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E# 3305219 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
14-NOV-23 159 PM FEE \$.00 SED
REC FOR: WEBER COUNTY PLANNING

WEBER COUNTY ORDINANCE 2023-31

AN ORDINANCE AMENDING THE COUNTY'S LAND USE MAP, CHANGING CERTAIN PROPERTY IN THE OGDEN VALLEY PLANNING AREA FROM AV-3 (AGRICULTURAL) TO FB (FORM BASED ZONE)

WHEREAS, the County has an interest in regulating zoning in the unincorporated areas of the County to promote the orderly and regular development and use of property; and,

WHEREAS, State Code Section 17-27a-503 (1) provides for the amendment of zoning districts; and,

WHEREAS, State Code Section 17-27a-503 (2) requires a recommendation from the Planning Commission; and,

WHEREAS, on October 24, the Ogden Valley Planning Commission held a public hearing, took meaningful comment, and voted to recommend approval by the Weber County Commission; and,

WHEREAS, the County wishes to comply with all appertaining State regulations and codes related to zoning map amendments; and,

WHEREAS, residents and property owners in the County have a right to quiet use and enjoyment of their property, which occasionally requires the amendment of the County's zoning map;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT: The Zoning Map of Weber County is hereby amended as follows:

That portion of unincorporated Weber County as described in Exhibit A is changed from the AV-3 (Agricultural) to the FB (Form Based Zone) zoning district.

**PASSED AND ADOPTED BY THE WEBER COUNTY BOARD OF COUNTY COMMISSIONERS
ON THIS 14th DAY OF November, 2023**

	AYE	NAY	ABSENT	ABSTAIN
Gage Froerer	✓			
Jim "H" Harvey	✓			
Sharon Arrington Bolos	✓			

Presiding Officer



Gage Froerer,
Board of Commissioners Chair,
Weber County

Attest



Ricky D. Hatch, CPA,
Clerk/Auditor
Weber County



EXHIBIT A – PROPERTY LEGAL DESCRIPTION

Parcel 1 – 22-050-0012

PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN. BEGINNING 7 CHAINS WEST OF THE NORTHEAST CORNER OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE MERIDIAN AND RUNNING THENCE EAST 462.0 FEET; THENCE SOUTH 224.0 FEET; THENCE WEST 462.0 FEET; THENCE NORTH 224.0 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THAT PORTION LYING WITHIN THE CANAL. ALSO LESS AND EXCEPTING THAT PORTION DEEDED TO WEBER COUNTY AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE VASE AND MERIDIAN, US SURVEY. BEGINNING AT A POINT NORTH 88D30' WEST 462 FEET AND SOUTH 1D30' WEST 224 FEET FROM THE NORTHEAST CORNER OF THE NORTH WEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, RUNNING THENCE SOUTH 1D30' WEST 227.29 FEET, THENCE SOUTH 88D30' EAST 10 FEET; THENCE NORTH 1D30' EAST 227.29 FEET, THENCE NORTH 88D30' WEST 10 FEET TO THE POINT OF BEGINNING.

Parcel 2 – 22-050-0025

PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING 244 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, RUNNING THENCE SOUTH 34.29 FEET, THENCE WEST 452 FEET, THENCE NORTH 34.29 FEET, THENCE EAST 452 FEET TO POINT OF BEGINNING.