

Dear landowner,

Weber County is in the process of updating zoning maps in your area. Occasionally, a subdivision gets platted in a manner that does not precisely follow zone boundaries. When zone boundaries do not run along property lines they split parcels. There are a number of challenges in administering the county's land use ordinances for parcels with split zoning that could cause a negative effect on the property rights that may otherwise run with a parcel. For this reason, Weber County Planning Division is proposing to realign zoning boundaries in a manner that will affect your property. The attached maps show the proposed realignment.

It is our intent to affect the area for the better. Please get in touch with us prior to the public hearing if you feel the changes do otherwise. The Ogden Valley Planning Commission is scheduled to hold a public hearing on this proposal on January 22, 2019, at 5:00 PM, and will be held in the Commission Chambers, first floor of the Weber Center, 2380 Washington Blvd, Ogden. The Planning Commission is an advisory board on rezone matters, and will offer a recommendation on the proposal to the County Commission for their final decision.

Affected Parcels:

Owner	Parcel Number	Current Zoning (and Ordinance Reference)	Proposed Zoning (and Ordinance Reference)
NTC & CO LLP TRUSTEE	22-226-0010	O-1 (§ 104-26)	RE-15 (§ 104-3)
LABAN, MINA & BALSALABAN	22-226-0009	O-1 (§ 104-26)	RE-15 (§ 104-3)
PETRIE, EDWARD & JULIE WOLFE	22-226-0005	O-1 (§ 104-26)	RE-15 (§ 104-3)
LEDENE, MARC M & WF GWENDOLYN LEDENE	22-226-0004	RE-15 (§ 104-3)	O-1 (§ 104-26)
HIGHLANDS AT WOLF CREEK HOMEOWNERS ASSOCIATION INC	22-226-0011	RE-15 (§ 104-3)	O-1 (§ 104-26)
ADAMS FAMILY TRUST	22-195-0005	RE-15 (§ 104-3)	O-1 (§ 104-26)
BUDGE TRUST	22-195-0006	RE-15 (§ 104-3)	O-1 (§ 104-26)
ZIMMER, WILLARD D & REBECCA VAIL	22-195-0007	RE-15 (§ 104-3)	O-1 (§ 104-26)
WILKERSON, KRIS & HUS MARK E WILKERSON ETAL	22-194-0007	RE-15 (§ 104-3)	O-1 (§ 104-26)
RICHARD G & E MIRANDA MENZIES FAMILY LIVING TRUST	22-194-0008	RE-15 (§ 104-3)	O-1 (§ 104-26)
WCU LLC DBA WOLF CREEK UTAH LLC	22-016-0074	RE-15 (§ 104-3)	O-1 (§ 104-26)

If after the public hearing you desire to file a written objection to this proposal you will have 10 days to do so. The objection may be filed to the Weber County Planning Division at the address on this letterhead, Attn Felix Lleverino. Each written objection will be provided to the County Commission prior to their final consideration on the changes.

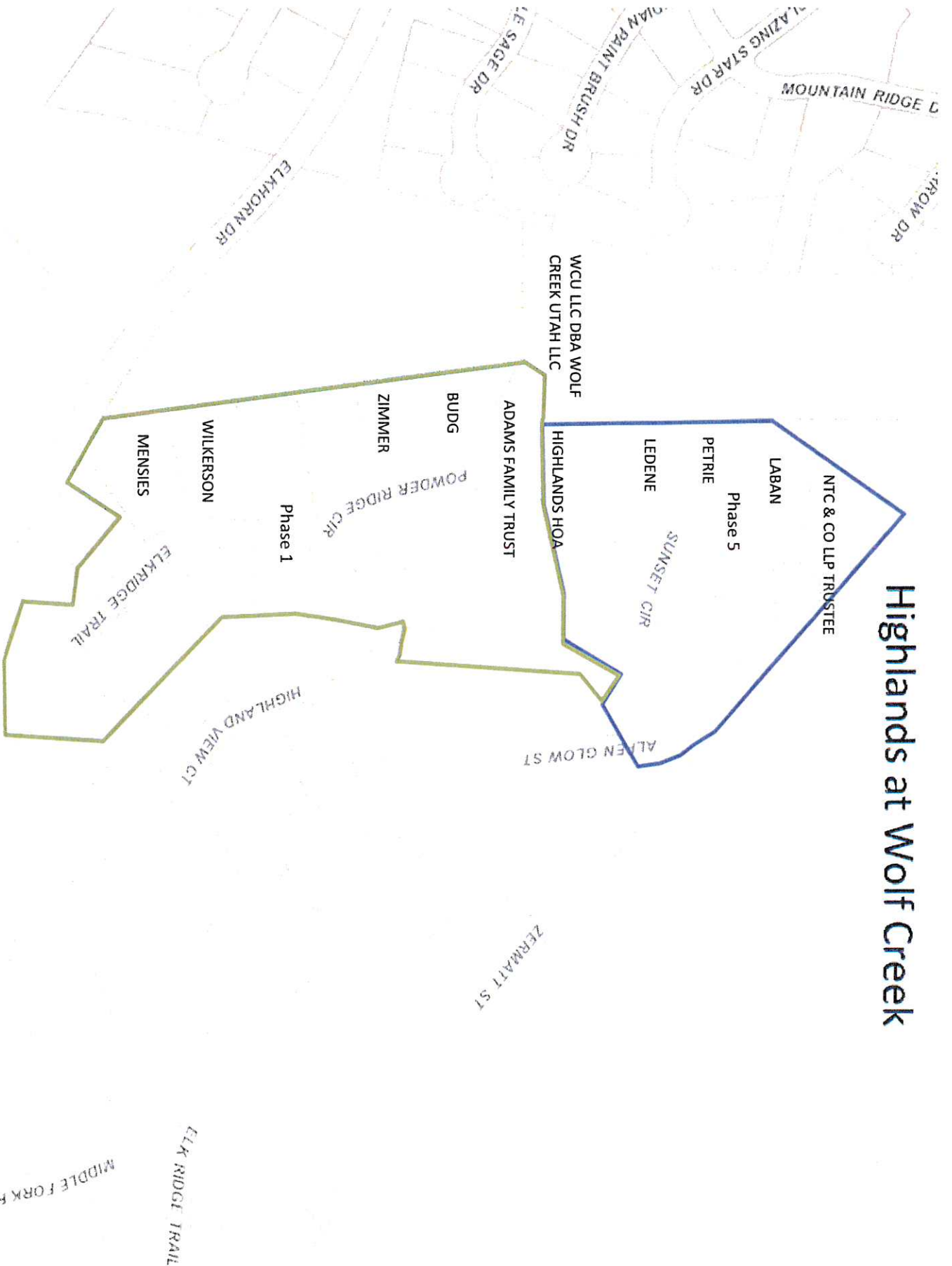
If successful, this action will not affect any other non-zoning related restriction in the area (i.e., groundwater protection easements, subdivision plat restriction, HOA regulations, etc.). Those will remain in effect.

Please feel free to contact us with any questions.

Respectfully,

Rick Grover
Planning Director

Highlands at Wolf Creek



Highlands at Wolf Creek Phases 1 and 5 Zoning Boundary Re-alignment

