

4-15

ORDINANCE 2014-8

An Ordinance of Weber County, rezoning property located within the south half of the north half of Section 16 (Township 6N, Range 1E, Salt Lake Base and Meridian, U.S. Survey in Weber County) from the Forest-40 (F-40) Zone to the Forest Residential-1 (FR-1) Zone.

Whereas, Weber County acknowledges that certain property within the rezone boundary had established “grandfathered” development rights; and

Whereas, The petitioner, in good faith, modified his parcel boundary to accommodate a neighbor with an existing condition on an adjacent parcel; and

Whereas, The Ogden Valley General Plan states that one of its objectives is to recognize private property rights; and

Whereas, The Plan suggests that Weber County engage in creative zoning solutions that protect private property rights while ensuring that development is compatible with the Valley’s rural character; and

Whereas, the proposed rezone does not negatively impact public health, safety, or welfare; and

Whereas, The proposed rezone boundary includes National Forest System Lands; however, Weber County acknowledges that it has neither intent nor desire to regulate or otherwise change the management objectives or prescription of the subject Forest Service System Lands in any manner; and

Whereas, the Ogden Valley Township Planning Commission, after appropriate notice, held a public meeting on January 28, 2014 and unanimously recommended that the Weber County Board of Commissioners approve the proposed rezone; and

Whereas, the Weber County Board of Commissioners finds that the proposed rezone will comply with the goals and objectives of the Ogden Valley General Plan; and

Whereas, the Weber County Board of Commissioners, after appropriate notice, held a public hearing on March 25, 2014, to allow the general public to comment on the proposed rezone;

Now Therefore, the Weber County Board of Commissioners ordains that the subject property, which is further defined by the legal descriptions below, is hereby rezoned from the Forest-40 (F-40) Zone to the Forest Residential-1 (FR-1) Zone:

Rezone Boundary:

All of the south half of the north half of Section 16, Township 6N, Range 1E, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah as documented in a dependent resurvey completed

by the Bureau of Land Management (B.L.M.), approved June 22, 1971 and being on file with the B.L.M.

Excepting therefrom that area lying within the existing Shoreline Zone as illustrated on the official Weber County Zoning Map (attached) in effect at the time of this instrument.

Passed, adopted, and ordered published this 15 day of April, 2014, by the Weber County Board of Commissioners.

WEBER COUNTY BOARD OF COMMISSIONERS

By Kerry W. Gibson
Kerry W. Gibson, Chair

Commissioner Gibson Voting aye

Commissioner Zogmaister Voting aye

Commissioner Bell Voting aye

ATTEST:

Ricky D. Hatch

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

