

ORDINANCE NUMBER 2022-

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE APPROXIMATELY 5.0 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF THE INTERSECTION OF HIGHWAY 39 AND OLD SNOWBASIN ROAD FROM THE CVR-1 AND CV-2 ZONES TO THE FR-3 ZONE

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

WHEREAS, the Weber County Board of Commissioners has received an application to rezone approximately 3.22 acres from the CVR-1 Zone to the FR-3 Zone on a parcel located on the southwest corner of the intersection of Highway 39 and Old Snowbasin Road; and

WHEREAS, the Weber County Board of Commissioners and the applicant mutually agree to rezoning the 3.22 acres from the CVR-1 Zone to the FR-3 Zone; and

WHEREAS, to ensure consistency of zoning in the area and create harmony in land uses, the Weber County Board of Commissioners further desire to rezone approximately 1.78 acres from the CV-2 Zone to the FR-3 Zone on a parcel located on the southeast corner of the same intersection, creating a total rezone of approximately 5 acres when considering both parcels; and

WHEREAS, the Weber County Board of Commissioners and the applicant mutually agree to execute a development agreement that specifies, among other things, the use and development standards of the 3.22 acre parcel; and

WHEREAS, on April 27, 2021, the Ogden Valley Planning Commission held a duly noticed public hearing to consider the rezone application, and in the same meeting forwarded a 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 5 acres of land, as more precisely described in the attached exhibits, from the CVR-1 Zone and the CV-2 Zone to the FR-3 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 or on the day the development agreement reference herein is executed, whichever is later.

Passed, adopted, and ordered published this _____ day of _____, 2021, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By _____,
Scott K. Jenkins, Chair

Commissioner Froerer voted _____
Commissioner Jenkins voted _____
Commissioner Harvey voted _____

ATTEST:

Ricky Hatch, CPA
Weber County Clerk/Auditor

Exhibit A

Graphic Representation
Rezone CVR-1 and CV-2 Zones to FR-3

TAXING UNIT: 520

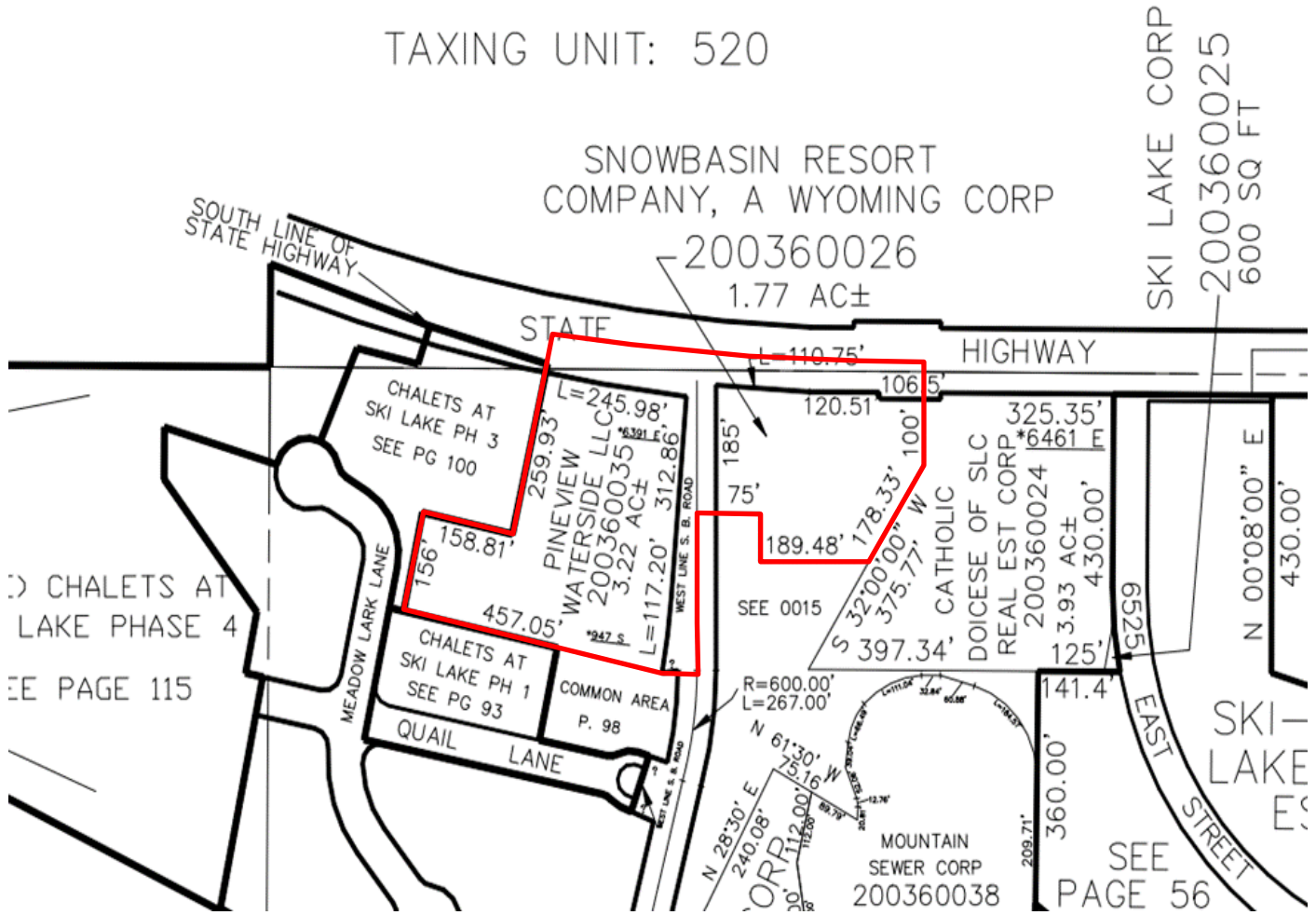


Exhibit B

Written Description

Parcel # 20-036-0035:

PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY, BEGINNING AT A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39 WHICH IS 50.00 FEET PERPENDICULARLY DISTANT SOUTH FROM THE CENTERLINE OF SAID STATE HIGHWAY U-39 AND 42.00 FEET PERPENDICULARLY DISTANT WEST FROM THE CENTERLINE OF SNOW BASIN ROAD, SAID POINT ALSO BEING 720.02 FEET SOUTH 89D36'57" EAST ALONG THE NORTH SECTION LINE OF SAID SECTION 24 AND 41.13 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE TWO (2) COURSES ALONG THE PROPOSED WESTERLY RIGHT OF WAY LINE OF SNOW BASIN ROAD AS FOLLOWS: SOUTH 4D48'23" WEST 312.86 FEET AND SOUTHWESTERLY ALONG THE ARC OF A 1134.18 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 117.20 FEET (CENTRAL ANGLE EQUALS 5D55'15" AND LONG CHORD BEARS SOUTH 7D46'00" WEST 117.15 FEET) THENCE NORTH 77D56'13" WEST 457.05 FEET, THENCE NORTH 12D03'47" EAST 156.00 FEET, THENCE SOUTH 77D56'13" EAST 158.81 FEET, THENCE NORTH 13D01'42" EAST 259.93 FEET TO A NON-TANGENT CURVE 50.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID STATE HIGHWAY U-39, THENCE SOUTHEASTERLY ALONG THE ARC OF A 1959.86 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 245.98 FEET (CENTRAL ANGLE EQUALS 7D11'28" AND LONG CHORD BEARS SOUTH 80D34'02" EAST 245.82 FEET) TO THE POINT OF BEGINNING.

AND

Parcel # 20-036-0026

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY U-39, SAID POINT BEING 906.54 FEET SOUTH 89D36'57" EAST AND 40 FEET SOUTH 0D23'03" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 24; AND RUNNING THENCE EASTERLY THREE (3) COURSES ALONG SAID SOUTH RIGHT OF WAY LINE AS FOLLOWS: SOUTH 89D36'57" EAST 120.51 FEET; SOUTH 0D23'03" WEST 10 FEET, AND SOUTH 89D36'57" EAST 106.50 FEET; THENCE SOUTH 0D23'03" WEST 100 FEET; THENCE SOUTH 32D00'00" WEST 178.33 FEET; THENCE NORTH 89D36'57" WEST 189.48 FEET; THENCE NORTH 4D48'23" EAST 75 FEET; THENCE NORTH 85D11'37" WEST 75 FEET TO THE EXISTING EAST LINE OF SNOW BASIN ROAD; THENCE NORTH 4D48'23" EAST 185 FEET ALONG SAID EAST LINE TO SAID SOUTH RIGHT OF WAY OF STATE HIGHWAY U-39; THENCE NORTHERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF A 1949.86 FOOT RADIUS CURVE TO THE LEFT 110.75 FEET (LONG CHORD BEARS SOUTH 87D59'19" EAST 110.73 FEET) TO THE POINT OF BEGINNING. SUBJECT TO A 15 FOOT UTILITY EASEMENT BORDERING HIGHWAY 36 AND SNOW BASIN ROAD, THE FULL LENGTH OF THE PROPERTY ON BOTH ROADS.

AND

ALSO INCLUDING THE HALF-WIDTH OF THE STREET RIGHT-OF-WAY OF HIGHWAY 39 AND OLD SNOW BASIN ROAD WHERE BOTH PARCELS FRONT THESE STREET RIGHTS-OF-WAY.