



W3308726

E# 3308726 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
18-DEC-23 955 AM FEE \$.00 SW
REC FOR: WEBER COUNTY PLANNING

ORDINANCE NUMBER 2023- 34

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP FROM A-1 AND RE-15 TO R1-15 ON APPROXIMATELY 17.79 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 and RE-15 to R1-15; and

WHEREAS, the Weber County Board of Commissioners and Steward Land Holdings, LLC mutually agree to change the zoning designation from A-1 and RE-15 to R1-15; 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 November 7, 2023 the Western Weber Planning Commission held a duly noticed public hearing to consider the rezone application, and at the same meeting, 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 and RE-15 zones to the R1-15 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 5th day of December, 2023, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By C. C. C. C., Chair

Commissioner Froerer voted
Commissioner Bolos voted
Commissioner Harvey voted

Aye
Aye
Aye

ATTEST:

Ricky Hatch
Ricky Hatch, CPA
Weber County Clerk/Auditor



Exhibit A

Graphic Representation

Steward Land Holdings, LLC from A-1 Zone and RE-15 to R1-15 Zone

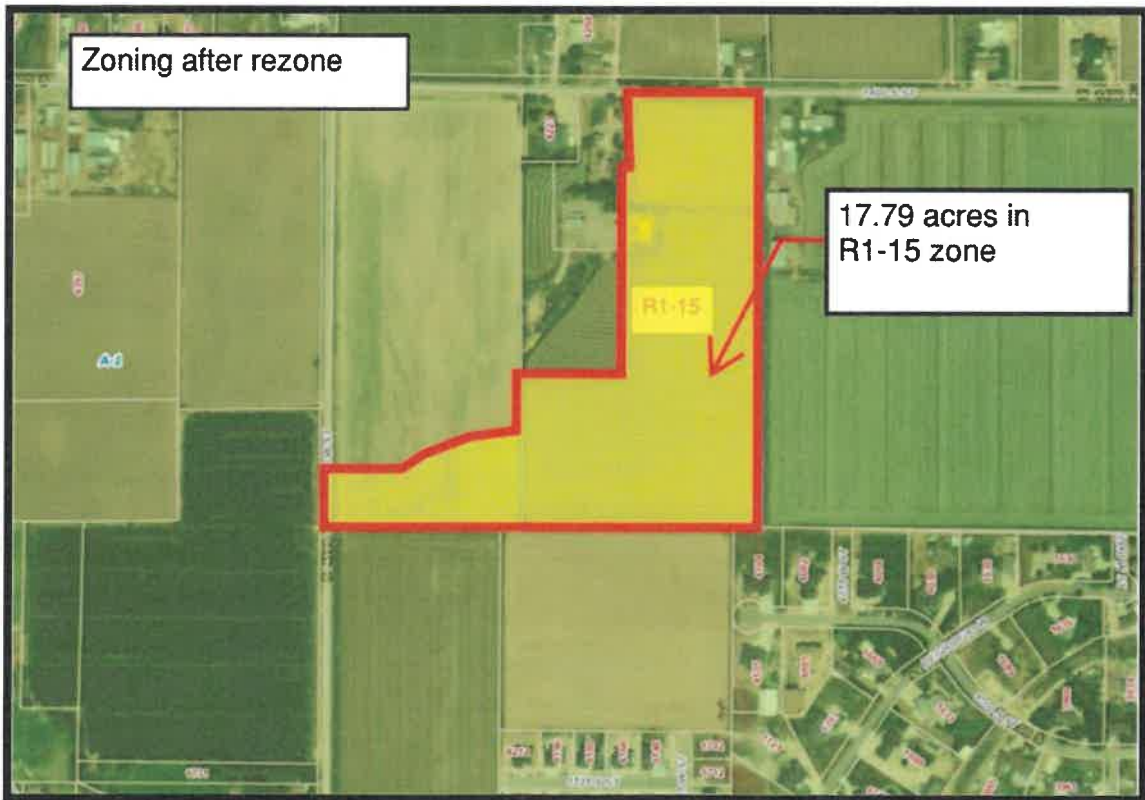
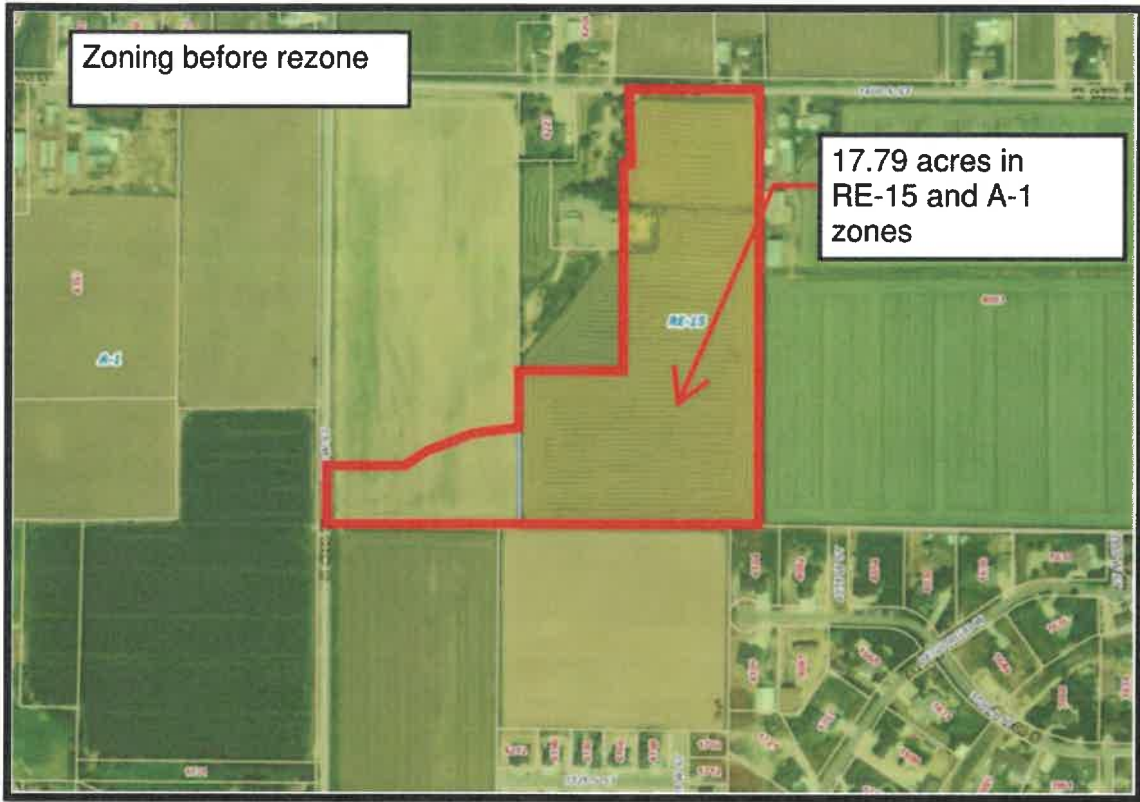


Exhibit B

Written Description

THAT PORTION LYING WITHIN THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF 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 OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; RUNNING THENCE WEST 7 RODS; THENCE SOUTH 80 RODS; THENCE EAST 45 RODS; THENCE NORTH 50 RODS, 8.5 FEET; THENCE WEST 38 RODS, THENCE NORTH 29 RODS 8 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM DAYBREAK SUBDIVISION [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES]

Together With

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

Together With

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1018.75 FEET SOUTH 00°30'34" WEST AND 577.43 FEET SOUTH 89°29'26" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5296.18 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 00°30'47" WEST 300.82 FEET; THENCE NORTH 89°10'04" WEST 577.42 FEET; THENCE NORTH 00°29'21" EAST 166.01 FEET; THENCE SOUTH 89°10'04" EAST 230.83 FEET; THENCE NORTH 72°01'57" EAST 63.94 FEET; THENCE NORTH 53°33'14" EAST 98.80 FEET; THENCE NORTH 68°10'26" EAST 109.13 FEET; THENCE NORTH 84°12'43" EAST 106.75 FEET TO THE POINT OF BEGINNING.