



\*W2662486\*

E# 2662486 PG 1 OF 3  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
31-OCT-13 220 PM FEE \$1.00 DEP SGC  
REC FOR: WEBER COUNTY PLANNING

ORDINANCE 2013-30

10-29

**An Ordinance of Weber County rezoning property located at approximately 2150 East Megan Circle (in the Uintah Highlands area) from the Residential Estates-15 (RE-15) Zone to the Single-Family Residential-1-10 (R-1-10) Zone for the purpose of developing a subdivision (Combe South Estates No. 2) with consistent zoning standards.**

**Whereas**, the applicant (Corey Combe) has proposed the development of a 3.29 acre subdivision known as Combe South Estates No. 2 which is zoned R-1-10 and RE-15; and

**Whereas**, the majority of the proposed subdivision is zoned R-1-10; and

**Whereas**, the applicant desires to have consistent zoning standards within the boundaries of the proposed subdivision; and

**Whereas**, the property adjacent to the proposed rezone area is zoned R-1-10; and

**Whereas**, the proposed rezone does not negatively impact the public health, safety, or welfare; and

**Whereas**, the Western Weber Township Planning Commission, after appropriate notice, held a public meeting on September 25, 2013 and unanimously recommended that the Weber County Board of Commissioners approve the proposed rezone; and

**Whereas**, the Weber County Board of Commissioners finds that the proposed rezone will comply with the goals and objectives of the West Central Weber County General Plan; and

**Whereas**, the Weber County Board of Commissioners, after appropriate notice, held a public hearing on October 29, 2013, to allow the general public to comment on the proposed rezone;

**Now Therefore**, the Weber County Board of Commissioners ordains that the subject property, which is further defined by the legal descriptionS below, is hereby rezoned from the Residential Estates-15 (RE-15) Zone to the Single-Family Residential-1-10 (R-1-10) Zone:

Parcel 1 of 3:

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY: BEGINNING AT A POINT 1334.68 FEET SOUTH 89D43'51" EAST ALONG THE QUARTER SECTION LINE AND 1333.01 FEET NORTH 0D24'18" WEST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 0D24'18" WEST 240.00 FEET ALONG THE 1/16 LINE; THENCE SOUTH 79D38'15" EAST 9.83 FEET TO THE SOUTHERLY LINE OF COMBE ROAD AS DEFINED BY THE WEBER COUNTY SURVEYOR; THENCE SOUTHEASTERLY ALONG THE ARC OF A 413.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 254.90 FEET (LONG CHORD BEARS SOUTH 36D13'59" EAST 250.88 FEET) ALONG SAID SOUTHERLY LINE; THENCE SOUTH 36D05'07" WEST 47.06 FEET; THENCE NORTH 89D02'14" WEST 128.57 FEET TO THE POINT OF BEGINNING.

Parcel 2 of 3:

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1334.68 FEET SOUTH 89D43'51" EAST ALONG THE

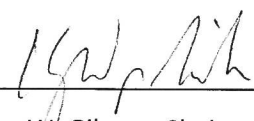
QUARTER SECTION LINE AND 1333.01 FEET NORTH 0D24'18" WEST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 89D31'11" WEST 329.17 FEET TO THE SOUTHEAST CORNER OF LOT 4, HIGHLAND COVE ESTATES SUBDIVISION, WEBER COUNTY, UTAH; THENCE NORTH 12D04'04" EAST 297.75 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 5 OF SAID SUBDIVISION, THENCE SOUTH 79D39'15" EAST 269.60 FEET TO THE 1/16 LINE; THENCE SOUTH 0D24'18" EAST 240.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING THAT PART ALREADY ZONED SINGLE-FAMILY RESIDENTIAL-1-10 (R-1-10).

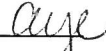
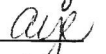
Parcel 3 of 3:

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1334.68 FEET SOUTH 89D43'51" EAST ALONG THE QUARTER SECTION LINE AND 1573.01 FEET NORTH 0D24'18" WEST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 79D39'15" WEST 269.60 FEET TO THE NORTHEAST CORNER OF LOT 5, HIGHLAND COVE ESTATES SUBDIVISION, WEBER COUNTY, UTAH, THENCE NORTH 12D04'04" EAST 265.36 FEET TO THE SOUTHERLY LINE OF COMBE ROAD AS DEFINED BY WEBER COUNTY SURVEYOR; THENCE THREE (3) COURSES ALONG SAID SOUTHERLY LINE AS FOLLOWS: SOUTHEASTERLY ALONG THE ARC OF A 538.25 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 360.95 FEET (LONG CHORD BEARS SOUTH 36D37'50" EAST 354.23 FEET), SOUTH 17D25'10" EAST 18.50 FEET AND SOUTHEASTERLY ALONG THE ARC OF A 413.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 8.16 FEET (LONG CHORD BEARS SOUTH 17D59'08" EAST 8.16 FEET), THENCE NORTH 79D39'15" WEST 9.83 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THAT PART ALREADY ZONED SINGLE-FAMILY RESIDENTIAL-1-10 (R-1-10).

Passed, adopted, and ordered published this 29 day of October, 2013, by the Weber County Board of Commissioners.

WEBER COUNTY BOARD OF COMMISSIONERS

By   
Kerry W. Gibson, Chair

Commissioner Bell                      Voting   
Commissioner Zogmaister              Voting   
Commissioner Gibson                      Voting 

ATTEST:



Ricky D. Hatch, CPA  
Weber County Clerk/Auditor

