



W3286852

ORDINANCE NUMBER 2023-20

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP FROM AV-3 AGRICULTURAL VALLEY TO FB FORM BASED ZONE ON APPROXIMATELY 22.94 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 Dog and Bone LLC, to amend the zoning designation from AV-3 to FB; and

WHEREAS, the Weber County Board of Commissioners and Dog and Bone, LLC mutually agree to change the zoning designation from AV-3 to FB; and

WHEREAS, on April 25, 2023 the Ogden Valley Planning Commission held a duly noticed public hearing to consider the rezone application, and 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 AV-3 zone to the FB 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.

Passed, adopted, and ordered published this 13th day of June, 2023, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Coye, Chair

Commissioner Froerer voted Aye
Commissioner Bolos voted Aye
Commissioner Harvey voted Aye

ATTEST:

Ricky Hatch
Ricky Hatch, CPA
Weber County Clerk/Auditor



Exhibit B

Written Description

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 485.16 FEET EAST FROM THE NORTHWEST CORNER OF SAID 80 ACRES, AND RUNNING THENCE SOUTH 88°30' EAST ALONG SECTION LINE 413.10 FEET, THENCE SOUTH 1°30' WEST 22 CHAINS; THENCE NORTH 88°30' WEST 11.5 CHAINS, THENCE NORTH 1°30' EAST 1160.20 FEET, THENCE EAST 347.22 FEET, THENCE NORTH 291.80 FEET TO BEGINNING. CONTAINING 22.94 ACRES.