

WEBER COUNTY ORDINANCE 2024 - 09

AN ORDINANCE AMENDING THE COUNTY'S LAND USE MAP, CHANGING CERTAIN PROPERTY IN THE WESTERN WEBER PLANNING AREA FROM A-1 AND A-2 (AGRICULTURAL) TO R-3 AND R1-15 (RESIDENTIAL)

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 September 19, 2023, the Western Weber 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 A-1 and A-2 (Agricultural) to the R-3 and RE-15 (Residential) zoning district. Amended zoning map to be as depicted in Exhibit B.

PASSED AND ADOPTED BY THE WEBER COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 19th DAY OF March, 2024.

	AYE	NAY	ABSENT	ABSTAIN
Gage Froerer	✓			
James Harvey	✓			
Sharon Arrington Bolos	✓			

Presiding Officer


James Harvey
Board of Commissioners Chair,
Weber County

Attest


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

EXHIBIT A – PROPERTY LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WEST LINE OF 4700 WEST STREET, NORTH 89D05'23" WEST 40.00 FEET AND NORTH 1D06'08" EAST 267.82 FEET (DEED 204.60), AND BEING ON AN OLD FENCE LINE KNOWN AS THE COMMON BOUNDARY LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 17, RUNNING THENCE NORTH 89D01'38" WEST 1310.58 FEET ALONG SAID FENCE, THENCE NORTH 0D44'20" EAST 777.76 FEET TO AN EXISTING FENCE, KNOWN AS THE COMMON BOUNDARY LINE, THENCE SOUTH 88D56'48" EAST 292.55 FEET ALONG FENCE, THENCE NORTH 1D09'05" EAST 242.66 FEET ALONG SAID FENCE; THENCE SOUTH 89D09'36" EAST 688.92 FEET; THENCE SOUTH 1D49'43" WEST 506.66 FEET TO AN EXISTING FENCE KNOWN AS THE COMMON BOUNDARY LINE; THENCE SOUTH 89D03'56" EAST 337.78 FEET ALONG SAID FENCE TO THE WEST LINE OF 4700 WEST STREET; THENCE SOUTH 1D06'08" WEST 515.29 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Note: The eastern portion of the property, comprising that portion delineated on the "Zoning Exhibit" below, and comprising 3.24 acres, is to be zoned R-3, with the remaining portion of the property to be zoned R1-15.

