



**AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE PROPERTY ON 7900 WEST AND 900 SOUTH FROM M-1 TO A-2.**

**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 certain properties along 7900 West and 900 South; and

**WHEREAS**, after a duly noticed public hearing, the Western Weber Planning Commission have given a favorable recommendation for the zoning 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 M-1 zone to the A-2 zone along 7900 West and along 900 South. The graphic representation of the rezone is included and incorporated herein as Exhibit A. The legal description of the rezone is included as Exhibit B. In the event there is conflict between the two, the graphic representation 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. Any gaps in legal descriptions shall also be rezoned respectively.

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

Passed, adopted, and ordered published this 11<sup>th</sup> day of June, 2019, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Scott R. Jenkins,  
Scott Jenkins, Chair

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

ATTEST:

Ricky Hatch  
Ricky Hatch, CPA  
Weber County Clerk/Auditor

EW 2988365 PG 1 OF 4  
LEANN H KILTS, WEBER COUNTY RECORDER  
28-JUN-19 1134 AM FEE \$.00 DEP DC  
REC FOR: WEBER COUNTY PLANNING

Exhibit A

Graphic Representations  
Rezoning from M-1 to A-2



## Exhibit B

## Legal Descriptions

## Rezoning from M-1 to A-2

**Parcel # 10-037-0013**

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; RUNNING THENCE NORTH ALONG THE SECTION LINE 1320 FEET, THENCE EAST 181.5 FEET, THENCE SOUTH PARALLEL TO SECTION LINE 1320 FEET, THENCE WEST 181.5 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM 33 FEET ON THE WEST AND SOUTH FOR STREET PURPOSES. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO LG-WC1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF 1200 SOUTH STREET AND THE EASTERLY RIGHT OF WAY OF 7900 WEST STREET WHICH POINT IS THE SOUTHWEST CORNER OF GRANTORS LAND, SAID POINT BEING 33.00 FEET NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 AND 33.00 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 15, AND RUNNING THENCE NORTH 14.66 FEET ALONG GRANTORS WEST LINE, THENCE NORTH 89D52'40" EAST 148.50 FEET TO A POINT ON GRANTORS EAST LINE, THENCE SOUTH 14.98 FEET ALONG GRANTORS EAST LINE TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 AND GRANTORS SOUTH LINE, THENCE WEST 148.50 FEET ALONG SAID SOUTH SECTION LINE AND GRANTORS SOUTH LINE TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

**Parcel # 10-037-0014**

PART OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT WHICH BEARS SOUTH 89D15'15" EAST (EAST) 181.53 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE NORTH 00D29'12" EAST PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION 1330.25 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, THENCE SOUTH 89D12'48" EAST (SOUTH 89D57'10" EAST) 183.50 FEET ALONG SAID QUARTER, QUARTER LINE, THENCE SOUTH 00D29'12" WEST 1022.62 FEET, THENCE NORTH 89D15'15" WEST 33.50 FEET, THENCE SOUTH 0D29'12" WEST 307.49 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE NORTH 89D15'15" WEST (WEST) 150.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM 33 FEET SOUTH FOR ROAD PURPOSES. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO LG-WC1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 1200 SOUTH STREET, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF GRANTORS PROPERTY, SAID POINT LIES 181.50 FEET SOUTH 89D15'15" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, AND 33.01 FEET NORTH 00D29'12" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15 AND RUNNING THENCE NORTH 00D29'12" EAST 14.97 FEET ALONG GRANTORS WEST LINE, THENCE SOUTH 89D22'36" EAST 150.00 FEET TO A POINT ON GRANTORS EAST LINE, THENCE SOUTH 00D29'12" WEST 15.29 FEET ALONG GRANTORS EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 1200 SOUTH STREET, THENCE NORTH 89D15'15" WEST 150.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

**Parcel # 10-037-0008**

PART OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT WHICH BEARS SOUTH 89D15'15" EAST (EAST) 723.73 FEET AND NORTH 0D38'20" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE NORTH 89D15'15" WEST 242.27 FEET THENCE NORTH 00D29'12" EAST PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION 274.49 FEET, NORTH 89D15'15" WEST 116.50 FEET, THENCE NORTH 00D29'12" EAST PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION 1022.62 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, THENCE SOUTH 89D12'48" EAST (SOUTH 89D57'10" EAST) 362.22 FEET ALONG SAID QUARTER, QUARTER LINE, THENCE SOUTH 0D38'20" WEST (SOUTH 0D06'19" EAST) 1296.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO LG-WC1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF GRANTORS PROPERTY SAID POINT BEING 723.73 FEET SOUTH 89D15'15" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 AND 33.00 FEET NORTH 00D38'20" EAST AND RUNNING THENCE NORTH 89D15'15" WEST 242.27 FEET ALONG THE SOUTH LINE OF GRANTORS PROPERTY TO THE WEST LINE OF SAID GRANTORS PROPERTY, THENCE NORTH



0D29'56" EAST 15.62 FEET ALONG SAID WEST LINE OF SAID GRANTORS PROPERTY, THENCE SOUTH 89D22'36" EAST 242.36 FEET TO THE EAST LINE OF GRANTORS PROPERTY, THENCE SOUTH 0D48'43" WEST 16.14 FEET ALONG SAID EAST LINE OF GRANTORS PROPERTY TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

**Parcel # 10-037-0028**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN (AS MONUMENTED), BEGINNING AT A POINT WHICH BEARS NORTH 89D15'15" WEST 1517.41 FEET AND NORTH 01D12'46" EAST 229.03 FEET TO AND ALONG AN EXISTING FENCE LINE, AND SOUTH 81D50'00" WEST 3.59 FEET, THENCE NORTH 0D42'35" EAST 401.53 FEET, FROM THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 0D42'35" EAST 104.22 FEET; THENCE SOUTH 88D05'7" EAST 204.75 FEET ALONG AND BEYOND SAID FENCE TO THE EAST LINE OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 15, THENCE NORTH 0D38'30" EAST 599.39 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, SOUTHEAST QUARTER, THENCE NORTH 89D12'48" WEST 589.61 FEET ALONG THE NORTH LINE OF SAID QUARTER, QUARTER SECTION, MORE OR LESS TO THE NORTHWEST CORNER OF BOOK 1950 PAGE 1435 OF THE WEBER COUNTY RECORDS, THENCE SOUTH 0D38'20" WEST 1329.85 FEET (SOUTH 0D06'19" EAST 1330.08 FEET) ALONG SAID DEED LINE, MORE OR LESS, TO THE SOUTH LINE OF SAID QUARTER SECTION, SAID POINT ALSO BEARS (EAST 723.71 FEET) SOUTH 89D15'15" EAST 723.73 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 15, THENCE SOUTH 89D15'15" EAST 211.95 FEET ALONG SECTION LINE THENCE NORTH 0D38'20" EAST 630.00 FEET; THENCE SOUTH 89D15'15" EAST 172.83 FEET, TO THE POINT OF BEGINNING. EXCEPTING ANY PART THEREOF WITHIN 900 SOUTH STREET. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG-WC1200 SOUTH, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 15 AND ON THE SOUTHEAST CORNER OF GRANTORS PROPERTY, SAID POINT BEING 1691.06 FEET NORTH 89D14'48" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE NORTH 89D15'00" WEST 211.95 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 AND SAID GRANTORS SOUTH PROPERTY LINE TO THE WEST LINE OF THE GRANTORS PROPERTY, THENCE NORTH 0D38'00" EAST 48.89 FEET ALONG SAID WEST LINE OF THE GRANTORS PROPERTY THENCE SOUTH 89D22'36" EAST 211.95 FEET TO THE EAST LINE OF THE GRANTORS PROPERTY, THENCE SOUTH 0D38'00" WEST 49.35 FEET ALONG SAID EAST LINE OF THE GRANTORS PROPERTY TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

**Parcel # 10-092-0001**

ALL OF LOT 1, ONE FOR THE KIDD SUBDIVISION, WEBER COUNTY, UTAH. LESS AND EXCEPTING: PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG-WC1200S. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF GRANTORS LAND, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF 1200 SOUTH STREET, SAID POINT LIES 331.54 FEET SOUTH 89D15'15" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, AND 40.91 FEET NORTH 0D24'38" EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; AND RUNNING THENCE NORTH 0D24'38" EAST 7.39 FEET ALONG GRANTORS WEST LINE; THENCE SOUTH 89D22'36" EAST 150.00 FEET TO A POINT ON GRANTORS EAST LINE; THENCE SOUTH 0D24'38" WEST 7.71 FEET ALONG GRANTORS EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 1200 SOUTH STREET; THENCE NORTH 89D15'15" WEST 150.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 0D00'01" COUNTER-CLOCKWISE TO MATCH PROJECT ALIGNMENT. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT OF LAND CONTAINS 1,132 SQUARE FEET OR 0.026 ACRES. E#2840655

**Street Rights-of-Way**

The A-2 zone shall also extend to the centerline of the street right-of-way of 900 South and 7900 West for the full extent of the area being rezoned to A-2.