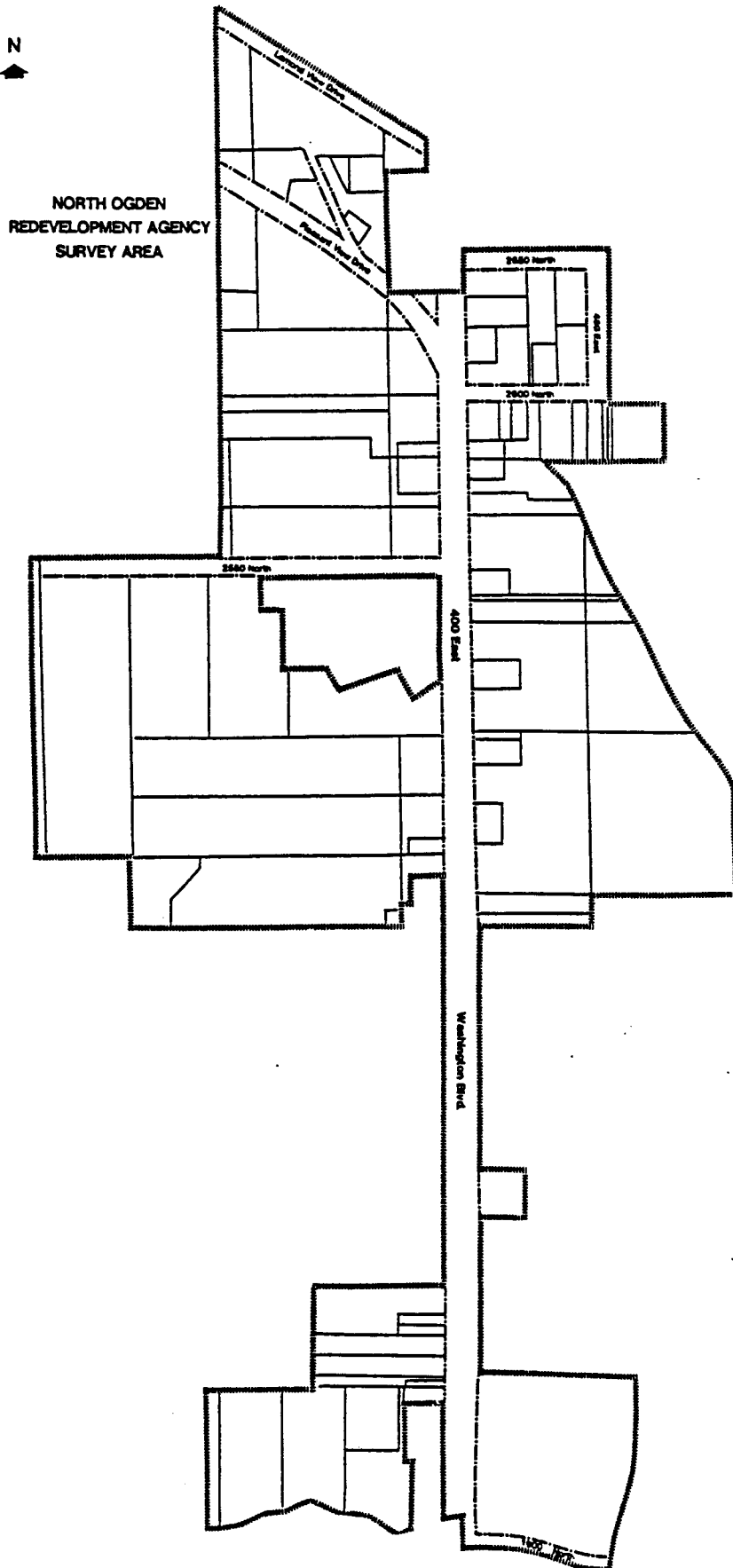




## EXHIBIT A

## 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.



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 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 ~~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 90-02A RESOLUTION OF THE REDEVELOPMENT AGENCY OF NORTH OGDEN, UTAH  
ADOPTING THE PRELIMINARY PLAN FOR THE CENTRAL BUSINESS DEVELOPMENT  
PROJECT AREA

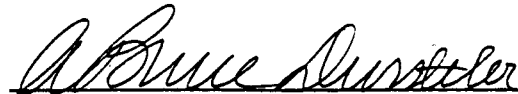
WHEREAS, the City Council of North Ogden, Utah (the "City") has designated itself as the Redevelopment Agency of North Ogden, Utah (the "Agency") pursuant to Section 17A-2-1201, et seq., Utah Code Annotated 1953, as amended (the "Act"), and by resolution has designated a redevelopment survey area (the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

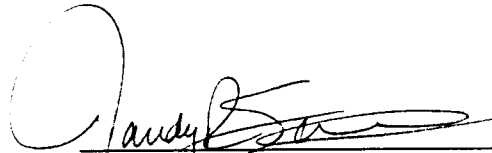


Certificate of Mailing

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 6<sup>th</sup> 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

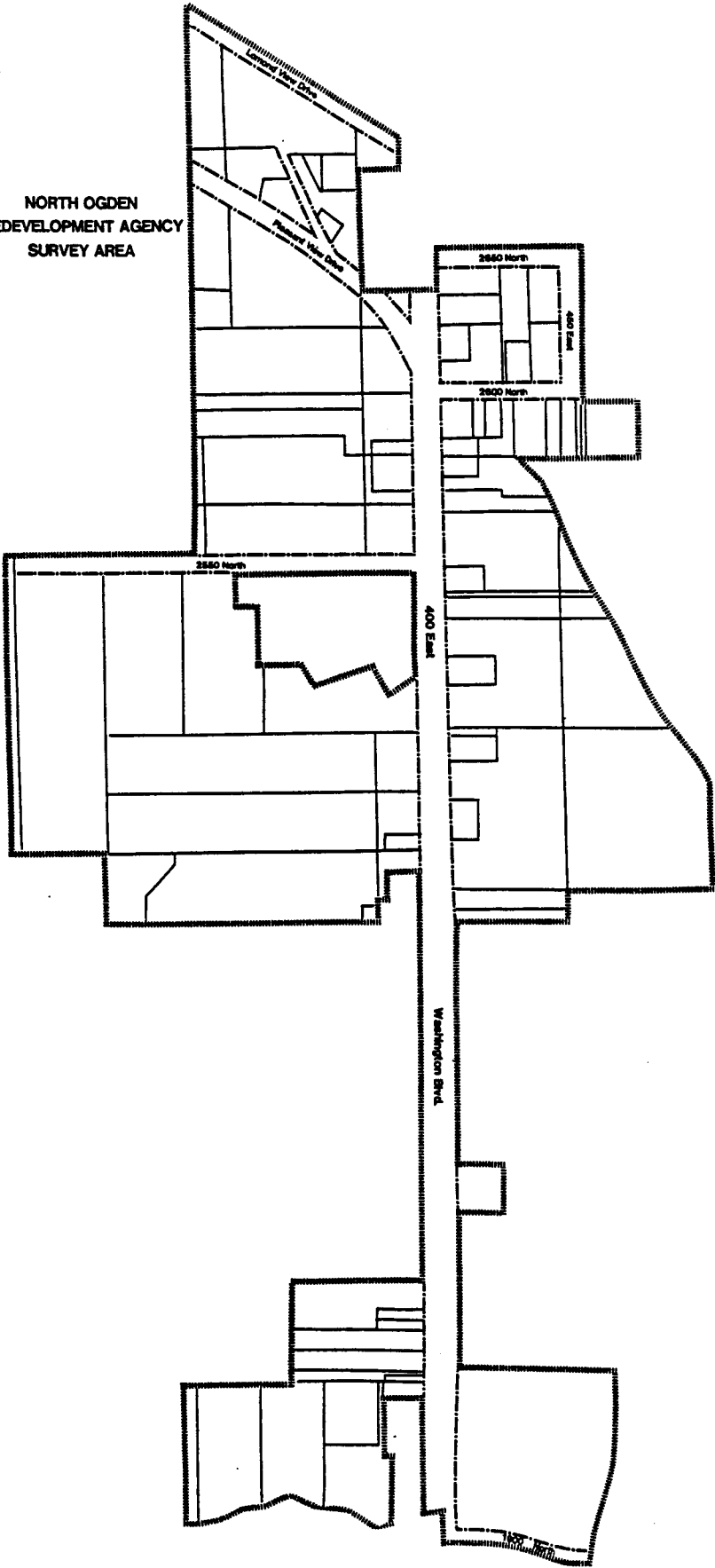
along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South  $0^{\circ}50'$  West 342.62 feet, South  $7^{\circ}35'$  West 186.51 feet and South  $20^{\circ}30'$  West 244.59 feet to the South line of said Lot No. 72 and the 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  $0^{\circ}15'$  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



Taxing Agencies

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

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

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

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

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

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

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

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

Steven Bexell  
Weber County Assessor  
Ogden Municipal Bldg.  
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

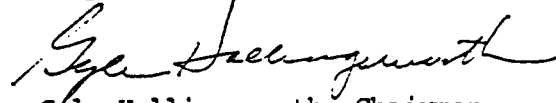
August 29, 1990

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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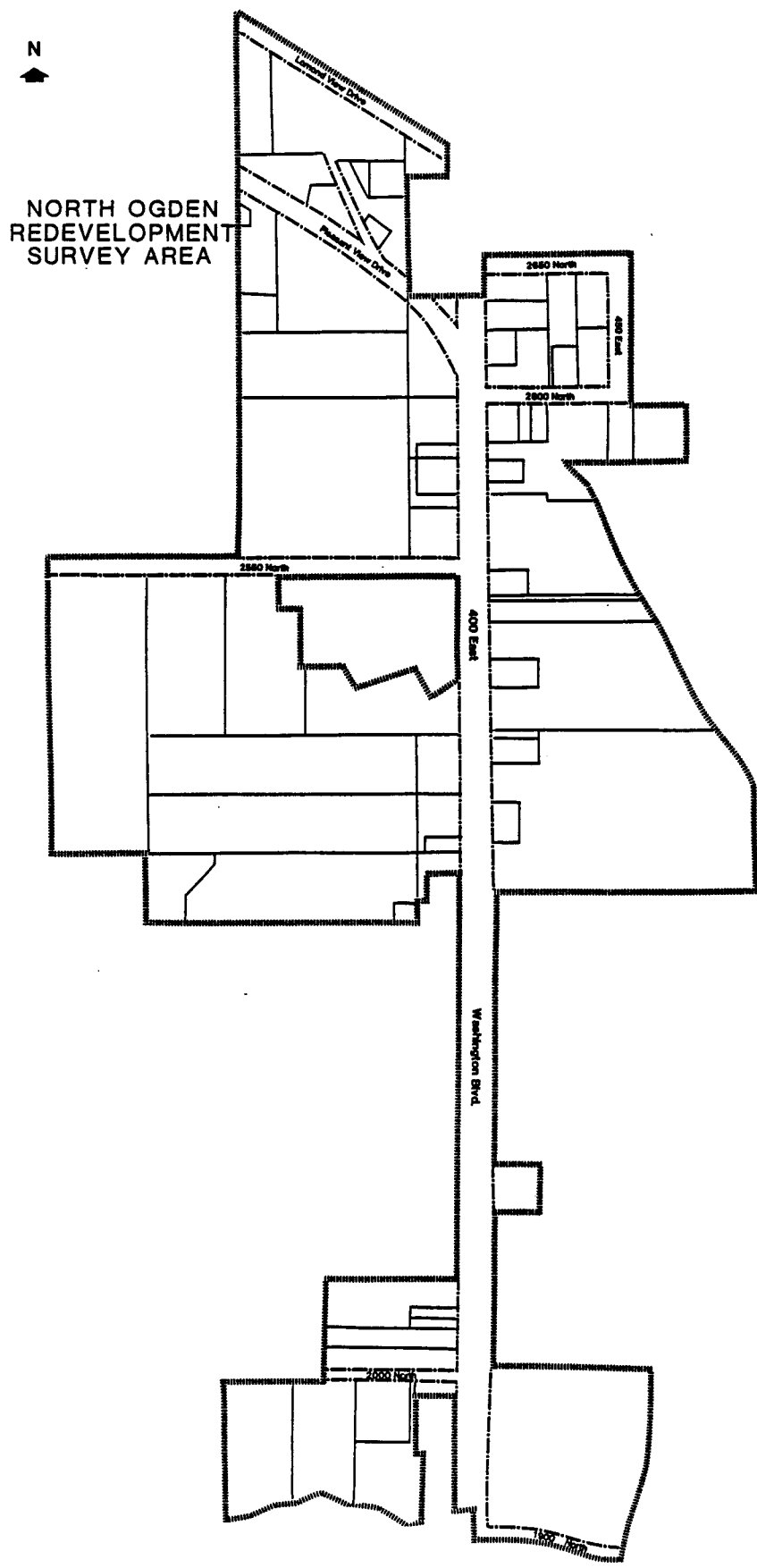
NORTH OGDEN REDEVELOPMENT AGENCY  
BLIGHT SURVEY

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.



A/P ASSOCIATES

MAP 1



## 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

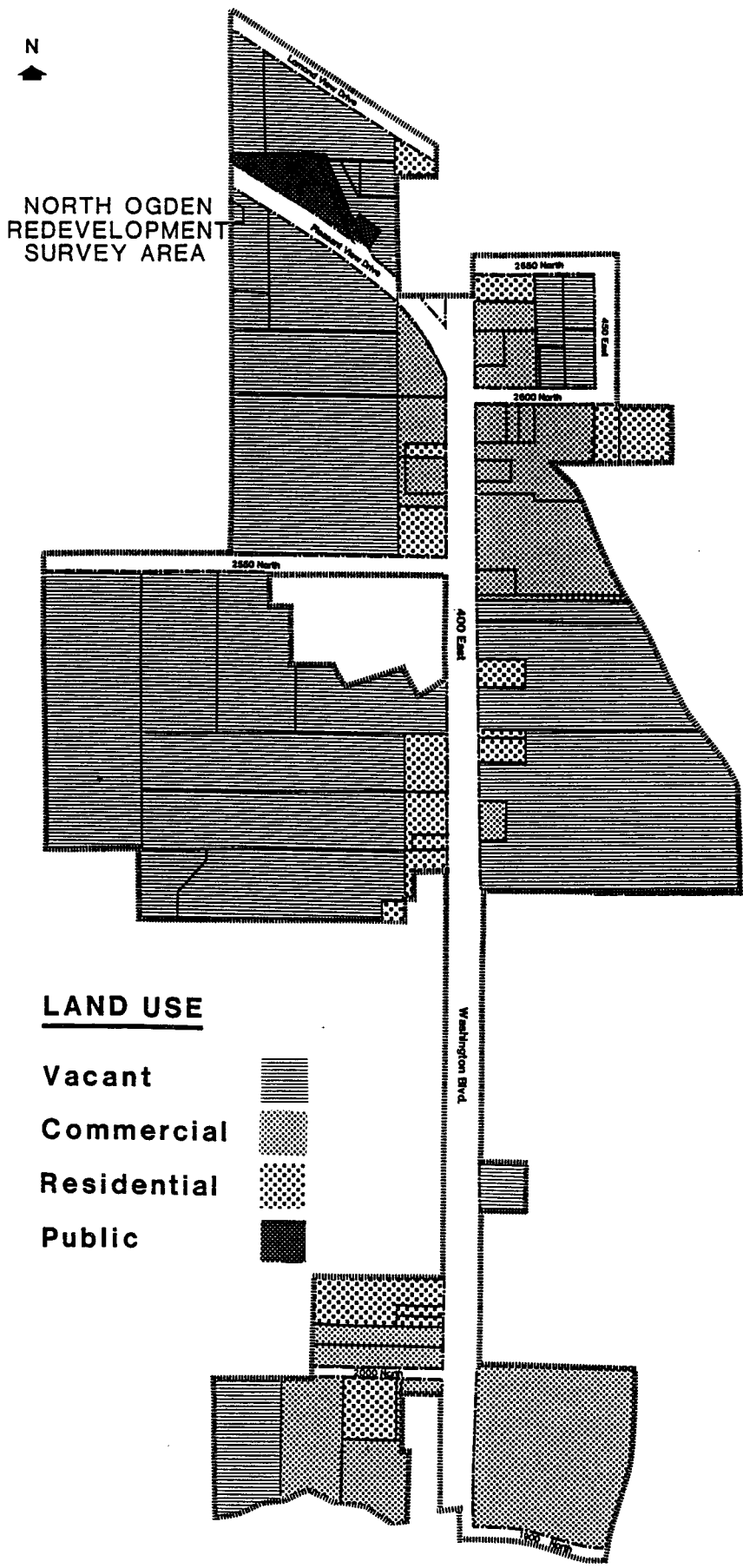
in the condition and a specific rating assigned from standard to substandard. An overall rating of each of the three primary components was tabulated on a scale of 0 (best) to 4 (worst) for each separate parcel. A total parcel score was then tabulated which identified the severity of blight based on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



A/P ASSOCIATES

MAP 2

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

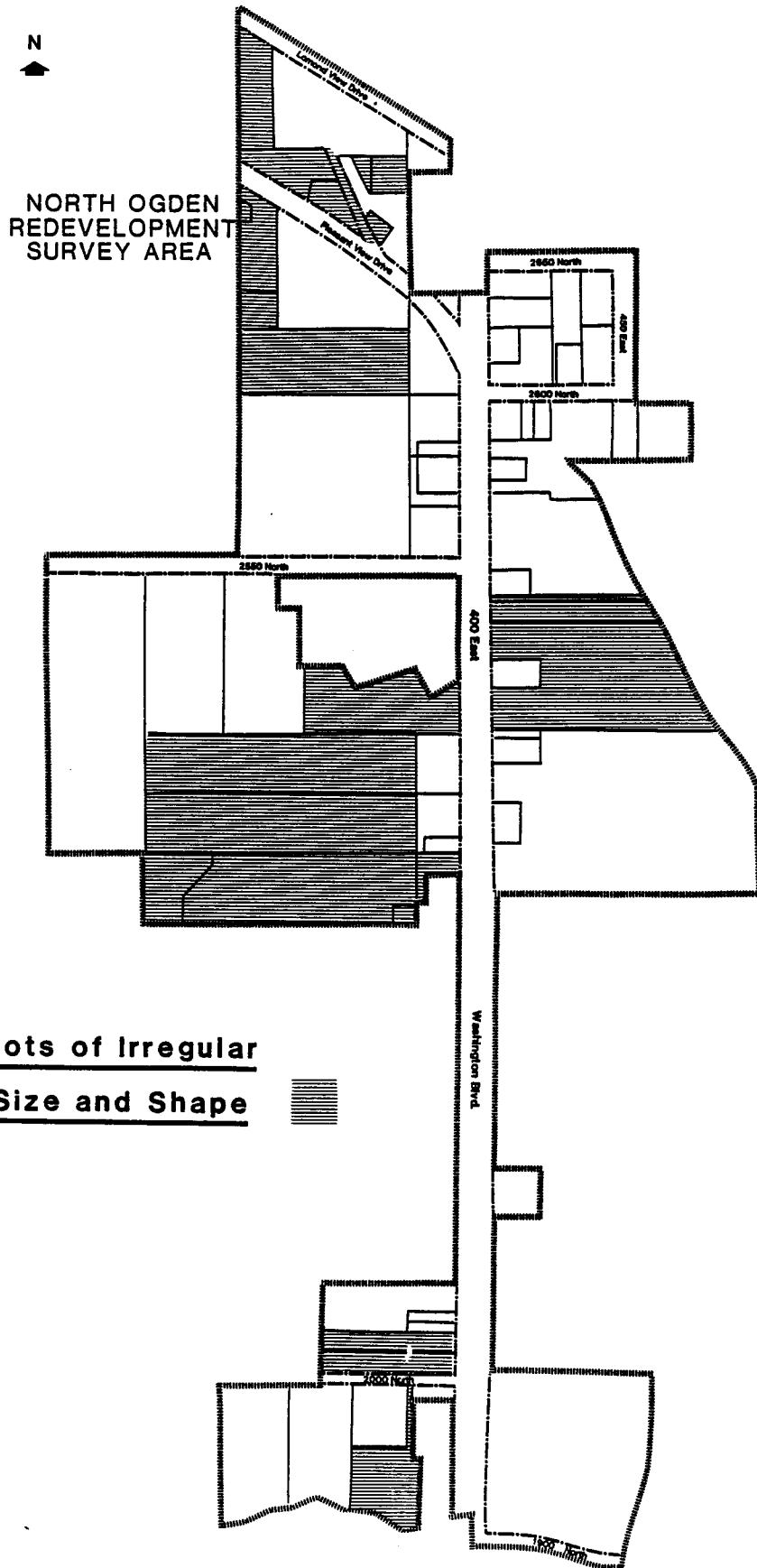
Overall, drainage throughout the survey area is poor. Several different soil types exist within the survey area, all of which have a high water holding capacity, therefore causing ponding to occur during times of heavy rainfall. The northern and southern portions of the survey area have high water tables. 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.

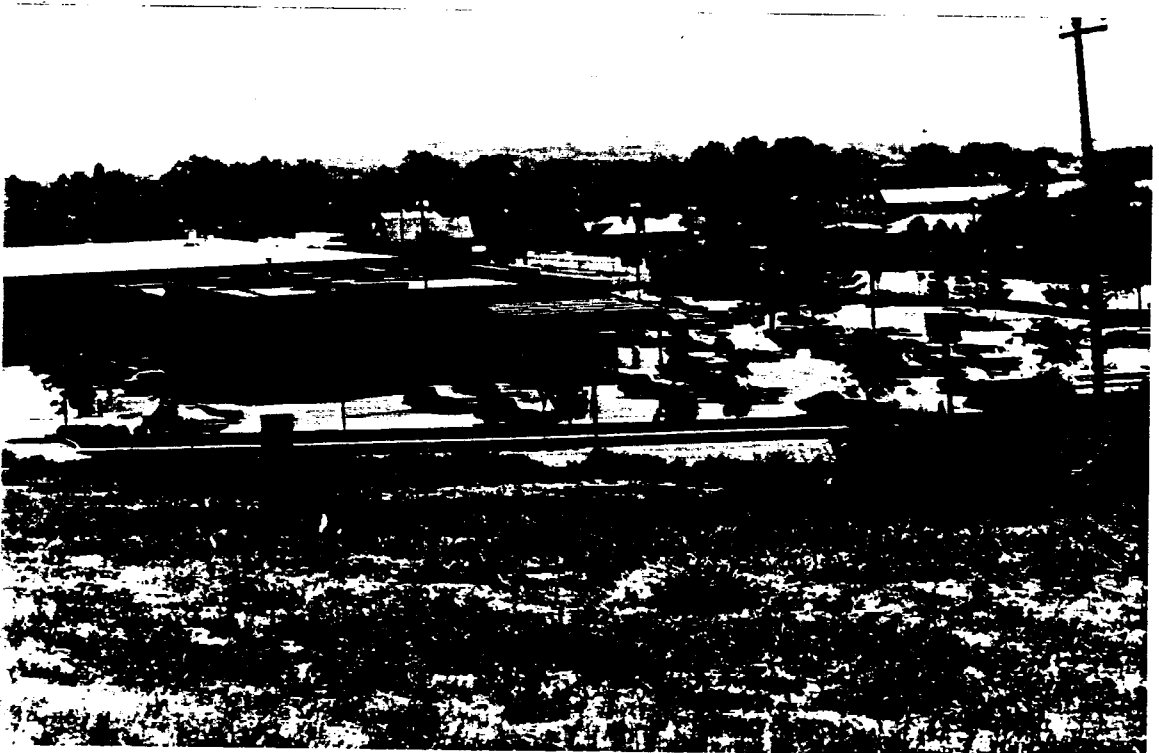


A/P ASSOCIATES

MAP 3

# LAND USE DEFICIENCIES







V. DESCRIPTION OF EXISTING CONDITIONS - SITE DEFICIENCIES

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

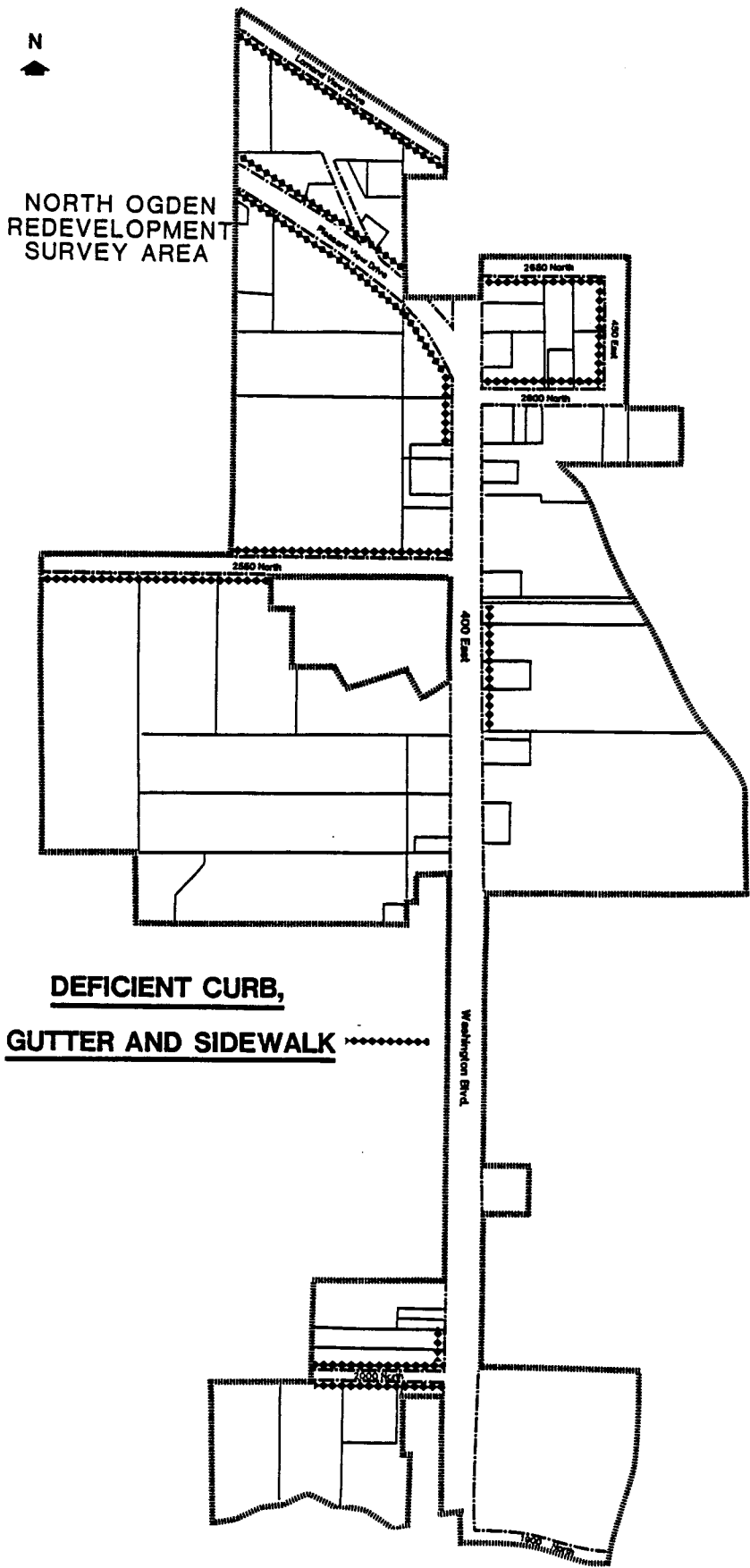
- A. Curb, Gutter and Sidewalk

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.



NORTH OGDEN  
REDEVELOPMENT  
SURVEY AREA

DEFICIENT CURB,  
GUTTER AND SIDEWALK -----

A/P ASSOCIATES

MAP 4



### 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

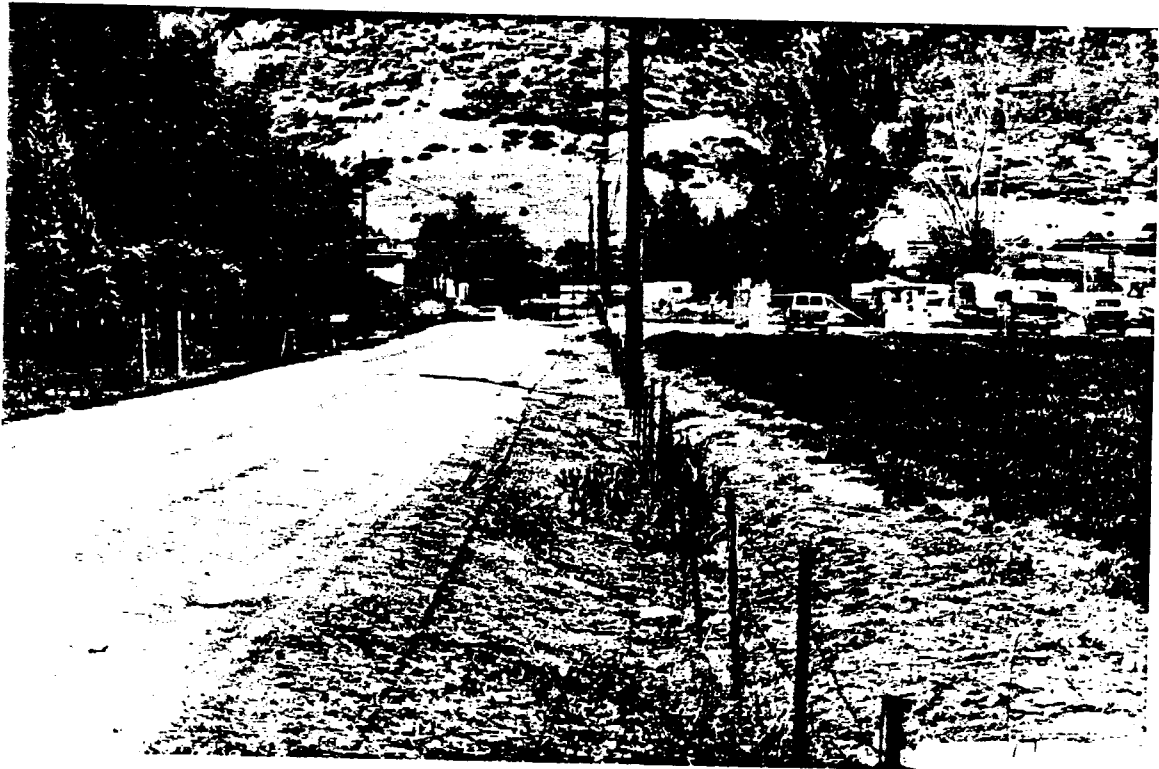
Several land parcels within the survey area are susceptible to a high water table. These parcels are found in the northern most and southern most portions of the survey area. Further development on these parcels will be a major constraint and development will require special design before it can occur.

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

# SITE DEFICIENCIES

Item 6.







## 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

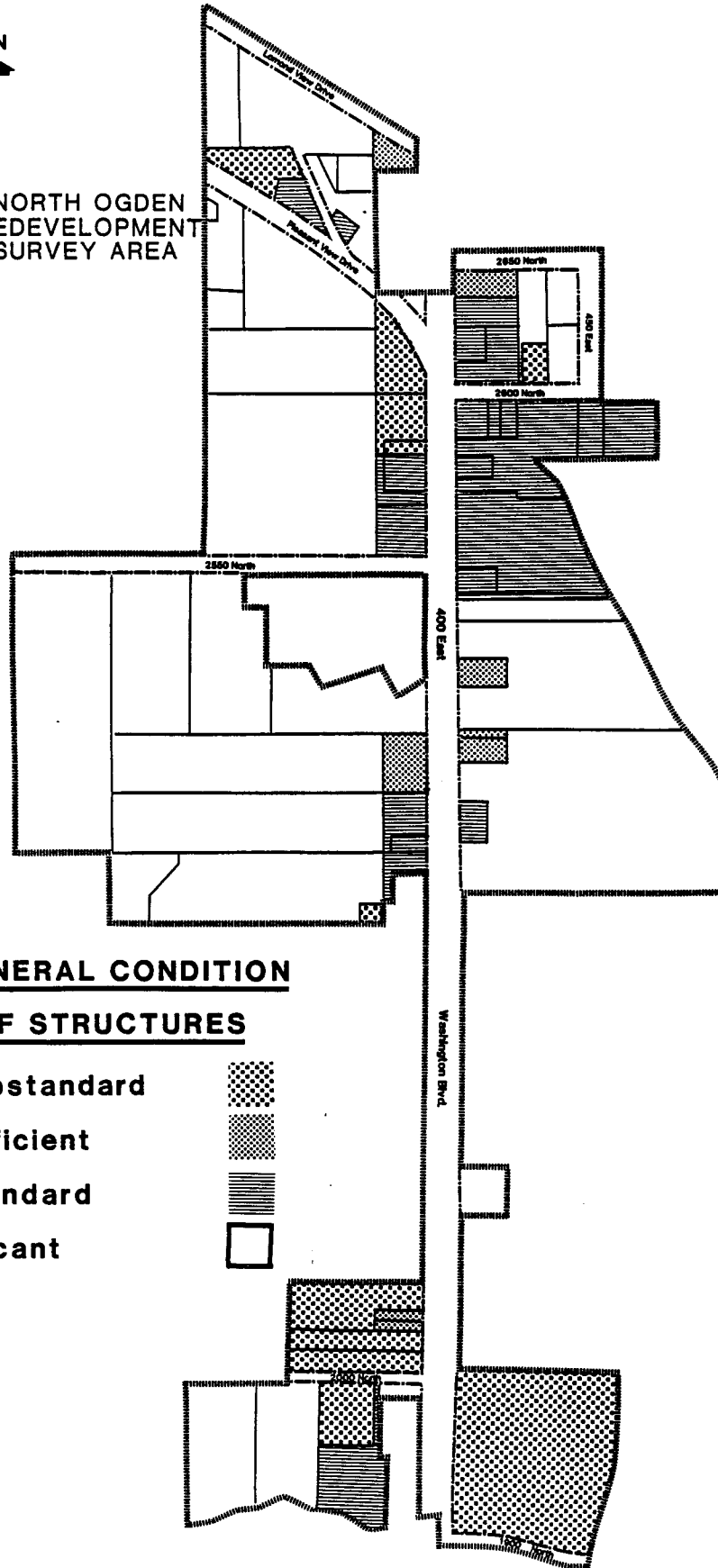
adequate footings. The foundations were placed on top of the ground which has settled over the years. As a result extensive reinforcement of the structures is necessary to meet current code standards.

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** 

A/P ASSOCIATES

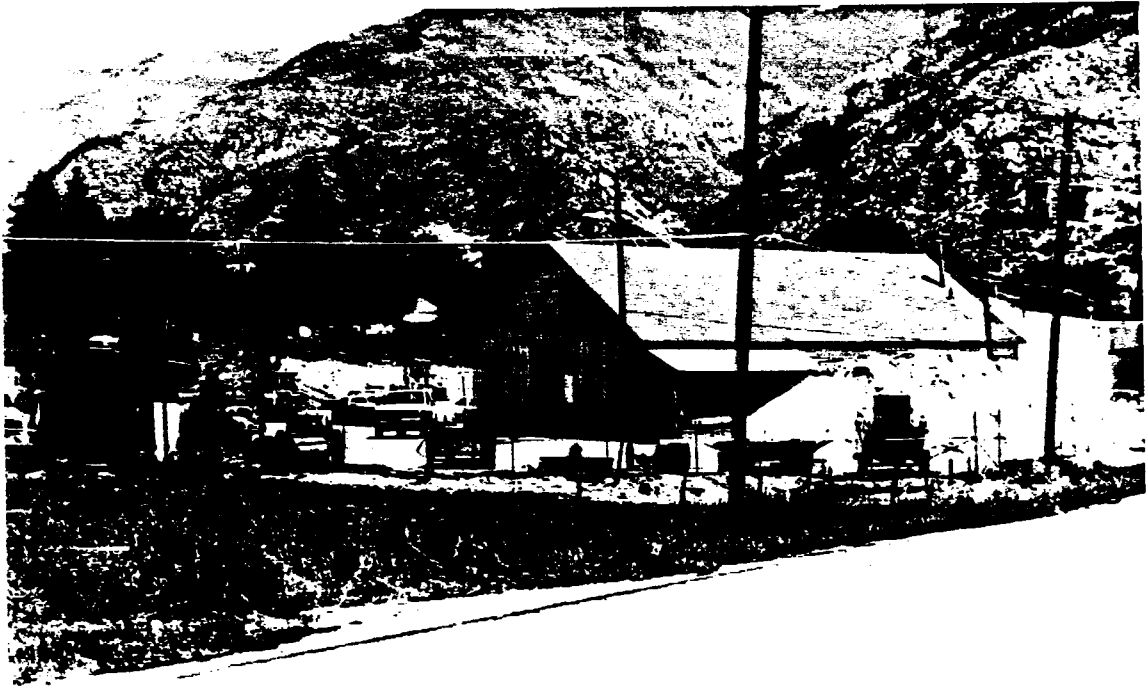
MAP 5

# 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

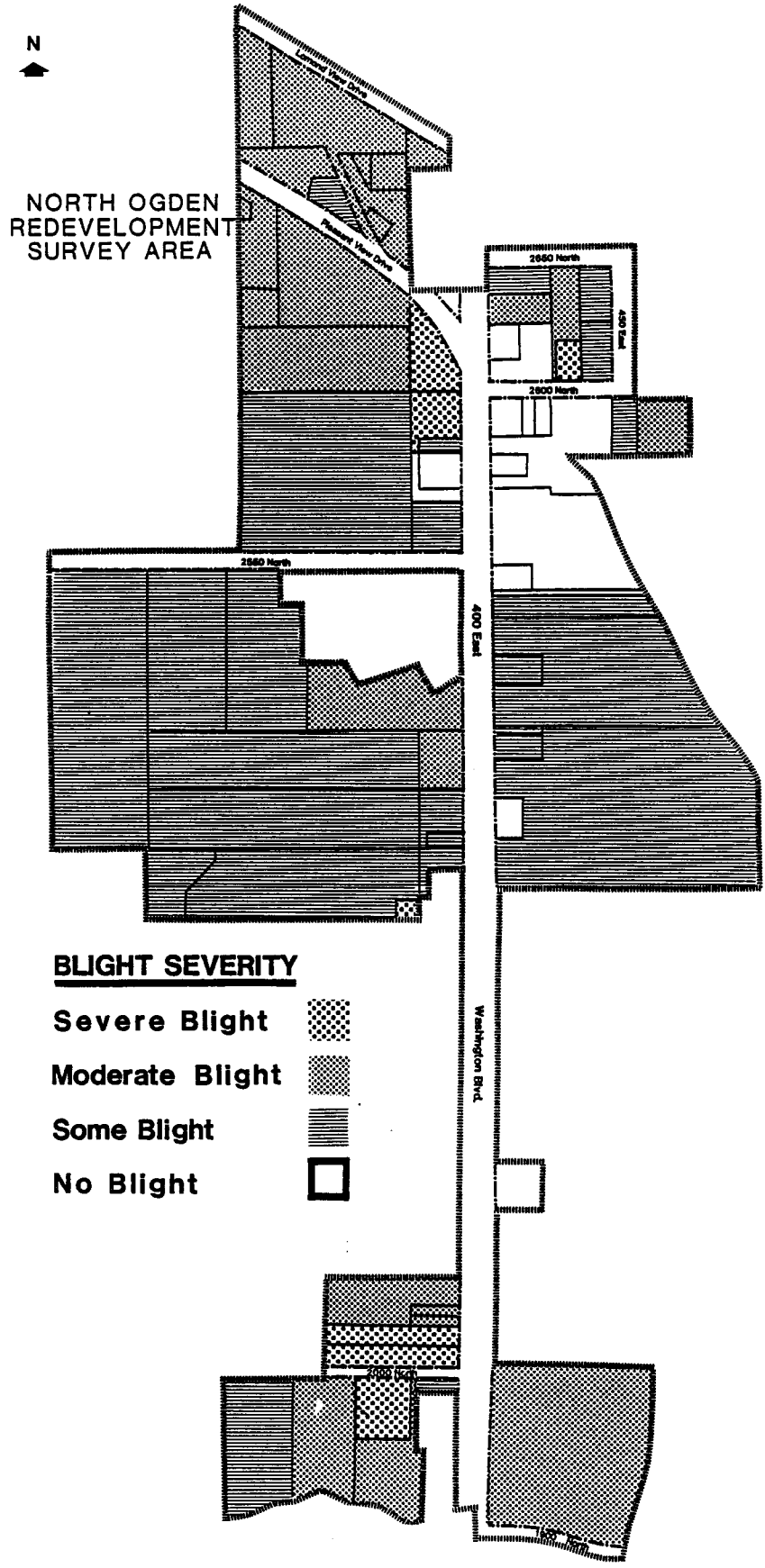
The rankings were based on the total points tabulated for each parcel based on the various factors identified. Table 2 summarizes the findings on the survey based on the cumulative blight factors examined.

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.

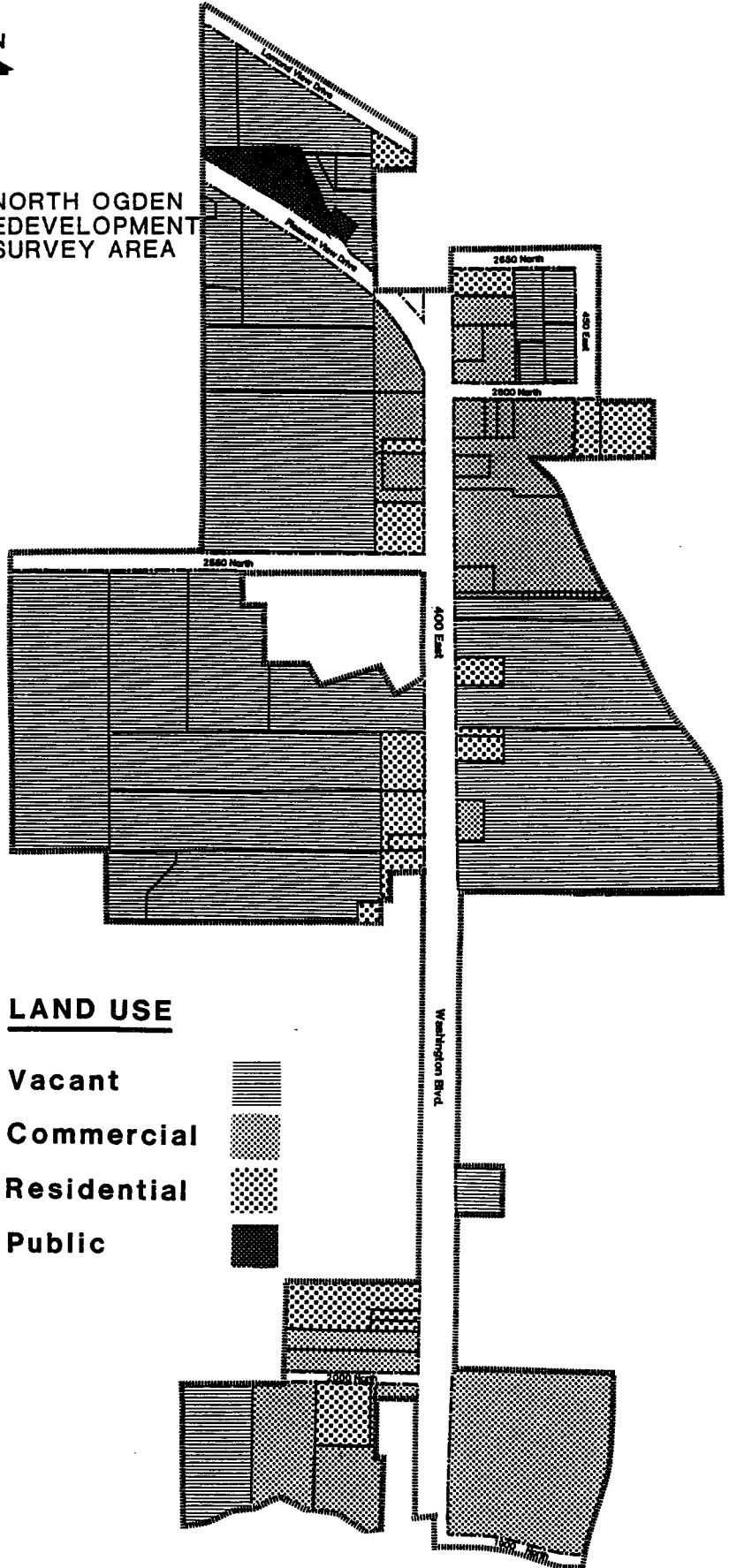


A/P ASSOCIATES





MAP 6



**NORTH OGDEN  
REDEVELOPMENT  
SURVEY AREA**



**LAND USE**

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

A/P ASSOCIATES

**MAP 2**

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. \_\_\_\_\_

<u>PRIMARY ELEMENTS*</u>	<u>STANDARD</u>	<u>DEFICIENT</u>	<u>SUBSTANDARD</u>
(Major components endanger structure and may or may not be repairable, depending on cost.)			
<u>Foundation:</u> Block, Stone, Concrete	_____	_____	_____
<u>Walls:</u> Wood, Block, Stone, Stucco, Metal	_____	_____	_____
<u>Roof:</u> Roll Roofing, Wd Shingle, Tile, Metal, Asphalt	_____	_____	_____

<u>SECONDARY ELEMENTS*</u>	<u>STANDARD</u>	<u>DEFICIENT**</u>	
(Support elements add to usefulness of structure, are replaceable or repairable and qualify for rehabilitation funds.)		<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:

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:

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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 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

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

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

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

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

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

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

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

Steven Bexell  
Weber County Assessor  
Ogden Municipal Bldg.  
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 NO. RDA 90-03

November 13, 1990

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

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.

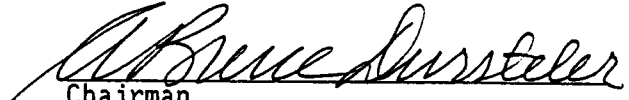
4. The North Ogden City Central Business District Development Plan dated September 18, 1990 is hereby designated as the official redevelopment plan of the project area.
5. The Redevelopment Agency of North Ogden hereby determines and finds as follows:
  - a. The project area is a "blighted area" as defined 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.

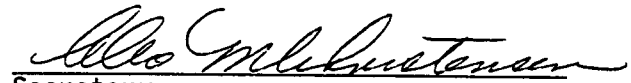
7. This Resolution adopting the redevelopment plan specifically incorporates the provisions of tax increment financing permitted by Section 17A-2-1247, Utah Code Annotated which provides the following:
- a. Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property 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.

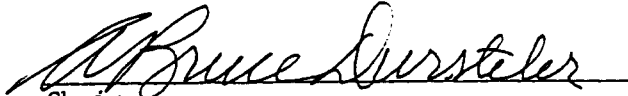
WHEREAS, on the 13th day of November 1990, the Redevelopment Agency of North Ogden, hereinafter referred to as Agency, adopted by resolution a redevelopment plan entitled "North Ogden City Central Business District Development Plan" dated September 18, 1990; and

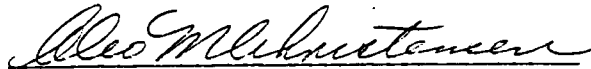
WHEREAS, said plan has provided for reasonable opportunities to participate in the redevelopment of property in the project area by owners, operators of business, and tenants; and

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

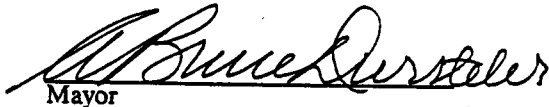
Councilman Muirbrook reported that the Planning Commission recommends the home occupation business license fee remain \$25 annually as it is not a large amount, the fee isn't being charged for revenue but for regulatory purposes, and proposed alternatives would create bookkeeping problems and encourage 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:

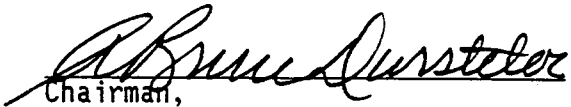
Cleo M. Christensen  
City Recorder  
North Ogden City  
505 East 2600 North  
North Ogden, Utah 84414

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 14<sup>th</sup> day of November 1990, the date the ordinance was first posted.

  
Chairman,  
North Ogden Redevelopment Agency



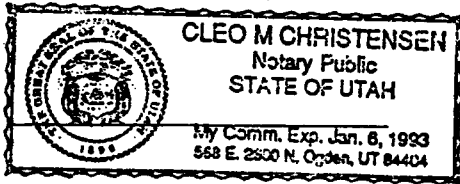
# 1125154 BK1590 PG1902

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

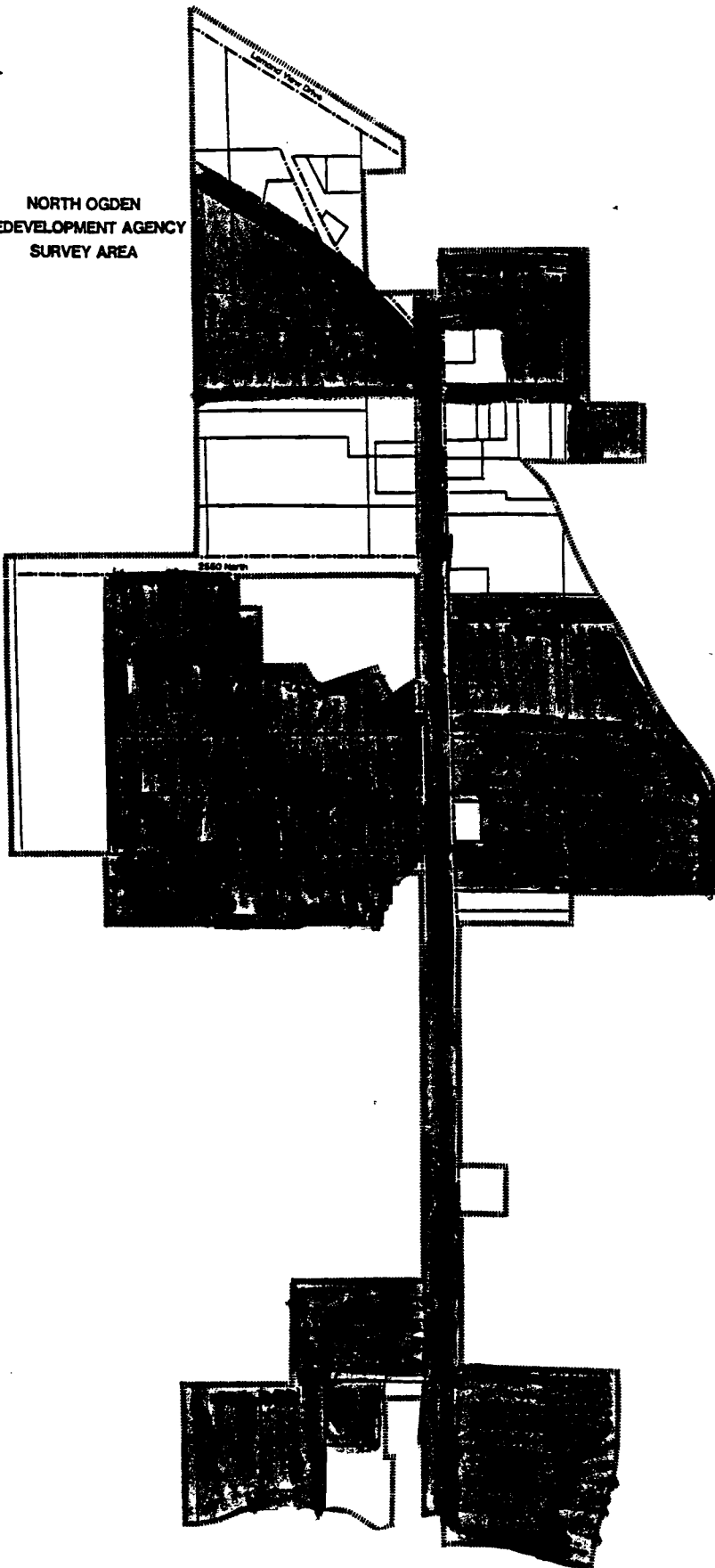
along the North line of said Lot No. 72, thence the following three (3) courses along the East line of said Lot No. 72 as follows: South  $0^{\circ}50'$  West 342.62 feet, South  $7^{\circ}35'$  West 186.51 feet and South  $20^{\circ}30'$  West 244.59 feet to the South line of said Lot No. 72 and the 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 *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:

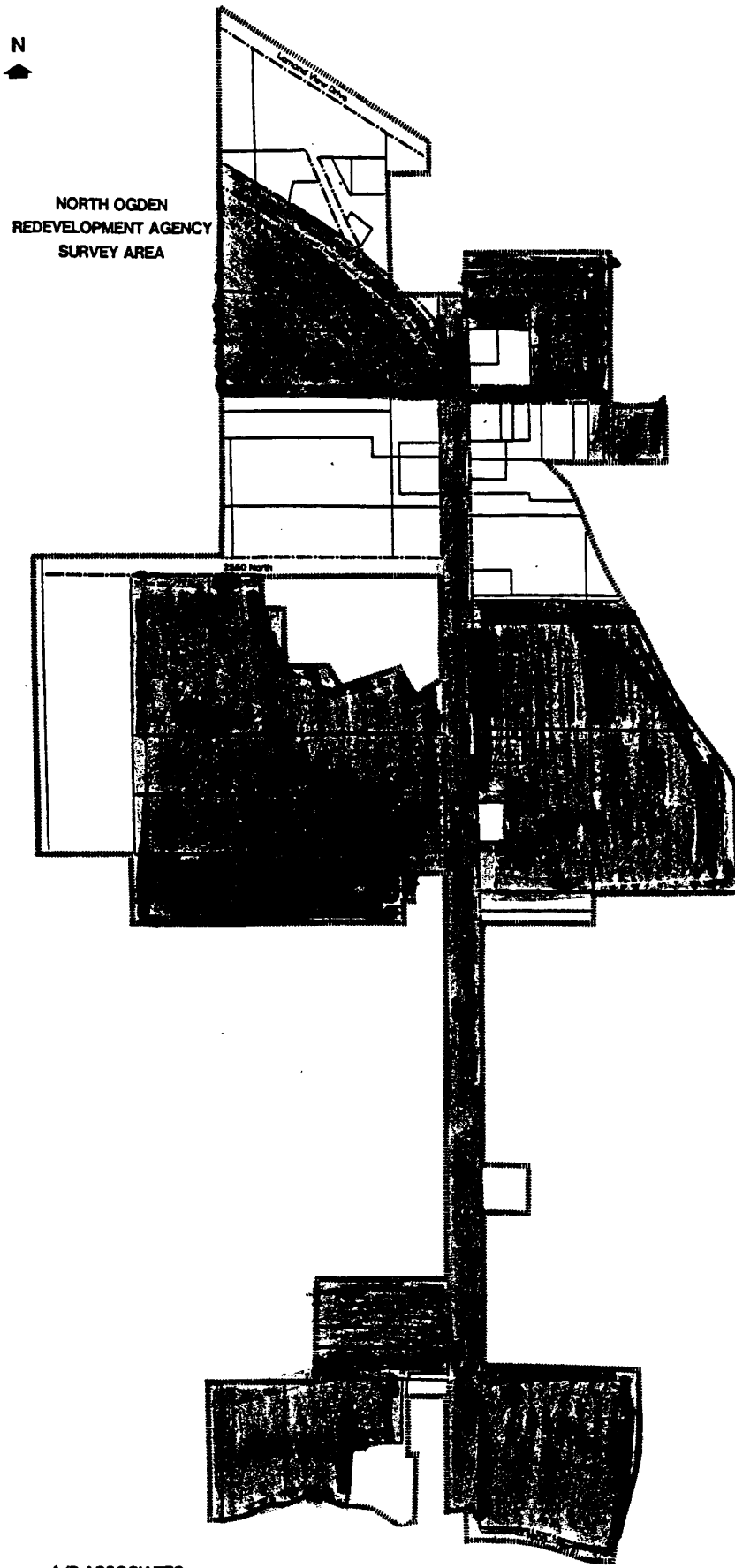
Beginning at the Northeast corner of the intersection of 2650 North Street and 450 East Street, North Ogden City Survey, Plat "A", Weber County, Utah; running thence South  $0^{\circ}15'$  West 66.00 feet to the Southeast corner of said intersection, thence South  $0^{\circ}15'$  West 402 feet more or 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  $0^{\circ}15'$  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.



A/P ASSOCIATES

## Taxing Agencies

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

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

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

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

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

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

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

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

Steven Bexell  
Weber County Assessor  
Ogden Municipal Bldg.  
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-79

Owner	ANDERSON, MOYLE E &	Property Address	
Second	AFTON R ANDERSON TRUSTEES	Street	
Care of		City	Zip
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
365-2293	QUIT CLAIM DEED	14/00/89	11-AUG-89

Comments

Char Mode: Replace Page 1

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

Char Mode: Replace Page 1

Count: \*1

Acres .90

Market Value 20,333

20,000

40,333

Assessed Value 12,200

12,000

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 -----

----- Current References -----				Prior
Book/Page	Kind of Instrument	Deed Date	Recorded Date	Serials
374-0258	QUIT CLAIM DEED	31/12/80	31-DEC-80	
_____	_____	_____	_____	
_____	_____	_____	_____	
----- Comments -----				
_____				
_____				

Char Mode: Replace Page 1

Count: \*1

.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
Street	2525_N_400_E	Zip
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.U. 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  
 Second \_\_\_\_\_  
 Name of \_\_\_\_\_  
 Street 3005 N 425 E  
 City-State OGDEN UT Zip 84414 Tax Unit 10  
 Additional Names

Additional Names		Prior Serials

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 -----\*

Char Mode: Replace Page 1

Count: \*1

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	VERLE_N_BARKER_INVESTMENT_CO	Property Address
Second		Street
are of		City
Street	2525_N_400_E	Zip
City-State	OGDEN_UT	Tax Unit
	Zip 84414	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

Char Mode: Replace Page 1

Count: \*1

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
are 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
012-0859	WARRANTY DEED	03/03/59	26-DEC-72
1850 0342	AFFT & DTH CERT		26-OCT-79

----- Comments -----

Char Mode: Replace Page 1

Count: \*1

*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
Street	824 WASH BLVD	Zip
City-State	OGDEN UT	Zip 84414 Tax Unit 3

Additional Names		Prior Serials
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
881-0325	ORDER & DECREE	02/01/68	26-JAN-68

Comments

Char Mode: Replace Page 1

Count: \*1

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

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

Current References				Prior Serials
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  
 Second ORBA E BROWN  
 Care of  
 Street 2657 N 400 E  
 City OGDEN UT Zip 84414  
 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	26-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	ORBA 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

Char Mode: Replace Page 1

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 &	↓	Property Address
Second	BONNIE LOU ALVORD TRUSTEES	↓	Street
are of		↓	City
Street	882 E 2680 N		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
	19-056-0001

Current References

Book/Page	Kind of Instrument	Deed Date	Recorded Date	Prior Serials
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 &	Property Address
Second	BONNIE LOU ALVORD TRUSTEES	Street
Name of		City
Street	882 E 2600 N	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. 1,600*

*Base year 0 -*

OWNERSHIP AND CURRENT REFERENCES

Serial No. 18-056-0088 Change Dates: Name 02-JAN-90 Tax Unit 28-MAR-84

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

Char Mode: Replace Page 1

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	City	Zip	
Street	276_E_ELBERTA_DR	City	Zip	
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
1799-0213	WARRANTY DEED	15/09/75	23-SEP-75

Comments

Char Mode: Replace Page 1

Count: \*1

*Acreage* 1.36 8090

*Market Value* 48,100

*Assessed Value* 38,480

15,600

12,480

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
Street	276_E_ELBERTA_DR	Zip
City-State	OGDEN_UT	Tax Unit
	Zip 84414	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 2,760

Assessed ~~2,210~~ 8696

15,523 - Farm

503 6.B

~~9,018~~ Home

~~7,214~~ 8070

~~27,301~~

~~9,927~~

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  
 Care of | City OGDEN UT Zip 84414  
 Street: 3955 HARRISON BLVD  
 City-State OGDEN UT Zip 84403 Tax Unit 14

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  
 8,747  
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  
 CARMA MARILYN KRISTOFFERSON (REMAINDER)

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

----- Comments -----

Char Mode: Replace Page 1

Count: \*1

*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

Property Address

Street 2031 N 400 E  
 City OGDEN UT Zip 84414

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
77-1377	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: 1

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	MCCORMICK, FRANK J 1/3 ETAL	Property Address
Second		Street
Third		City
Fourth	545 E 2750 N	Zip
City-State	OGDEN UT	Zip 84414 Tax Unit 10

Additional Names				Prior
Name	Share	Deed No.	Deed Date	Serials
RONALD LLOYD STEPHENS	1/3	1497-1742	1497-1749	
JULIORES M HUNTER	1/3	784-52	1375-1002	1375-834
FRANK J MCCORMICK	1/3	865-277	865-276	1375-1002 1375-834

Current References			
Book/Page	Kind of Instrument	Deed Date	Recorded Date
1784-0052	DECREE	24/08/64	08-SEP-64
0865-0276	QUIT CLAIM DEED	02 06 67	30-JUN-67
0865-0277	DECREE	27 06 67	30-JUN-67

Comments			

Char Mode: Replace Page 1

Count: \*1

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	Prior Serials
043-0729	WARRANTY DEED	11/02/74	16-FEB-74	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Comments

Char Mode: Replace Page 1

Count: \*1

Acreage 2.17      8090

Market Value	83,050 Land	Assessed Value	66,490
	<u>97,500 Building</u>		<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_B_500_E	
City-State	SALT_LAKE_CITY_UT	Zip 84102 Tax Unit 10

-----\*

Additional Names

Prior  
Serials

-----\*

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

-----\*

Current References

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



## Staff Report to the North Ogden City Council

### SYNOPSIS

Description: This will be a discussion about which activities will be a part of cherry days in the summer of 2025.

Date: Oct. 16, 2024

### STAFF INFORMATION

Jon Call  
[jcall@nogden.org](mailto:jcall@nogden.org)  
 801-737-9846

### QUESTION FOR COUNCIL

Does the council support the list of cherry days activities proposed below.

### STAFF RECOMMENDATION

Staff recommends the following activities:

- Sunrise Service
- Parade
- Fireworks
- Vendor Booths
- Ping Pong Ball Drop
- Luau
- Car Show and Kids Marketplace
- Medallion Hunt
- 5k Race
- Skate Event
- Rodeo
- Flick N Float
- Pickleball

### DISCUSSION

The city needs to decide which activities we want to focus on for cherry days and the above list is being proposed by staff. The activities listed above fall into several categories. These categories are

1. Historically part of the event and take considerable resources.
  - a. Parade – huge amounts of volunteers
  - b. Fireworks – most significant single expense on the list
  - c. Vendor Booths – lost of planning, tracking, and coordinating
2. Historically part of the event and take some resources

- a. Sunrise Ceremony – Volunteers and coordinators
  - b. 5k race – staff time and volunteers
  - c. Medallion Hunt – prize pool party
  - d. Kiwanis Breakfast – coordination
  - e. Skate Event – coordination
  - f. Rodeo – coordination
  - g. Flick ‘N Float – staff resources
3. Newer activities which take some resources
    - a. Luau – Money and volunteers
    - b. Ping Pong Ball Drop – volunteers and sponsors
    - c. Pickleball – Volunteers and coordination
  4. Newer activities which take little resources.
    - a. Car Show and Kids Marketplace – coordination

The above activities are recommended based on the expected level of involvement by the staff, council, and community volunteers. There are some activities which are not being recommended because of the required resources or other considerations. These include the carnival, daylong concert, foam party, dance party, comp baseball, movies in the park, and others.

Once the city has a preliminary list of activities then we can start to focus on how to make sure everything happens by assigning tasks to council members, staff, contractors, and community volunteers.