



W3328293

ORDINANCE NUMBER 2024-10

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP FROM A-2 TO R1-15 ON 52.689 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 Pat Burns, 2020 LLC, to amend the zoning designation on property located at approximately 670 South, 7100 West in unincorporated Weber County; and

WHEREAS, after consideration, The Weber County Board of Commissioners desires to rezone the subject property from A-2 to R1-15; and

WHEREAS, the Weber County Board of Commissioners and Pat Burns, 2020 LLC mutually agree to the rezone; and

WHEREAS, the Weber County Board of Commissioners and Pat Burns, 2020 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 February 13 2024, the Western Weber Planning Commission held a duly noticed public hearing to consider the rezone application, and, after deliberation, forwarded a positive recommendation to the Board of County Commissioners; and

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 zone 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 a 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 Pat Burns, 2020 LLC and Weber County is recorded, whichever is later.

Passed, adopted, and ordered published this 26th day of March, 2024, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By [Signature], Chair

Commissioner Froerer voted
Commissioner Bolos voted
Commissioner Harvey voted

Aye
Aye
Aye

ATTEST:

[Signature]
Ricky Hatch, CPA
Weber County Clerk/Auditor



Exhibit A

Graphic Representation of the Property

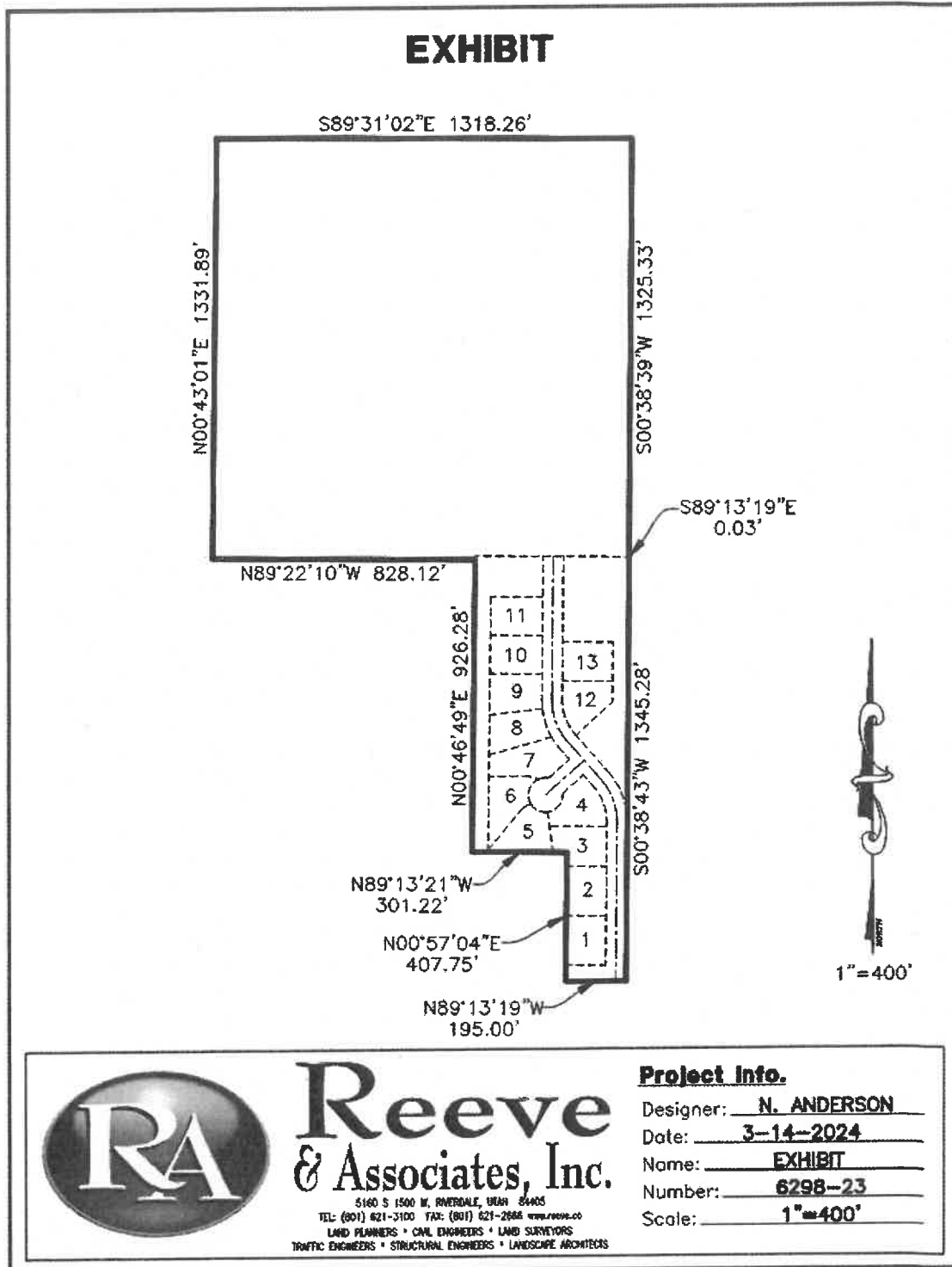


Exhibit B

Written Description



**WEBER COUNTY, UTAH
JOB NO. 6298-23
3-14-2024**

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 89°12'57" WEST 195.00 FEET; THENCE NORTH 00°57'04" EAST 407.75 FEET; THENCE NORTH 89°13'21" WEST 301.22 FEET; THENCE NORTH 00°46'49" EAST 926.28 FEET; THENCE NORTH 89°22'10" WEST 828.12 FEET; THENCE NORTH 00°43'01" EAST 1331.89 FEET; THENCE SOUTH 89°31'02" EAST 1318.26 FEET; THENCE SOUTH 00°38'39" WEST 1325.33 FEET; THENCE SOUTH 89°13'19" EAST 0.03 FEET; THENCE SOUTH 00°38'43" WEST 1345.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 52.689 ACRES.

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