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LEAH H. KILTS, WEBER COUNTY RECORDER
21-JUN-21 1209 PM FEE \$1.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

ORDINANCE NUMBER 2021-19

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE APPROXIMATELY 2.95 ACRES OF LAND LOCATED AT 3718 N WOLF CREEK RESORT, EDEN UT. FROM O-1 TO FR-3 AND FR-3 TO O-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 has received an application from John Lewis, to rezone approximately 2.95 acres from the FR-3 Zone to the O-1 Zone, and the O-1 Zone to the FR-3 Zone; and

WHEREAS, after consideration, the Weber County Board of Commissioners determined it to be in the best interest of the public to rezone the 2.95 acres from FR-3 and O-1 to O-1 and FR-3; and

WHEREAS, the Weber County Board of Commissioners and John Lewis mutually agree to rezoning the 2.95 acres from FR-3 and O-1 to O-1 and FR-3; and

WHEREAS, the Weber County Board of Commissioners and John Lewis mutually agree that the proposed rezone complies with the existing Development Agreement and Wolf Creek Master Plan; and

WHEREAS, on May 4, 2021 the Ogden Valley Planning Commission held a duly noticed public hearing to consider the rezone application, and in the same meeting forwarded a unanimous positive recommendation to the Board of County Commissioners;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to rezone approximately 2.95 acres of land, as more precisely described in the attached exhibits, from the FR-3 and O-1 to O-1 and FR-3 Zones. 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 1st day of June, 2021, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By James H. Harvey
James H. Harvey, Chair

Commissioner Froerer voted
Commissioner Jenkins voted
Commissioner Harvey voted

aye
aye
aye

ATTEST:

Ricky Hatch
Ricky Hatch, CPA
Weber County Clerk/Auditor



Exhibit A
Graphic Representation

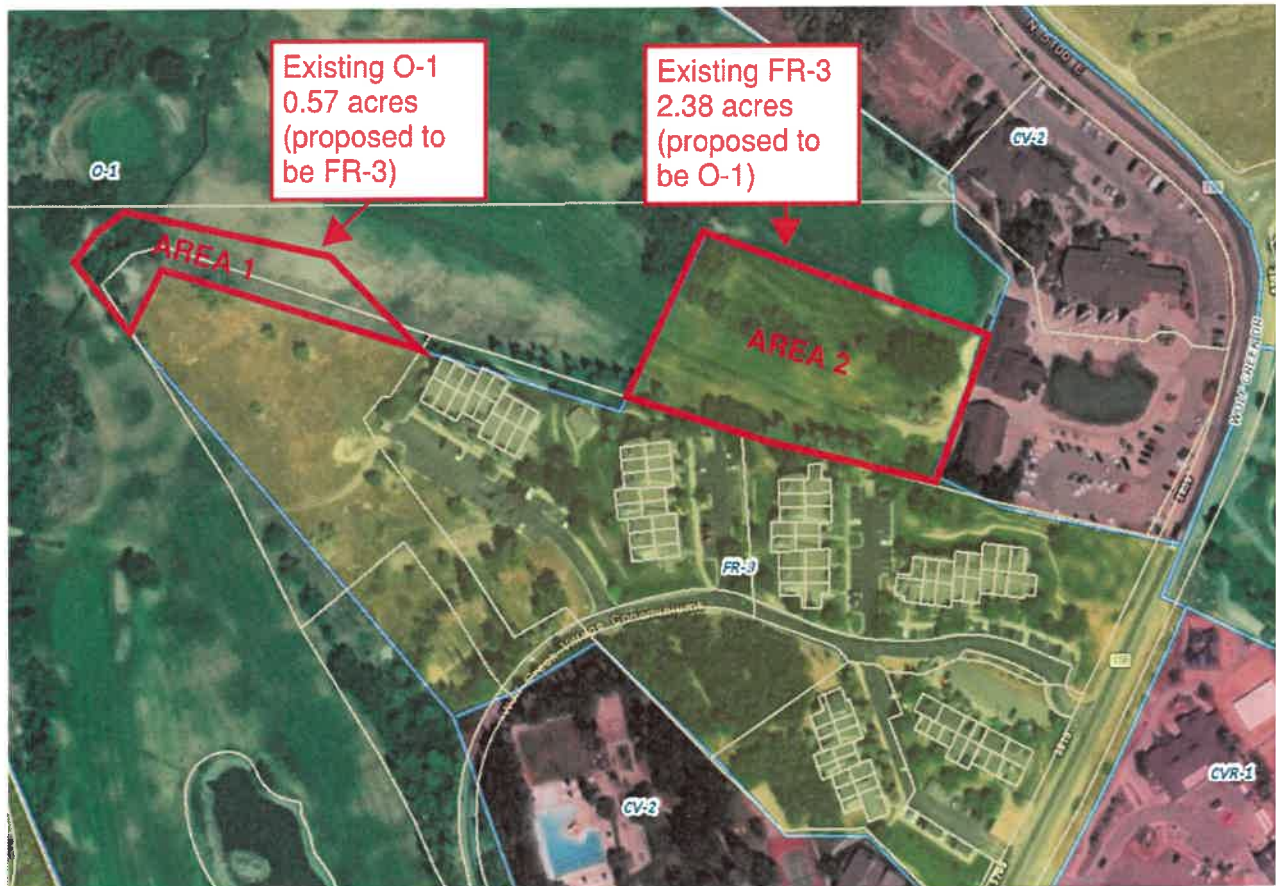


Exhibit B

Legal Description

Area to be rezoned to FR-3:

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHWEST CORNER OF THE WOLDMARK, THE CLUB AT WOLF CREEK VILLAGE PHASE 2 BEING LOCATED NORTH 89°14'39" WEST 2659.36 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 00°00'00" EAST 173.58 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE NORTH 75°20'13" WEST 351.16 FEET; THENCE SOUTH 72°12'50" WEST 39.43 FEET; THENCE SOUTH 42°26'04" WEST 51.82 FEET; THENCE NORTH 33°05'24" WEST 54.54 FEET; THENCE NORTH 31°31'49" EAST 59.27 FEET; THENCE NORTH 86°10'25" EAST 27.12 FEET; THENCE SOUTH 83°45'54" EAST 269.07 FEET; THENCE SOUTH 49°10'16" EAST 157.48 FEET; THENCE SOUTH 31°09'07" WEST 5.19 FEET TO THE POINT OF BEGINNING. CONTAINING 24,304 SQUARE FEET.

Area to be rezoned to O-1:

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 89°14'39" WEST 389.25 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 00°00'00" EAST 32.08 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 74°17'20" EAST 370.14 FEET; THENCE SOUTH 18°09'32" WEST 210.76 FEET TO THE NORTHERLY BOUNDARY OF THE WORLDMARK, THE CLUB AT WOLF CREEK VILLAGE; THENCE ALONG SAID BOUNDARY AND THE NORTHERLY BOUNDARY OF THE WORLDMARK, THE CLUB AT WOLF CREEK VILLAGE PHASE 2 NORTH 75°19'51" WEST 391.62 FEET; THENCE NORTH 23°39'50" EAST 219.81 FEET TO THE POINT OF BEGINNING. CONTAINING 81,481 SQ.FT., MORE OR LESS.