

ORDINANCE NUMBER 2020-17

**AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE APPROXIMATELY 5.24 ACRES OF LAND LOCATED AT APPROXIMATELY 4735 CLARK LANE (2650 N.) FROM THE AV-3 ZONE TO THE CV-2 ZONE.**

**WHEREAS**, the Weber County Board of Commissioners has adopted a zoning map for the unincorporated areas of Weber County; and

**WHEREAS**, the zoning map provides an AV-3 zone, which is primarily for agricultural and large lot residential land uses; and

**WHEREAS**, the zoning map provides a CV-2 zone; and

**WHEREAS**, Weber County owns the subject property located at approximately 4735 Clark Lane in the unincorporated area of Eden; and

**WHEREAS**, the subject property is primarily used for Weber County roads and operations purposes; and

**WHEREAS**, the subject property was heretofore assigned the AV-3 zone; and

**WHEREAS**, after consideration and duly notice public hearings, the Weber County Board of Commissioners determined it to be in the best interest of the public to assign the CV-2 zone to the subject property; and

**WHEREAS**, on June 23, 2020 the Ogden Valley Planning Commission held a duly noticed public hearing to consider the rezone application, and in the same meeting, forwarded a negative recommendation to the Board of County Commissioners for the rezone;

**NOW THEREFORE**, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to rezone approximately 5.24 acres of land, as more precisely described in the attached exhibits, from the AV-3 zone to the CV-2 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 22nd day of Sept., 2020, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Gage Froerer,  
Gage Froerer, Chair

Commissioner Froerer voted aye  
Commissioner Jenkins voted aye  
Commissioner Harvey voted aye

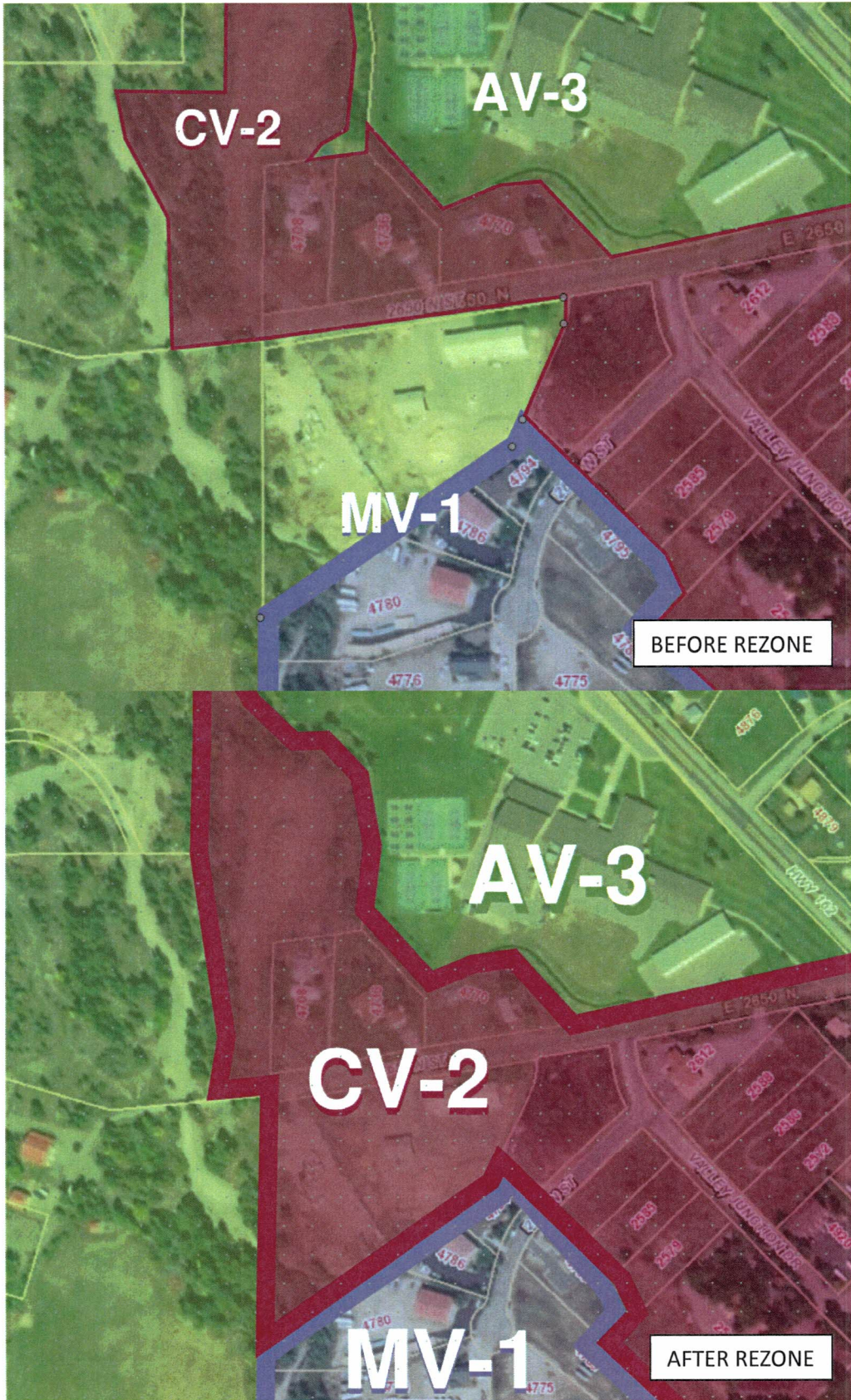
ATTEST:

Ricky Hatch  
Ricky Hatch, CPA  
Weber County Clerk/Auditor



Exhibit A

Graphic Representation  
County Roads Shop Rezone from AV-3 Zone to CV-2 Zone



## Exhibit B

### Written Description

**All of Parcel #220460062**, more particularly described as:

BEGINNING AT A FENCE CORNER WHICH IS SOUTH 0D03' WEST 553.63 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING BEING NORTH 89D49'36" WEST ALONG THE NORTH LINE OF SAID SECTION 34), THENCE ALONG AN EXISTING FENCE LINE NORTH 84D19'01" EAST 91.29 FEET AND NORTH 81D16'50" EAST 529.46 FEET TO A POINT ON THE ARC OF A 144.37 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 81D16'50" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32D A DISTANCE OF 80.63 FEET, THENCE SOUTH 23D16'50" WEST 248.20 FEET, THENCE SOUTH 57D21'35" WEST 601.46 FEET, THENCE NORTH 0D03' EAST 537.15 FEET TO THE POINT OF BEGINNING. CONTAINS 5.237 ACRES.