

ORDINANCE NUMBER 2022- 24

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP FROM A-1 TO R-1-10 ON APPROXIMATELY 19.47 ACRES

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 has received an application from **Weber Vista Subdivision, LLC** and **DSM Land LLC**, to amend the zoning designation from A-1 to R-1-10; and

WHEREAS, the Weber County Board of Commissioners, Weber Vista Subdivision, LLC and DSM Land LLC, mutually agree to change the zoning designation from A-1 to R-1-10; and

WHEREAS, the Weber County Board of Commissioners, Weber Vista Subdivision, LLC, and DSM Land LLC mutually agree to execute a development agreement that specifies, establishes a concept plan of the subject property; and

WHEREAS, on February 8, 2022 the Western Weber Planning Commission held a duly noticed public hearing to consider the rezone application, and in the same meeting forwarded a positive recommendation to the Board of County Commissioners;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to change the zoning designation, as more precisely described in the attached exhibits, from the A-1 zone to the R-1-10 zone. 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 legal description shall prevail. In the event the legal description is found by a licensed surveyor to be invalid or incorrect, the corrected legal description shall prevail as the description herein, if recommended by the County Surveyor, provided that the corrected legal description appropriately bounds the subject property and fits within the correct legal description of surrounding properties.

This ordinance shall become effective fifteen (15) days after publication or on the day the development agreement between Weber Vista Subdivision, DSM Land LLC, and Weber County is signed, whichever is later.

Passed, adopted, and ordered published this 6<sup>th</sup> day of September, 2022, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Scott R. Jenkins, Chair

Commissioner Froerer voted Aye  
Commissioner Jenkins voted Aye  
Commissioner Harvey voted Aye

ATTEST:

Ricky Hatch  
Ricky Hatch, CPA  
Weber County Clerk/Auditor



Exhibit A

Graphic Representation

Weber Vista Subdivision, LLC and DSM Land LLC from A-1 Zone to R-1-10 Zone

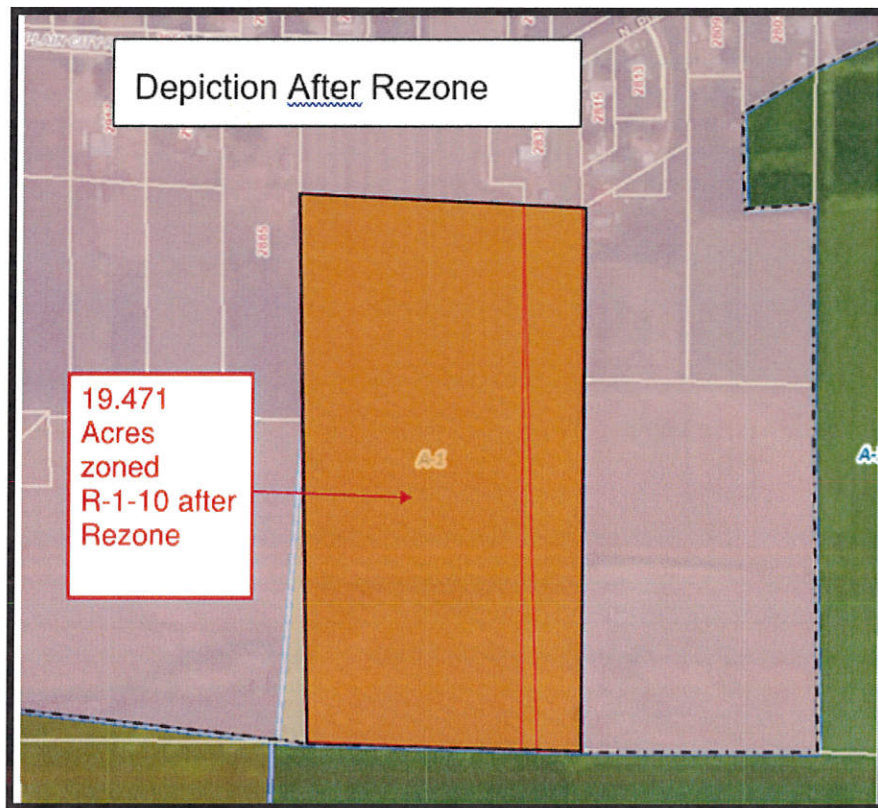
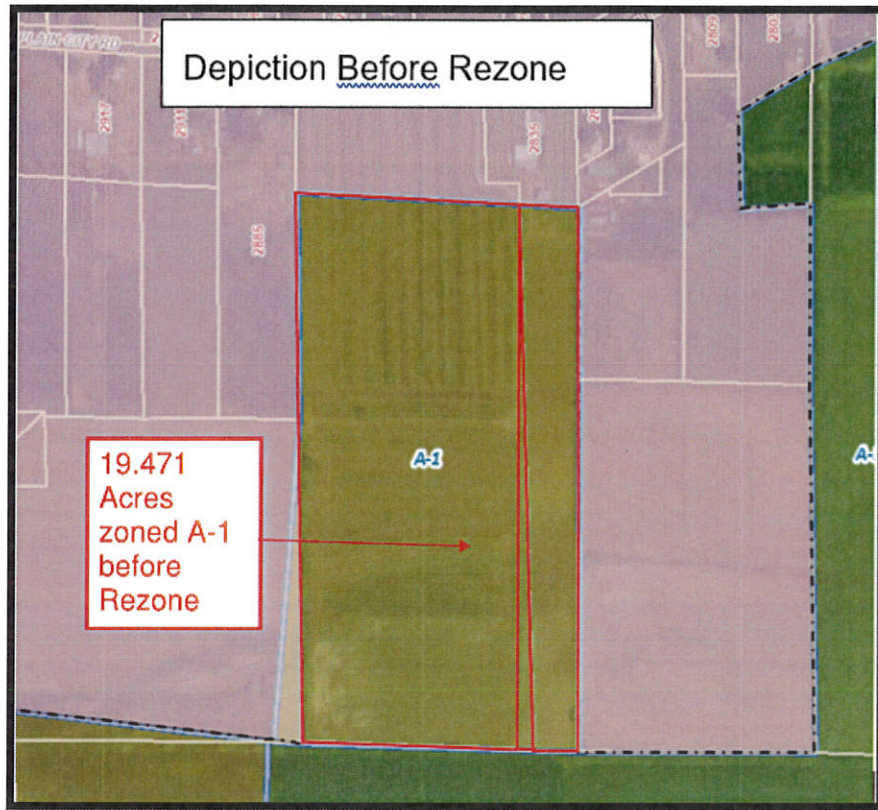


Exhibit B

Written Description

A PARCEL OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST-WEST QUARTER SECTION LINE, SAID POINT BEING NORTH 88°32'44" WEST 880.33 FROM THE EAST QUARTER CORNER ALONG THE SECTION LINE OF SAID SECTION 27 AND RUNNING THENCE: NORTH 88°32'44" WEST 649.67 FEET; THENCE NORTH 00°05'44" WEST 1292.00 FEET, MORE OR LESS TO THE PLAIN CITY CORPORATE LIMIT LINE; THENCE SOUTH 85°47'44" EAST 681.84 FEET; THENCE SOUTH 01°17'32" WEST 1258.82 FEET TO THE POINT OF BEGINNING. CONTAINS: 848,136 SQUARE FEET OR 19.471 ACRES.