



W2967454

ORDINANCE NUMBER 2019-3

An ordinance amending the Weber County Zoning Map to realign a zoning boundary on the west side of The Highlands at Wolf Creek Phases one and five.

WHEREAS, the Weber County Board of Commissioners have adopted a zoning map amendment 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 western boundary of The Highlands at Wolf Creek Phases one and five; and

WHEREAS, after a duly noticed public hearing, the Ogden Valley 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 Ogden Valley 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 the proposed zoning map amendment will promote a more aesthetic and uniform zoning map that will follow the boundary of the respective subdivision boundary; and

WHEREAS, as part of their consideration, the Weber County Board of Commissioners have determined that the surrounding land uses do not pose a conflict with the proposed zoning map amendment;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to realign a zoning boundary on the west side of The Highlands at Wolf Creek Phases one and five. 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 through E. 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 12 day of Feb., 2019, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Scott K Jenkins
Scott K Jenkins, Chair

Commissioner Jenkins voted aye

Commissioner Harvey voted aye

Commissioner Froerer voted excused

ATTEST:

Ricky Hatch

Ricky Hatch, CPA

Weber County Clerk/Auditor

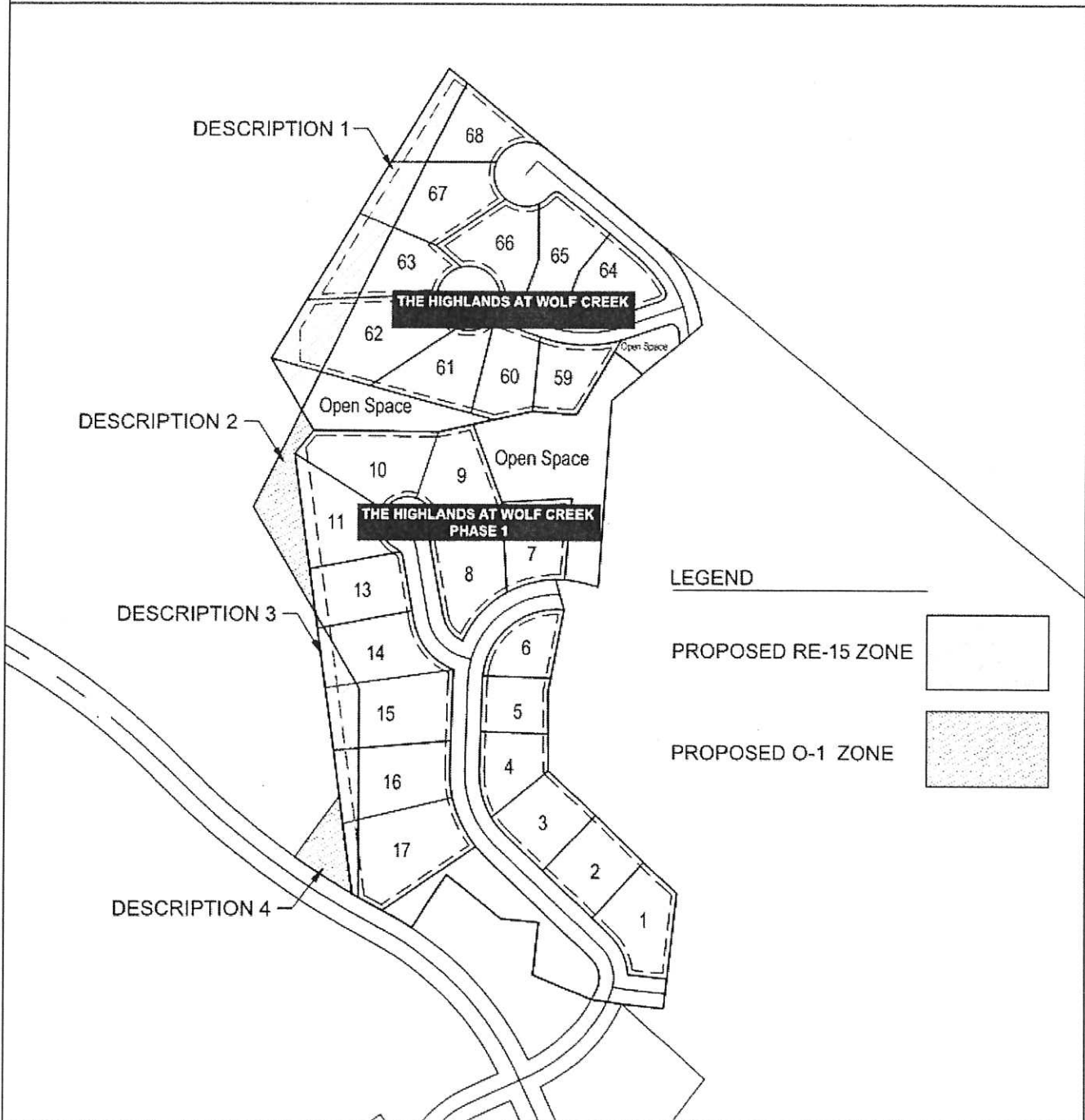
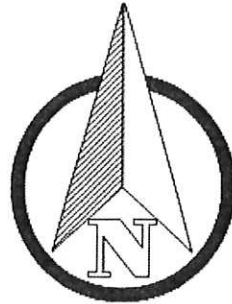


EW 2967454 PG 1 OF 6
LEANN H KILTS, WEBER COUNTY RECORDER
27-FEB-19 4:09 PM FEE \$1.00 DEP JKC
Weber Co. Planning



WEBER COUNTY SURVEYOR'S OFFICE

2380 Washington Blvd. Rm 370 Ogden,
Utah 84401 (801) 399-8020



DESCRIPTION 1

Zoning RE-15

Revised January 15,2019

A PART OF THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 68 OF THE HIGHLANDS AT WOLF CREEK PHASE 5 SUBDIVISION, (AS RECORDED IN BOOK 61 PAGE 24 IN THE WEBER COUNTY RECORDERS OFFICE). SAID POINT BEING LOCATED BY RECORD NORTH 738.42 FEET AND EAST 2813.43' FROM THE CENTER OF SECTION 22 OF T7NR1E. (BASIS OF BEARING, BY RECORD BEING N 89°14'39" W 2659.37' FROM THE CENTER OF SECTION 22 T7NR1E, TO THE WEST QUARTER CORNER OF SECTION 22, T7NR1E); RUNNING THENCE S 50°52'00" E 46.33' MORE OR LESS ALONG THE BOUNDARY OF SAID LOT 68, TO THE NORTHWEST BOUNDARY OF RE-15 ZONE (ENRTY # 1883524 PER WEBER COUNTY RECORDER); THENCE S 26°48'28" W 738.71' MORE OR LESS ALONG SAID BOUNDARY TO THE SOUTHWEST BOUNDARY OF SAID SUBDIVISION; THENCE FOLLOWING SAID BOUNDARY N 31°38'34" W 122.76' MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 62 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE BOUNDARY OF ZONE O-1, THENCE ALONG SAID BOUNDARY OF ZONE O-1, AND ALONG THE WEST BOUNDARY OF SAID SUBDIVISION, N 31°45'47" E 686.94' MORE OR LESS TO THE POINT OF BEGINING.

THE ABOVE DESCRIBED DESCRIPTION OF LAND CONTAINS 54,427.05 SQUARE FEET OR 1.25 ACRE.

DESCRIPTION 2
Zoning O-1
Revised January 15,2019

A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF THE HIGHLANDS AT WOLF CREEK PHASE 1 SUBDIVISION, (AS RECORDED IN BOOK 55 PAGE 93 IN THE WEBER COUNTY RECORDERS OFFICE), SAID POINT BEING LOCATED N 89°47'41" E 2541.38' FROM THE CENTER OF SECTION 22, T7NR1E. (BASIS OF BEARING, BY RECORD BEING N 89°14'39" W 2659.37' FROM THE CENTER OF SECTION 22 T7NR1E, TO THE WEST QUARTER CORNER OF SECTION 22, T7NR1E); RUNNING THENCE ALONG SAID SUBDIVISION BOUNDARY S 40°0'0" W 60.87' TO THE WEST BOUNDARY LINE OF SAID SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE ALONG SAID WEST BOUNDARY S 08° 0'0" E 325.12'; THENCE N 31°12'57" W 250.56'; THENCE N26°48'28" E 218.58' MORE OR LESS TO THE SOUTHWEST BOUNDARY OF THE HIGHLANDS OF WOLF CREEK PHASE 5 SUBDIVISION, (AS RECORDED IN BOOK 61 PAGE 24 AT THE WEBER COUNTY RECORDERS OFFICE); THENCE ALONG SAID BOUNDARY S31° 38'34" E 47.91' MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED DESCRIPTION OF LAND CONTAINS 20,385.91 SQUARE FEET OR .47 ACRE.

DESCRIPTION 3
Zoning RE-15
Revised January 15,2019

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE WEST BOUNDARY LINE OF THE HIGHLANDS AT WOLF CREEK PHASE 1 SUBDIVISION, (AS RECORDED IN BOOK 55 PAGE 93 IN THE WEBER COUNTY RECORDERS OFFICE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF DESCRIPTION 2 ZONE O-1 OF THIS DOCUMENT, SAID POINT BEING LOCATED S 81°58'02" E 2572.73' FROM THE CENTER OF SECTION 22, T7NR1E. (BASIS OF BEARING, BY RECORD BEING N 89°14'39" W 2659.37' FROM THE CENTER OF SECTION 22 T7NR1E, TO THE WEST QUARTER CORNER OF SECTION 22, T7NR1E); RUNNING THENCE S 31°12'57" E 176.42' MORE OR LESS ALONG THE BOUNDARY OF RE-15 ZONE, (RECORDED AS ENTRY #1883524 PER WEBER COUNTY RECORDER); THENCE ALONG SAID RE-15 ZONE BOUNDARY S 0°9'12" E 420.09' MORE OR LESS TO A POINT ON THE SOUTHWEST BOUNDARY OF SAID SUBDIVISION AND ON THE BOUNDARY OF RE-15 ZONE; THENCE ALONG SAID SUBDIVISION BOUNDARY N 61°18'58" W 15.20' MORE OR LESS ; THENCE ALONG THE WEST BOUNDARY OF SAID SUBDIVISION N 08°0'0" W 569.21' MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED DESCRIPTION OF LAND CONTAINS 22,588.37 SQUARE FEET OR .52 ACRE.

DESCRIPTION 4

Zoning O-1

Revised January 15,2019

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE INTERSECTION OF THE RIGHT OF WAY LINE OF ELKHORN DRIVE AND THE SOUTHWEST CORNER OF LOT 17 OF THE HIGHLANDS AT WOLF CREEK PHASE 1, (AS RECORDED IN BOOK 55 PAGE 93 IN THE WEBER COUNTY RECORDERS OFFICE); RUNNING THENCE NORTHWESTERLY ALONG THE RIGHT OF WAY LINE OF ELKHORN DRIVE 140.4 FT MORE OR LESS TO THE BOUNDARY OF O-1, POINT ALSO BEING THE BOUNDARY OF ZONE RE-15; THENCE FOLLOWING SAID BOUNDARIES NORTHEASTERLY 153.5' MORE OR LESS TO THE WEST BOUNDARY OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID SUBDIVISION 197' MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED DESCRIPTION OF LAND CONTAINS 10900.58 SQUARE FEET OR .25 ACRE.