



ORDINANCE NUMBER 2023-39

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP FROM A-2 TO C-1 AND R-3, ON 7.44 ACRES OF PROPERTY LOCATED AT 3300 S 3500 W, OGDEN

BT

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 **Ronald and Glynis Hurst Trust**, to amend the zoning designation from A-2 to C-1 and R-3; and

WHEREAS, the Weber County Board of Commissioners and Ronald and Glynis Hurst Trust mutually agree to change the zoning designation from A-2 to C-1 and R-3; and

WHEREAS, the Weber County Board of Commissioners and Ronald and Glynis Hurst Trust mutually agree to execute a development agreement that specifies certain terms of development and establishes a concept plan of the subject property; and

WHEREAS, on November 7, 2023 the Western Weber Planning Commission held a duly noticed public hearing to consider the rezone application, and at 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-2 zone to the C-1 and R-3 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.

08-029-0092 / am PCV

This ordinance shall become effective fifteen (15) days after publication or on the day the development agreement between Ronald and Glynis Hurst Trust and Weber County is recorded, whichever is later.

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

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By [Signature], Chair

Commissioner Froerer voted
Commissioner Bolos voted
Commissioner Harvey voted

Aye
Aye
Aye

ATTEST:

[Signature]
Ricky Hatch, CPA
Weber County Clerk/Auditor



Exhibit A

**Graphic Representation
Ronald and Glynis Hurst Trust from A-2 Zone to C-1 and R-3 Zone**

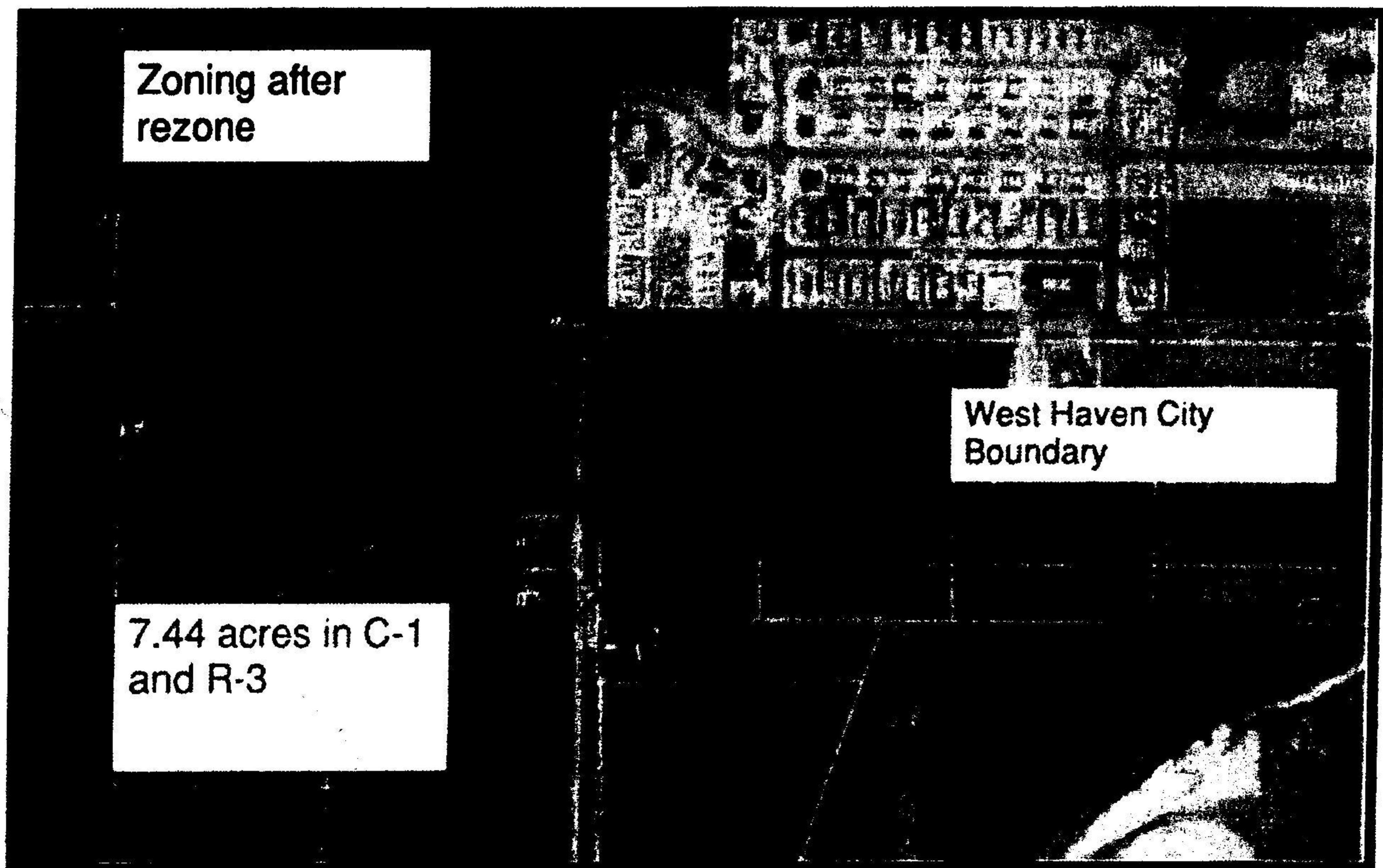
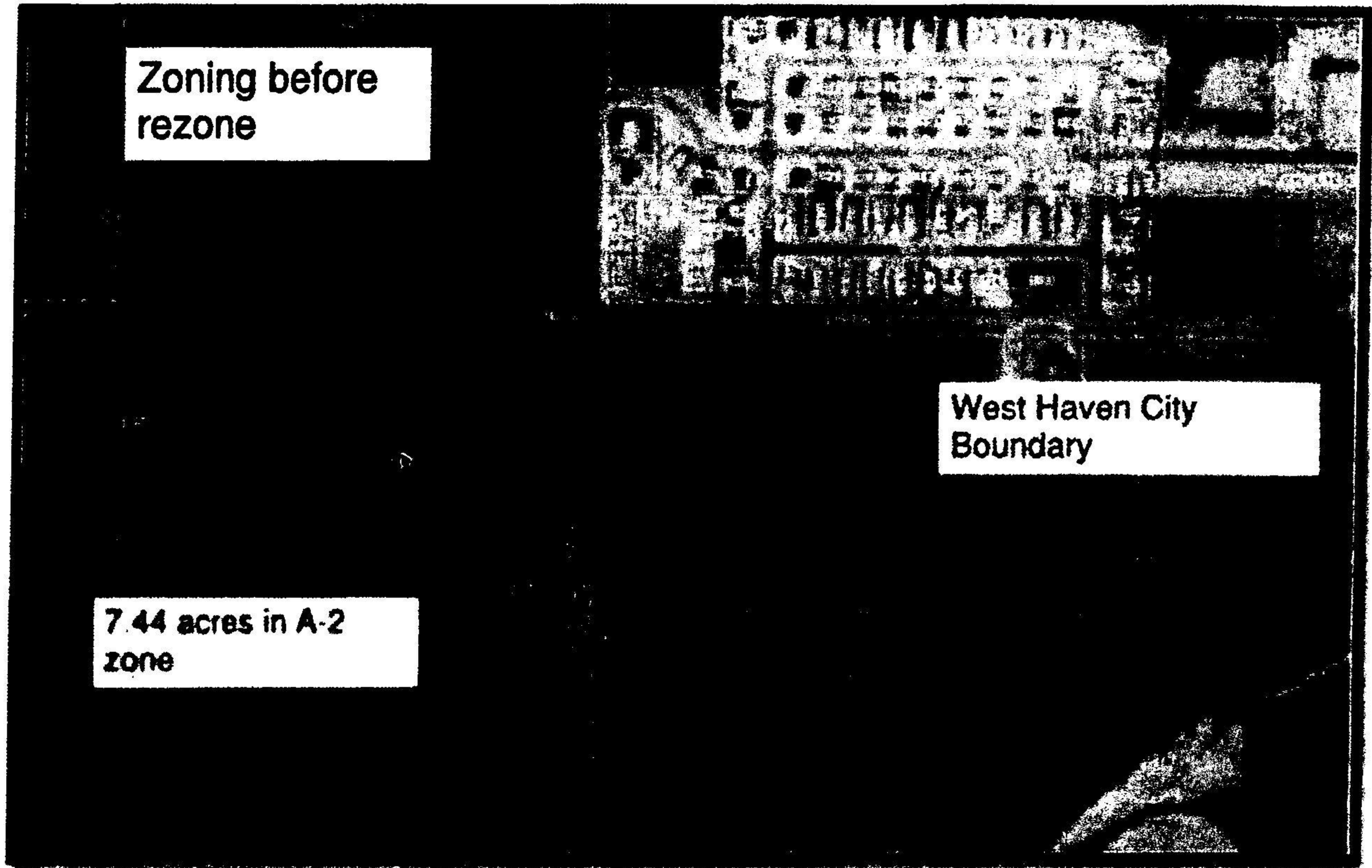


Exhibit B

Written Description

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: COMMENCING AT A POINT 2 RODS EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION RUNNING THENCE EAST 643.5 FEET, THENCE SOUTH 412.5 FEET, THENCE WEST 214.5 FEET, THENCE SOUTH 156.75 FEET, THENCE WEST 429 FEET, THENCE NORTH 569.25 FEET TO THE PLACE OF BEGINNING. EXCEPTING THE NORTH 33 FEET THEREOF LYING WITHIN 3300 SOUTH STREET. ALSO EXCEPTING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING IN THE EAST LINE OF EXISTING 3500 WEST STREET 33.00 FEET EAST AND 33.00 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3, AND RUNNING THENCE EAST 7.00 FEET ALONG THE SOUTHERLY LINE OF 3300 SOUTH STREET TO A POINT 40.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID 3500 WEST STREET OPPOSITE APPROXIMATE ENGINEERS STATION 36+15.66, THENCE SOUTH 536.25 FEET, MORE OR LESS, PARALLEL WITH SAID CENTERLINE TO AN EXISTING FENCE LINE ON THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE WEST 7.00 FEET TO SAID EAST LINE OF EXISTING 3500 WEST STREET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3754 SQUARE FEET IN AREA OR 0.086 ACRE. (NOTE: ROTATE ABOVE BEARINGS 0D53'10" CLOCKWISE TO EQUAL HIGHWAY BEARINGS,)(E# 2690890) LESS AND EXCEPTING: A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 3500 WEST STREET AND THE CURRENT SOUTH RIGHT OF WAY LINE OF 3300 SOUTH STREET BEING LOCATED SOUTH 89D13'27" EAST 32.38 FEET ALONG THE NORTH LINE OF SAID QUARTER AND SOUTH 0D00'00" EAST 33.00 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89D13'27" EAST 643.55 FEET ALONG SAID CURRENT SOUTH RIGHT OF WAY LINE TO THE GRANTORS EAST PROPERTY LINE; THENCE ALONG SAID EAST PROPERTY LINE SOUTH 0D53'07" WEST 7.00 FEET; THENCE NORTH 89D13'27" WEST 643.55 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE NORTH 0D53'07" EAST 7.00 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINING 4506.73 FEET MORE OR LESS. E#3268265