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E# 3277510 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER  
24-MAR-23 2:20 PM FEE \$0.00 SW  
REC FOR: WEBER COUNTY PLANNING

**ORDINANCE NUMBER 2023-06**

**AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP FROM A-1 TO RE-15 ON APPROXIMATELY 14.93 ACRES**

**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 **Steward Land Holdings, LLC**, to amend the zoning designation from A-1 to RE-15; and

**WHEREAS**, the Weber County Board of Commissioners and Steward Land Holdings, LLC mutually agree to change the zoning designation from A-1 to RE-15; and

**WHEREAS**, the Weber County Board of Commissioners and Steward Land Holdings, LLC mutually agree to execute a development agreement that specifies certain terms of development and establishes a concept plan of the subject property; and

**WHEREAS**, on December 13, 2022 the Western Weber Planning Commission held a duly noticed public hearing to consider the rezone application, and on February 21, 2023, the Planning Commission forwarded a 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 change the zoning designation, as more precisely described in the attached exhibits, from the A-1 zone to the RE-15 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 between Steward Land Holdings and Weber County is recorded, whichever is later.

Passed, adopted, and ordered published this 14<sup>th</sup> day of March, 2023, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Cage, Chair

Commissioner Froerer voted Aye  
Commissioner Bolos voted Aye  
Commissioner Harvey voted Nay

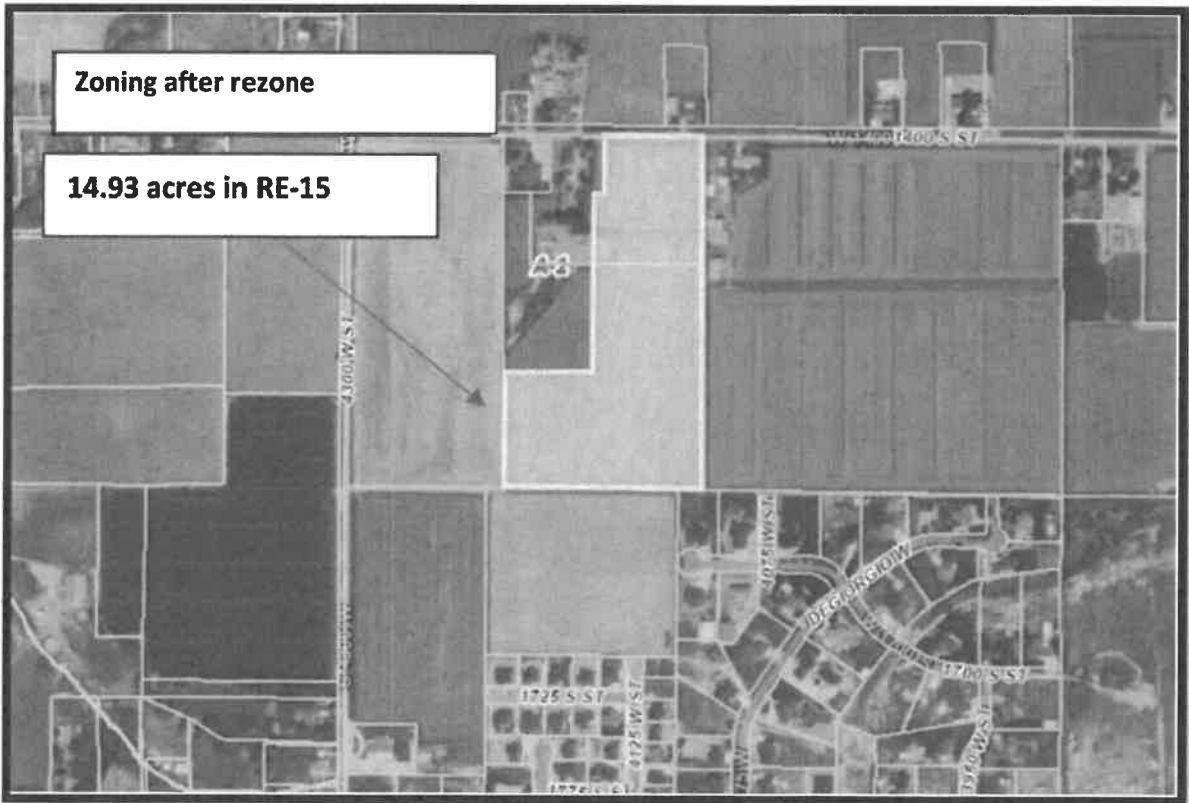
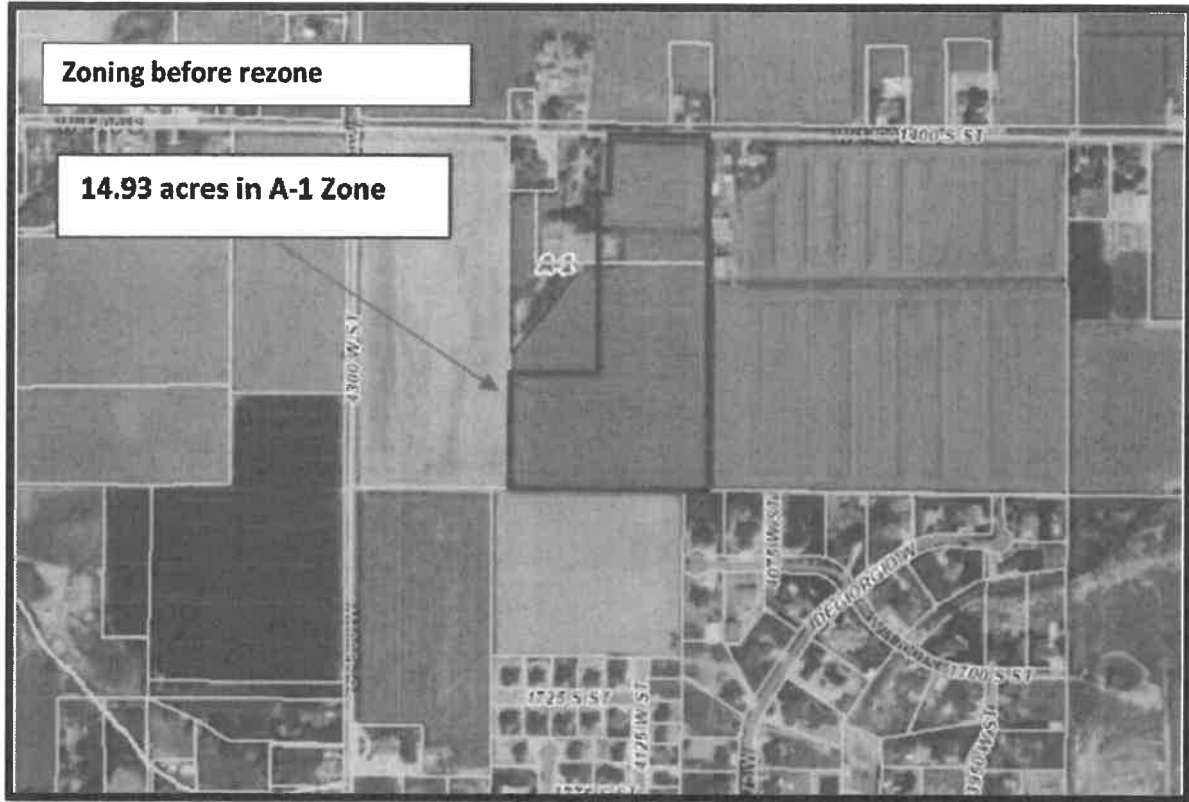
ATTEST:

Ricky Hatch  
Ricky Hatch, CPA  
Weber County Clerk/Auditor



**Exhibit A**

**Graphic Representation**  
Steward Land Holdings, LLC from A-1 Zone to RE-15 Zone



## Exhibit B

### Written Description

THAT PORTION LYING WITHIN THE CENTRAL WEBER SEWER IMPROVEMENTDISTRICT DESCRIBED AS FOLLOWS:  
PART OF THE NORTHWEST QUARTEROF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH,RANGE  
2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT 38 RODS WEST FROM THE  
NORTHEAST CORNER OFSAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; RUNNINGTHENCE WEST 7  
RODS; THENCE SOUTH 80 RODS; THENCE EAST 45 RODS;THENCE NORTH 50 RODS, 8.5 FEET; THENCE WEST 38  
RODS, THENCENORTH 29 RODS 8 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM DAYBREAK  
SUBDIVISION [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE  
AREA FOR THIS PARCEL WASCALCULATED BY THIS OFFICE FOR TAX PURPOSES]

Together With

THAT PORTION LYING WITHIN THE CENTRAL WEBER SEWER IMPROVEMENTDISTRICT DESCRIBED AS FOLLOWS:  
PART OF THE NORTHWEST QUARTEROF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH,RANGE  
2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ATTHE NORTHEAST CORNER OF THE NORTHWEST  
QUARTER OF SAIDSOUTHWEST QUARTER; THENCE WEST 38 RODS; THENCE SOUTH 486.5FEET; THENCE EAST 38  
RODS THENCE NORTH 486.5 FEET TO THE PLACEOF BEGINNING. EXCEPTING THEREFROM DAY BREAK  
SUBDIVISION [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE  
AREA FOR THIS PARCEL WASCALCULATED BY THIS OFFICE FOR TAX PURPOSES]