



RDINANCE NUMBER 2023- 19

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP FROM AV-3 AGRICULTURAL VALLEY AND CV-2 COMMERCIAL VALLEY TO FB FORM BASED ZONE ON APPROXIMATELY 2.7 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 ZW Investments and ZBF Investments LLC, to amend the zoning designation from AV-3 and CV-2 to FB; and

WHEREAS, the Weber County Board of Commissioners and ZW Investments and ZBF Investments LLC mutually agree to change the zoning designation from AV-3 and CV-2 to FB; and

WHEREAS, on April 25, 2023 the Ogden Valley Planning Commission held a duly noticed public hearing to consider the rezone application, and 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 AV-3 zone and CV-2 zone to the FB 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.

Passed, adopted, and ordered published this 13th day of June, 2023, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Coye, Chair

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

ATTEST:

Ricky Hatch
Ricky Hatch, CPA
Weber County Clerk/Auditor



Exhibit A

Graphic Representation

ZW Investments and ZBF Investments LLC from AV-3 Zone and CV-2 to FB Zone

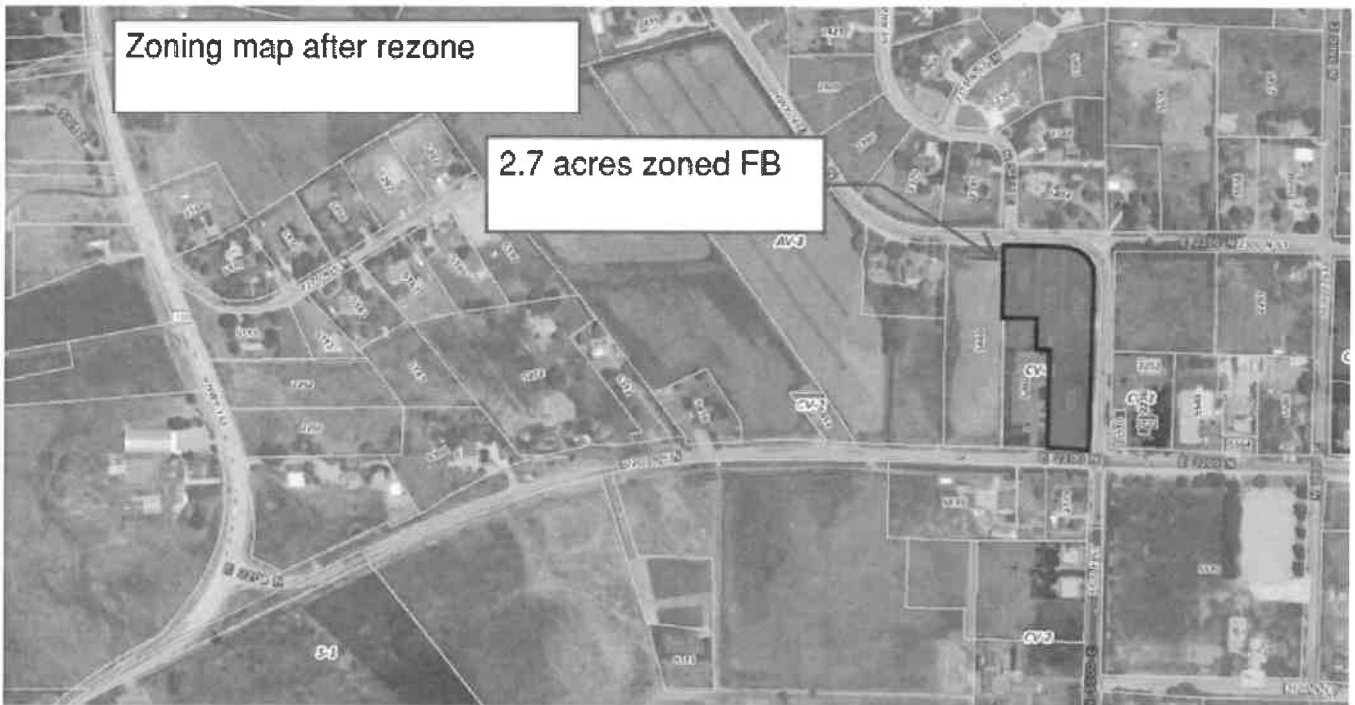
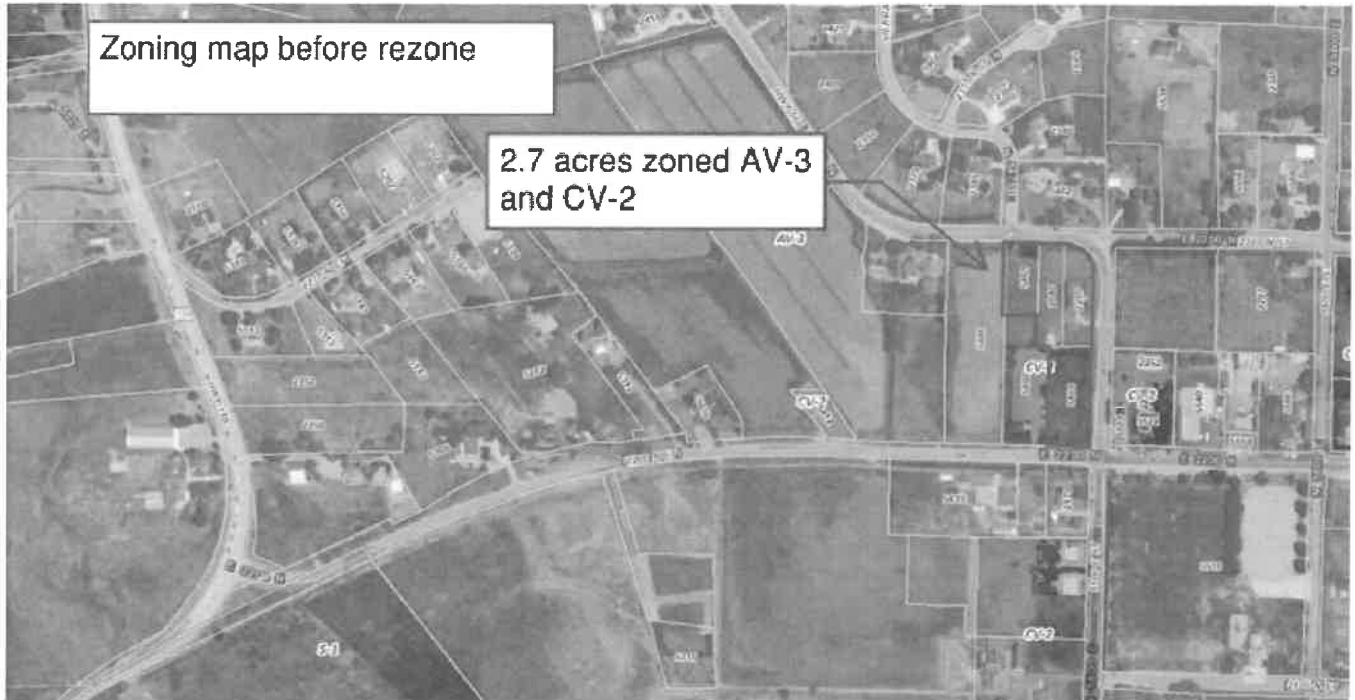


Exhibit B

Written Description

ALL OF LOT 5, VALLEY CENTER ESTATES 1ST AMENDMENT, WEBER COUNTY, UTAH. SUBJECT TO AND TOGETHER WITH PART OF LOT 1, VALLEY CENTER ESTATES AND PART OF LOT 5, VALLEY CENTER ESTATES 1ST AMENDMENT ACCORDING TO THE OFFICIAL PLATS THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, UTAH BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, VALLEY CENTER ESTATES AND RUNNING THENCE NORTH 89°21'51" WEST 10 FEET, THENCE SOUTH 00°58'38" WEST 229.92 FEET PARALLEL TO THE EAST LINE OF SAID LOT 1, THENCE SOUTH 89°21'51" EAST 20 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND LOT 5, THENCE NORTH 00°58'38" EAST 229.92 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 5, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 5. THENCE NORTH 89°21'51" WEST 10 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING. THEREBY CREATING A TOTAL EASEMENT WIDTH OF 20 FEET.

Together with

PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE NORTH 1.25 CHAINS; THENCE NORTH 88°30' WEST 1.02 CHAINS; THENCE SOUTH 1°30' WEST 5.28 CHAINS; THENCE SOUTH 88°30' EAST 1.12 CHAINS; THENCE NORTH 4.05 CHAINS TO BEGINNING.

Together with

PART OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTH-WEST CORNER OF THE SOUTHWEST QUARTER; THENCE NORTH 1.25 CHAINS; THENCE EAST 1.25 CHAINS; THENCE SOUTH 1°30' WEST 5.42 CHAINS ALONG WEST SIDE OF ROAD; THENCE NORTH 88°30' WEST 1.15 CHAINS TO THE WEST QUARTER SECTION LINE; THENCE NORTH FOLLOWING WEST SECTION LINE 4.17 CHAINS TO BEGINNING. EXCEPT STATE HIGHWAY (248-417).

Together with

ALL OF LOT 4, VALLEY CENTER ESTATES 1ST AMENDMENT, WEBER COUNTY, UTAH.