



\*W2755224\*

EN 2755224 PG 1 OF 4  
LEANN H KILTS, WEBER COUNTY RECORDER  
10-SEP-15 242 PM FEE \$.00 DEP KL  
REC FOR: WEBER COUNTY PLANNING

ORDINANCE 2015-15 9-1

**An Ordinance of Weber County, rezoning property located at approximately 3718 North Wolf Creek Drive from Forest Residential FR-1 to Open Space O-1; rezone approximately 15.97 acres of Open Space O-1, and Commercial Valley CV-2 to a Commercial Valley Resort Recreation CVR-1 Zone; and rezone 30.65 acres of Forest Residential FR-3 to Open Space O-1 for the purpose of developing Wolf Creek Commercial Core.**

**Whereas,** the Ogden Valley General Plan states, "Weber County feels that Ogden Valley's commercial development should be balanced with residential growth and occur in a manner that does not detract from the area's character," and, "The County continues to support the development of resort-related commercial areas;" and

**Whereas,** one of the goals of the Ogden Valley General Plan is to "enhance quality recreational opportunities" and one of the objectives of this goal is to "identify recreational assets, facilities and activities in the Valley and determine which facilities might be expanded to meet increased recreation demand and plan for such expansion;" and

**Whereas,** the expansion of the Wolf Creek commercial core has the potential to provide additional amenities and recreational opportunities in the Ogden Valley; and

**Whereas,** the development of Wolf Creek Resort's commercial core will not reduce the total area of existing open space; and

**Whereas,** the Ogden Valley Planning Commission, after appropriate notice, held a public hearing on July 28, 2015 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 Ogden Valley General Plan; and

**Whereas,** the Weber County Board of Commissioners, after appropriate notice, held a public hearing on September 1, 2015, to allow the general public to comment on the proposed rezone;

**Now Therefore,** the Weber County Board of Commissioners ordains that the following legal descriptions are hereby rezoned:

**Section 1:**

Parcel 22-017-0009 is hereby rezoned from Forest Residential FR-3 to Open Space O-1. The legal description is as follow:

BEGINNING AT A POINT ON THE NORTH LINE OF THE FAIRWAY OAKSPHASE 1 SUBDIVISION, SAID POINT BEING NORTH 00D20'47" EAST 400.01 FEET ALONG THE SECTION LINE AND SOUTH 89D14'39" EAST 73.37 FEET AND NORTH 78D24'08" EAST 60.00 FEET FROM THE WESTQUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 00D20'47" EAST 2678.81 FEET BETWEEN SAID WEST QUARTER CORNER AND THENORTHWEST CORNER

OF SAID SECTION 22); AND RUNNING THENCE NORTH 85°23'10" EAST 5.49 FEET; THENCE NORTH 04°36'50" WEST 28.97 FEET TO A POINT OF CURVATURE OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 85°23'10" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 58.49 FEET THROUGH A CENTRAL ANGLE OF 14°34'16"; THENCE NORTH 19°11'06" WEST 19.91 FEET TO A POINT OF CURVATURE OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 70°48'54" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 46.38 FEET THROUGH A CENTRAL ANGLE OF 37°57'47"; THENCE NORTH 18°46'41" EAST 78.02 FEET; THENCE SOUTH 86°01'15" EAST 98.86 FEET; THENCE NORTH 04°04'29" EAST 785.51 FEET; THENCE NORTH 55°14'14" EAST 226.49 FEET; THENCE NORTH 34°43'01" EAST 121.50 FEET; THENCE NORTH 21°21'04" EAST 269.33 FEET TO A POINT OF CURVATURE OF A 168.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 68°38'56" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 513.65 FEET THROUGH A CENTRAL ANGLE OF 175°10'37"; THENCE SOUTH 16°31'41" WEST 432.36 FEET; THENCE SOUTH 35°17'41" WEST 669.63 FEET; THENCE SOUTH 16°10'15" EAST 207.24 FEET; THENCE SOUTH 80°24'49" EAST 559.78 FEET; THENCE NORTH 54°01'25" EAST 284.52 FEET; THENCE NORTH 11°36'26" EAST 678.68 FEET; THENCE NORTH 65°25'06" WEST 341.23 FEET; THENCE NORTH 12°41'49" WEST 133.82 FEET; THENCE NORTH 29°38'50" EAST 593.80 FEET; THENCE NORTH 87°05'36" EAST 111.81 FEET TO THE WESTERLY BOUNDARY OF THE WOLF CREEK PHASE II SUBDIVISION; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES: 1) THENCE SOUTH 15°07'47" WEST (SOUTH 14°47' WEST PLAT) 259.14 FEET; 2) THENCE SOUTH 12°46'17" WEST (SOUTH 12°26'30" WEST PLAT) 334.70 FEET; 3) THENCE SOUTH 86°20'43" EAST (SOUTH 86°41'30" EAST PLAT) 214.60 FEET; 4) THENCE NORTH 31°36'02" EAST (NORTH 31°15'15" EAST PLAT) 168.90 FEET; 5) THENCE SOUTH 76°45'43" EAST (SOUTH 77°06'30" EAST PLAT) 79.20 FEET; 6) THENCE SOUTH 07°10'07" WEST (SOUTH 06°49'20" WEST PLAT) 127.60 FEET; THENCE SOUTH 07°09'42" WEST 20.03 FEET TO THE WEST LINE OF THE WOLF CREEK PHASE 1 SUBDIVISION; THENCE ALONG SAID WEST LINE OF WOLF CREEK PHASE 1 THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTH 07°09'58" WEST (SOUTH 06°49'20" WEST PLAT) 200.00 FEET; 2) THENCE SOUTH 05°41'08" WEST (SOUTH 05°20'30" EAST PLAT) 677.20 FEET; 3) THENCE SOUTH 08°45'08" WEST (SOUTH 08°24'30" WEST PLAT) 352.00 FEET; THENCE NORTH 87°41'19" WEST 393.67 FEET TO THE NORTHEAST CORNER OF THE FAIRWAY OAKS PHASE II SUBDIVISION; THENCE NORTH 89°16'03" WEST 685.81 FEET ALONG THE NORTH LINE OF SAID FAIRWAY OAKS PHASE II TO THE NORTHEAST CORNER OF THE FAIRWAY OAKS PHASE I SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID FAIRWAY OAKS PHASE I THE FOLLOWING FIVE (5) COURSES: 1) THENCE NORTH 89°16'05" WEST 191.19 FEET; 2) THENCE SOUTH 57°23'41" WEST 60.16 FEET; 3) THENCE WEST 108.60 FEET; 4) THENCE NORTH 05°10'41" WEST 36.25 FEET; 5) THENCE NORTH 08°23'16" WEST 55.99 FEET TO THE POINT OF BEGINNING. CONTAINING 30.65 ACRES, MORE OR LESS.

## Section 2:

The following legal description is hereby rezoned from Forest Residential FR-1 to Open Space O-1:

A Parcel of land located in the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; more particularly described as follows: Beginning at the North Quarter Corner of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; and running thence South 88°07'1" East 379.00 feet along the Section line; thence South 00°07'44" West 623.00 feet; thence North 89°33'41" West 383.01 feet to the quarter section line; thence North 00°30'27" East 196.01 feet along said quarter section line; thence South 87°15'14" West 306.16 feet along the north line of Wolf Creek Phase II to the easterly right of way line of Wolf Creek Drive and a point of curvature of a 708.00 foot radius non tangent curve to the

left; the center of which bears South 87°16'42" West; thence along said easterly right of way line the following 3 courses: 1) thence northerly along the arc of said curve 164.59 feet through a central angle of 13°19'11"; 2) thence North 16°02'29" West 147.73 feet to a point of curvature of a 457.37 foot radius curve to the right, the center of which bears North 73°57'31" East; 3) thence northerly along the arc of said curve 154.31 feet through a central angle of 19°19'49", to the North line of said Section 22; thence South 89°12'25" East 394.36 feet as measured along the North line of said Section 22 and the South line of Snowflake No. 2 (and extension) to the point of beginning. Containing 9.11 acres, more or less.

### Section 3:

The following legal description is hereby rezoned from Open Space O-1 and Commercial Valley CV-2 to Commercial Valley Resort Recreation CVR-1:

A PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE BEING LOCATED SOUTH 00°17'28" WEST 1354.41 FEET ALONG THE EAST LINE ON THE SOUTHWEST QUARTER OF SAID SECTION AND NORTH 90°00'00" WEST 230.22 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) ALONG THE ARC OF A 943.25 FOOT RADIUS CURVE TO THE LEFT 11.87 FEET, HAVING A CENTRAL ANGLE OF 00°43'16", CHORD BEARS NORTH 37°34'48" EAST 11.87 FEET; (2) NORTH 37°13'11" EAST 62.30 FEET; (3) ALONG THE ARC OF A 3633.87 FOOT RADIUS CURVE TO THE LEFT 196.11 FEET, HAVING CENTRAL ANGLE OF 03°05'32", CHORD BEARS NORTH 35°40'25" EAST 196.09 FEET; (4) ALONG THE ARC OF A 2699.04 FOOT RADIUS CURVE TO THE LEFT 562.11 FEET, HAVING A CENTRAL ANGLE OF 12°04'00", CHORD BEARS NORTH 31°12'55" EAST 561.07 FEET; (5) NORTH 25°10'55" EAST 167.79 FEET; THENCE SOUTH 64°49'05" EAST 159.47 FEET; THENCE SOUTH 36°26'32" EAST 261.29 FEET; THENCE SOUTH 52°33'51" WEST 109.84 FEET; THENCE SOUTH 37°26'09" EAST 19.37 FEET; THENCE SOUTH 36°26'32" EAST 50.01 FEET; THENCE SOUTH 53°49'51" EAST 373.44 FEET; THENCE SOUTH 46°20'04" EAST 394.83 FEET; THENCE SOUTH 20°10'47" WEST 172.94 FEET; THENCE NORTH 86°04'28" WEST 334.28 FEET TO THE NORTHEAST CORNER OF THE CASCADES AT MOOSE HOLLOW CONDO PHASE 5; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PHASE 5 NORTH 44°47'34" WEST 165.96 FEET TO THE NORTHWEST CORNER OF SAID PHASE 5 SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE CASCADES AT MOOSE HOLLOW CONDO PHASE 6; THENCE ALONG THE NORTH BOUNDARY OF SAID PHASE 6 THE FOLLOWING TWO (2) COURSES: (1) NORTH 44°47'34" WEST 42.13 FEET; (2) NORTH 39°12'48" WEST 81.82 FEET TO THE NORTHWEST CORNER OF SAID PHASE 6 SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE CASCADES AT MOOSE HOLLOW CONDO PHASE 7; THENCE ALONG THE BOUNDARY LINE OF SAID PHASE 7 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 39°12'48" WEST 148.45 FEET; (2) NORTH 60°27'05" WEST 71.76 FEET; (3) NORTH 84°14'30" WEST 49.97 FEET; (4) SOUTH 34°17'37" WEST 213.48 FEET; (5) SOUTH 00°31'06" WEST 253.28 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 7 SAID POINT ALSO BEING ON THE NORTH BOUNDARY LINE OF THE CASCADES AT MOOSE HOLLOW CONDO PHASE 3; THENCE ALONG THE BOUNDARY OF SAID PHASE 3 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 90°00'00" WEST 118.57 FEET; (2) SOUTH 00°27'18" WEST 98.78 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 3 SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE CASCADES AT MOOSE HOLLOW CONDO PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID PHASE 1 AND ITS EXTENSION SOUTH 70°55'49" WEST 263.86 FEET; THENCE NORTH 79°07'31" WEST 98.17 FEET TO THE SOUTHEAST CORNER OF PARCEL NUMBER 220160079; THENCE ALONG THE BOUNDARY OF SAID PARCEL 220160079 THE FOLLOWING




TWO (2) COURSES: (1) NORTH 44°17'09" EAST 300.74 FEET; (2) NORTH 43°29'21" WEST 271.81 FEET TO THE POINT OF BEGINNING. CONTAINING 15.975 ACRES.

Passed, adopted, and ordered published this 1<sup>st</sup> day of September, 2015, by the Weber County Board of Commissioners


WEBER COUNTY BOARD OF COMMISSIONERS

By   
Kerry W. Gibson, Chair

Commissioner Gibson  
Commissioner Bell  
Commissioner Ebert

Voting   
Voting   
Voting 

ATTEST:

  
Ricky D. Hatch, CPA  
Weber County Clerk/Auditor