

ORDINANCE NUMBER 2018-21

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE PROPERTY AT 4733 WEST 1150 SOUTH FROM A-1 TO C-1

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 have received an application to amend the adopted zoning map for a parcel of land located on the southwest corner of 4700 West and 12th Street; and

WHEREAS, after a duly noticed public hearing, the Western Weber Planning Commission have given a recommendation on the map amendment to the Weber County Board of Commissioners; and

WHEREAS, after a duly noticed public hearing, the Weber County Board of Commissioners have determined that the zoning map amendment complies with the intent of the West Central Weber County General Plan; and

WHEREAS, the Board of Weber County Commissioners have also determined that the proposed zoning map amendment is not detrimental to the health, safety, and general welfare of the area; and

WHEREAS, the Board of Weber County Commissioners have determined that this is an appropriate time and this is an appropriate location for the proposed zoning map amendment; and

WHEREAS, as part of their consideration, the Weber County Board of Commissioners have determined that strict compliance with a concept plan is unnecessary to facilitate the intent of the general plan or the purpose and intent of the existing or proposed new zone;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to rezone property from the A-1 zone to the C-1 zone at approximately 4733 West 1150 South. 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 graphic representation shall prevail.

This ordinance shall become effective fifteen (15) days after publication.

Passed, adopted, and ordered published this 4th day of December, 2018, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By [Signature]
James H. "Jim" Harvey, Chair

Commissioner Harvey voted aye
Commissioner Ebert voted aye
Commissioner Jenkins voted aye

ATTEST:

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

Exhibit A

Graphic Representations
Rezoning from A-1 to C-1

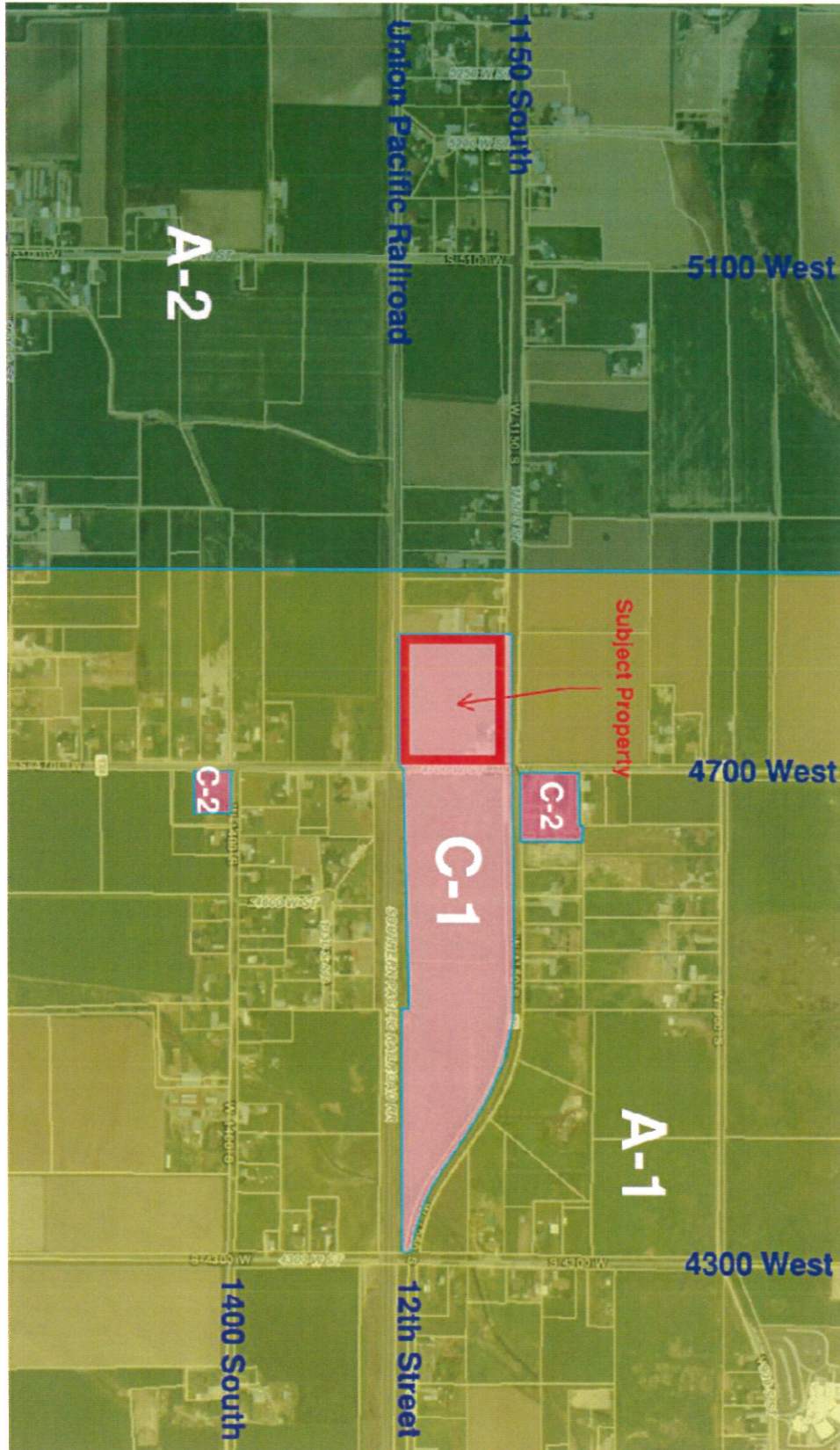


Exhibit B

Written Description Rezoning from A-1 to C-1

All of Parcel #15-054-0020 being more particularly described as follows:

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 17.9 CHAINS SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION 20; THENCE SOUTH 10 CHAINS; THENCE NORTH 89D36' WEST 10 CHAINS; THENCE NORTH 10 CHAINS; THENCE SOUTH 89D36' EAST 10 CHAINS TO THE PLACE OF BEGINNING. CONTAINING 10 ACRES, M/L. EXCEPT THAT PORTION IN STATE ROAD AND RAILROAD RIGHT-OF-WAY. EXCEPT COUNTY ROAD BOOK 624 PAGE 577. LESS AND EXCEPTING: BEGINNING AT A POINT ON THE CENTER CONTROL LINE FOR THE 1200 SOUTH STREET (1150 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH) SAID POINT LIES 1503.10 FEET NORTH 01D30'06" EAST ALONG THE WEST LINE OF SAID SECTION 20 TO A POINT ON SAID CENTER LINE CONTROL LINE AND 1670.97 FEET SOUTH 88D48'23" EAST ALONG SAID CENTER CONTROL LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 20 AND RUNNING THENCE CONTINUING ALONG SAID CENTER CONTROL LINE SOUTH 88D48'23" EAST 150.00 FEET TO A POINT ON AN EXTENSION OF THE EAST LINE OF THE GRANTORS PROPERTY LINE, THENCE SOUTH 01D42'06" WEST 50.00 FEET ALONG AN EXTENSION OF SAID EAST PROPERTY LINE TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE FOR THE 1200 SOUTH STREET (1150 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH) THENCE NORTH 88D48'23" WEST 150.00 FEET ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE TO A POINT ON AN EXTENSION OF THE WEST LINE OF THE GRANTORS PROPERTY, THENCE NORTH 01D42'06" EAST 50.00 FEET ALONG AN EXTENSION OF SAID WEST PROPERTY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT OF LAND CONTAINS 7500 SQUARE FEET OR 0.172 ACRES OF WHICH 6000 SQUARE FEET OR 0.138 ACRES ARE NOW OCCUPIED BY THE EXISTING HIGHWAY, BALANCE 1500 SQUARE FEET OR 0.034 ACRES. E# 2779729 ALSO: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH, ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH, THE BOUNDARIES OF SAID PARCEL OF LAND AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER CONTROL LINE FOR THE 1200 SOUTH STREET (1150 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH) AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 SAID POINT LIES 1113.88 FEET SOUTH 00D45'12" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, AND RUNNING THENCE SOUTH 00D44'58" WEST 50.00 FEET ALONG THE EAST LINE OF THE GRANTORS PROPERTY TO A POINT ON A PROPOSED SOUTH RIGHT OF WAY LINE OF SAID PROJECT, THENCE NORTH 88D48'23" WEST 703.85 FEET ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE GRANTORS PROPERTY, THENCE NORTH 01D42'06" EAST 50.00 FEET ALONG SAID WEST PROPERTY LINE TO A POINT ON THE CENTER CONTROL LINE FOR THE 1200 SOUTH STREET (1150 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH) THENCE SOUTH 88D48'23" EAST 703.02 FEET ALONG SAID CENTER CONTROL LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 35171 SQUARE FEET OR 0.807 ACRES OF WHICH 28133 SQUARE FEET OR 0.646 ACRES ARE NOW OCCUPIED BY THE EXISTING HIGHWAY, BALANCE 7037 SQUARE FEET OR 0.162 ACRES. E# 2791810

Also extending to the centerline of 1150 South and 4700 West for the entire extent of the property.