

ORDINANCE NUMBER 2018-14

**AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE APPROXIMATELY 22 ACRES OF PROPERTY AT 12<sup>TH</sup> STREET AND 4700 WEST FROM A-1 TO C-1**

**WHEREAS**, the Weber County Board of Commissioners have adopted a zoning map for the unincorporated areas of Weber County; and

**WHEREAS**, the Weber County Board of Commissioners have received an application to amend the adopted zoning map for a parcel of land located on the southeast corner of 4700 West and 12<sup>th</sup> Street; and

**WHEREAS**, after a duly noticed public hearing, the Western Weber Planning Commission have given a favorable recommendation for a zoning map amendment to the Weber County Board of Commissioners; and

**WHEREAS**, after a duly noticed public hearing, the Weber County Board of Commissioners have determined that the zoning map amendment complies with the intent of the West Central Weber County General Plan; and

**WHEREAS**, the Board of Weber County Commissioners have also determined that the proposed zoning map amendment is not detrimental to the health, safety, and general welfare of the area; and

**WHEREAS**, the Board of Weber County Commissioners have determined that this is an appropriate time and this is an appropriate location for the proposed zoning map amendment; and

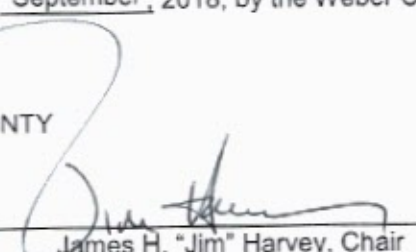
**WHEREAS**, as part of their consideration, the Weber County Board of Commissioners have determined that strict compliance with a concept plan is unnecessary to facilitate the intent of the general plan or the purpose and intent of the existing or proposed new zone;

**NOW THEREFORE**, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to rezone approximately 22 acres of property from the A-1 zone to the C-1 zone at approximately 4311 West and 1200 South. The graphic representation of the rezone is included and incorporated herein as Exhibit A. A written description of the rezone is included as Exhibit B. In the event there is conflict between the two, the graphic representation shall prevail.

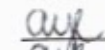
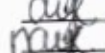

This ordinance shall become effective fifteen (15) days after publication.

Passed, adopted, and ordered published this 11th day of September, 2018, by the Weber County Board of Commissioners.


BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By  James H. "Jim" Harvey, Chair

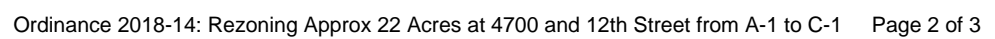
Commissioner Harvey voted  
Commissioner Ebert voted  
Commissioner Jenkins voted

ATTEST:

  
Ricky Hatch, CPA  
Weber County Clerk/Auditor

## Graphic Representations Rezoning from A-1 to C-1



## Exhibit B

### Written Description Rezoning from A-1 to C-1

The entire Parcel #15-055-0023; being more particularly described as follows:

A PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF WESTERLY LINE OF COUNTY ROAD KNOWN AS 4300 WEST STREET WITH THE NORTHERLY PROPERTY LINE OF LAND OF SOUTHERN PACIFIC COMPANY, SAID POINT OF BEGINNING BEING WEST 43.66 FEET OF A POINT SOUTH 1703.12 FEET OF THE NORTHEAST CORNER OF SAID SECTION 20; THENCE ALONG SAID NORTHERLY PROPERTY LINE OF 3 COURSES AND DISTANCES AS FOLLOWS: (1) NORTH 89°38' WEST BEING PARALLEL WITH AND 50.0 FEET NORTHERLY FROM AND AT RIGHT ANGLES TO THE SURVEYED CENTER LINE OF CENTRAL PACIFIC RAILWAY COMPANY AS EXISTED PRIOR TO SEPTEMBER 1900, 1297.6 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF SAID SECTION 20, AND 50 FEET NORTHERLY FROM AND AT RIGHT ANGLES TO RAILROAD ES 1114+41.1; (2) NORTH 0°22' EAST 40.00 FEET IN SAID WEST LINE OF EAST 1/2 OF SAID NORTHEAST QUARTER OF SECTION 20; (3) NORTH 89°38' WEST BEING PARALLEL WITH AND 90.0 FEET NORTHERLY FROM AND AT RIGHT ANGLES TO AFORESAID SURVEYED CENTER LINE, 1243.5 FEET TO A POINT IN EASTERLY LINE OF COUNTY ROAD KNOWN AS 4700 WEST STREET; THENCE LEAVING SAID NORTHERLY PROPERTY LINE AND RUNNING NORTH 0°21'30" EAST 497.05 FEET ALONG THE EASTERLY LINE OF SAID COUNTY ROAD TO A POINT EAST 30.67 FEET OF A POINT SOUTH 1171.02 FEET OF THE NORTHERN QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 89°06' EAST 1227.50 FEET, MORE OR LESS, TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 905.98 FEET AND A CENTRAL ANGLE OF 32°36'30" AN ARC DISTANCE OF 515.50 FEET TO A POINT OF TANGENT; THENCE SOUTH 56°29'30" EAST 391.90 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY AND EASTERLY ON A CURVE TO THE LEFT HAVING RADIUS OF 1008.2 FEET AND A CENTRAL ANGLE OF 30°09'24" AN ARC DISTANCE OF 530.65 FEET TO A POINT IN THE WESTERLY LINE OF SAID COUNTY ROAD KNOWN AS 4300 WEST STREET; THENCE SOUTH 0°26'30" WEST, 1.38 FEET TO THE PLACE OF BEGINNING. CONTAINING 21.90 ACRES, M/L.

also including parts of adjacent rights of way as follows: the western-most C-1 zone boundary is the centerline of 4700 West and a northern most C-1 zone boundary is the centerline of 12<sup>th</sup> Street (1150 South).