



ORDINANCE NUMBER 2023-37

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE APPROXIMATELY 20 ACRES OF LAND LOCATED AT 5204 HIGHWAY 166 TO THE FORM BASED (FB) ZONE

WHEREAS, the Weber County Board of Commissioners has heretofore adopted land use regulations pertaining to the unincorporated areas of Weber County, pursuant to the State of Utah's County Land Use and Development Management Act; and

WHEREAS, the adopted land use regulations contain certain zones geographically applied through the County's zoning map; and

WHEREAS, the Weber County Board of Commissioners has received an application to rezone approximately 20 acres of land from the AV-3 zone to the FB zone; and

WHEREAS, the Weber County Board of Commissioners and the applicant mutually agree to the rezone, and the Weber County Board of Commissioners and the applicant mutually agree to execute a development agreement that specifies, among other things, use and development standards of the subject property as well as both offsite and onsite infrastructure improvements; and

WHEREAS, on November 14, 2023, the Ogden Valley Planning Commission held a duly noticed public hearing to consider the rezone application and forwarded a recommendation regarding the proposed rezone to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners has found that the proposal provides substantial advancement of the Ogden Valley General Plan's goals, principles, and implementation strategies for the Eden area; and


WHEREAS, the Board of County Commissioners has determined that the rezone will promote the health, safety, and general welfare of the Weber County residents by advancing diverse public interests;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to rezone approximately 20 acres of land from the AV-3 Zone, to the FB Zone. The graphic representation of the rezone is included and incorporated herein as Exhibit A. A written description of the Form Based Zone 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 a mutually agreeable development agreement between Eden Crossing, L.L.C., and Weber County is signed and 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 
Gage Froerer, Chair

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

ATTEST:



Ricky Hatch, CPA
Weber County Clerk/Auditor



Exhibit A

Graphic Representation

A rezone of approximately 20 acres of land from the AV-3 Zone to the FB Zone.



Exhibit B
WRITTEN DESCRIPTION OF THE FORM BASED ZONE

The area to be rezoned to the FB Zone is within the exterior perimeter of the following legal descriptions.

PARCEL 22-406-0002

ALL OF THE REMAINDER PARCEL, BROWNS SUBDIVISION 1ST AMENDMENT, WEBER COUNTY, UTAH.

CONTAINING APPROXIMATELY 16 ACRES

PARCEL 22-021-0150

PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER BEING LOCATED SOUTH 89°50'05" EAST 870.06 FEET ALONG THE SOUTHLINE OF SAID SOUTHEAST QUARTER FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE NORTH 01°05'01" EAST 369.18 FEET TO THE SOUTH LINE OF THE UNITED STATES OF AMERICA CANAL, THENCE ALONG THE SOUTH LINE OF SAID CANAL NORTH 85°37'40" EAST 452.19 FEET, THENCE SOUTH 01°05'01" WEST 404.96 FEET TO THE SOUTHLINE OF SAID SOUTHEAST QUARTER THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89°50'05" WEST 450.20 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 4 ACRES