

ORDINANCE 2025-02

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING THE
GENERAL PLAN PROJECTED LAND USE MAP**

WHEREAS, multiple parcels owned by Evergreen Sod are in process of development; and

WHEREAS, the projected land use map has approximately 70% of this area as Residential Moderate (R-M) and the other 30% as Residential Low Moderate (R-LM); and

WHEREAS, applicants Thomas Hunt and Korey Kap are requesting the entire project be Residential Moderate; and

WHEREAS, Planning Commission held a hearing on December 12, 2024 and voted to recommend approval; and

WHEREAS, City Council believes this change is in the best interest of the city;

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Amendment: The General Plan Projected Land Use Map shall be amended to reflect Parcels 130210114, parts of parcels 130210027, 130210026, 130210025 and 130210024 located at approximately 972 E South Weber Drive as Residential Moderate Density (R-M).

Legal Description:

AN AREA OF LAND LOCATED IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH WEBER CITY, DAVIS COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°28'31" EAST 985.68 FEET ALONG THE SOUTHERLY SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 00°31'29" EAST 758.64 FEET; THENCE NORTH 00°31'29" EAST 112.56 FEET ALONG ESTABLISHED BOUNDARY LINE; THENCE SOUTH 89°28'31" EAST 462.93 FEET; THENCE NORTH 44°02'01" EAST 373.61 FEET; THENCE SOUTH 81°30'34" EAST 6.32 FEET; THENCE NORTH 00°42'06" EAST 164.58 FEET; THENCE NORTH 80°39'52" WEST 412.25 FEET ALONG APPROXIMATE LAND USE BORDER REFERENCING THE SOUTH WEBER CITY LAND USE MAP; THENCE NORTHWESTERLY ALONG THE ARC OF A 499.41 FOOT RADIUS CURVE TO THE RIGHT 461.21 FEET; THENCE NORTH 28°11'09" WEST 96.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 453.56 FOOT RADIUS CURVE TO THE LEFT 99.43 FEET TO A POINT ALONG THE PROPERTY BOUNDARY LINE; THENCE SOUTH 00°55'03" WEST 777.42 FEET; THENCE SOUTH 00°55'03" WEST 131.01 FEET; THENCE SOUTH 89°28'31"E 111.66 FEET; THENCE SOUTH 00°31'29" WEST 12.44 FEET; THENCE SOUTH 89°28'31" EAST 41.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 453,887 SQUARE FEET OR 10.42 ACRES, MORE OR LESS.

Section 2. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Effective Date. The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 14th day of January 2025.

MAYOR: Rod Westbroek

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Dills	FOR	AGAINST
Council Member Davis	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

CERTIFICATE OF POSTING

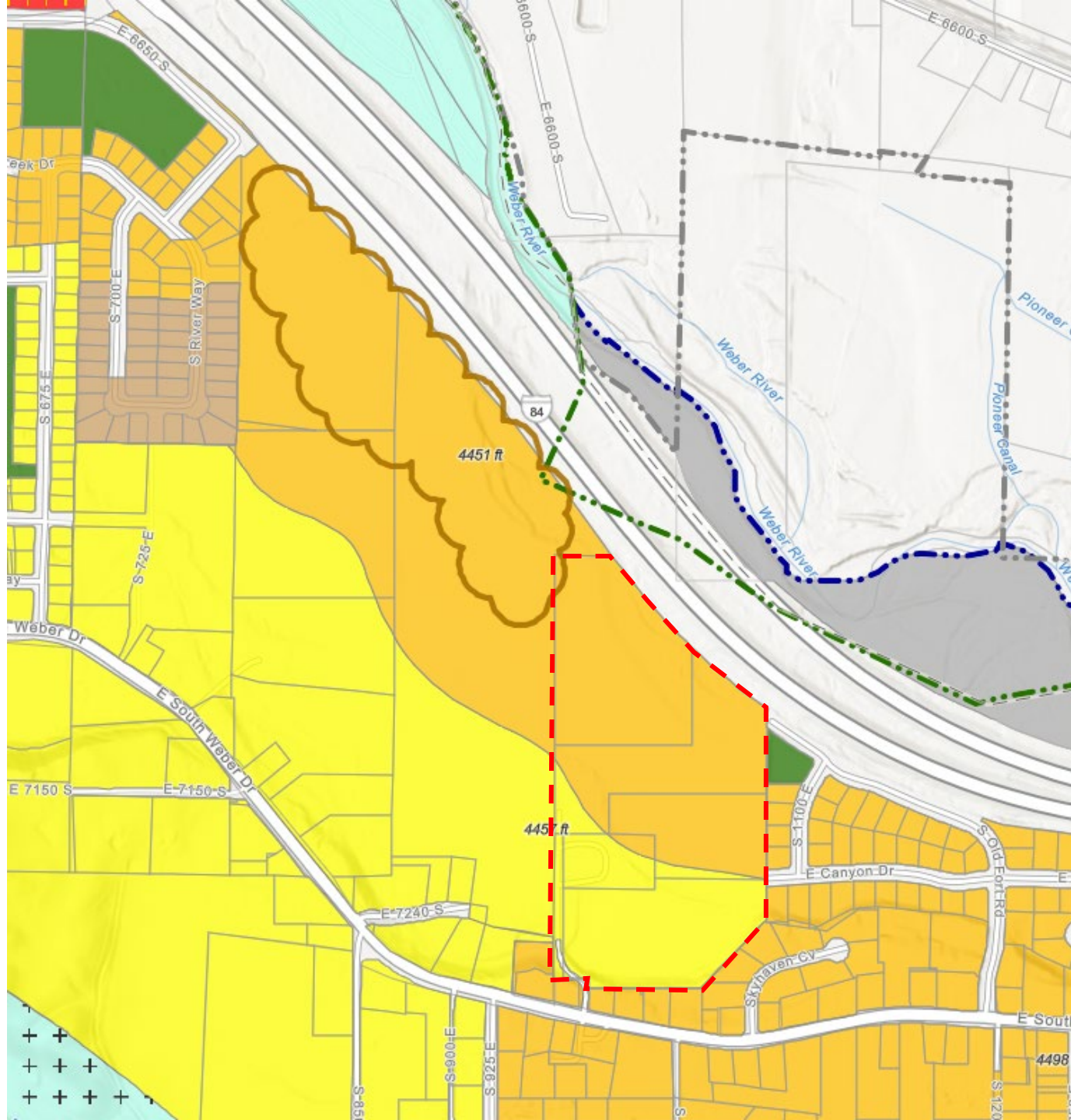
I hereby certify that Ordinance 2025-02 was passed and adopted on the 14th day of January 2025 and that complete copies of the ordinance were posted in the following locations within the City this 15th day of January 2025.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website www.southwebercity.com
3. Utah Public Notice Website Utah.gov/pmn

Lisa Smith, City Recorder

Kap Legacy Maps

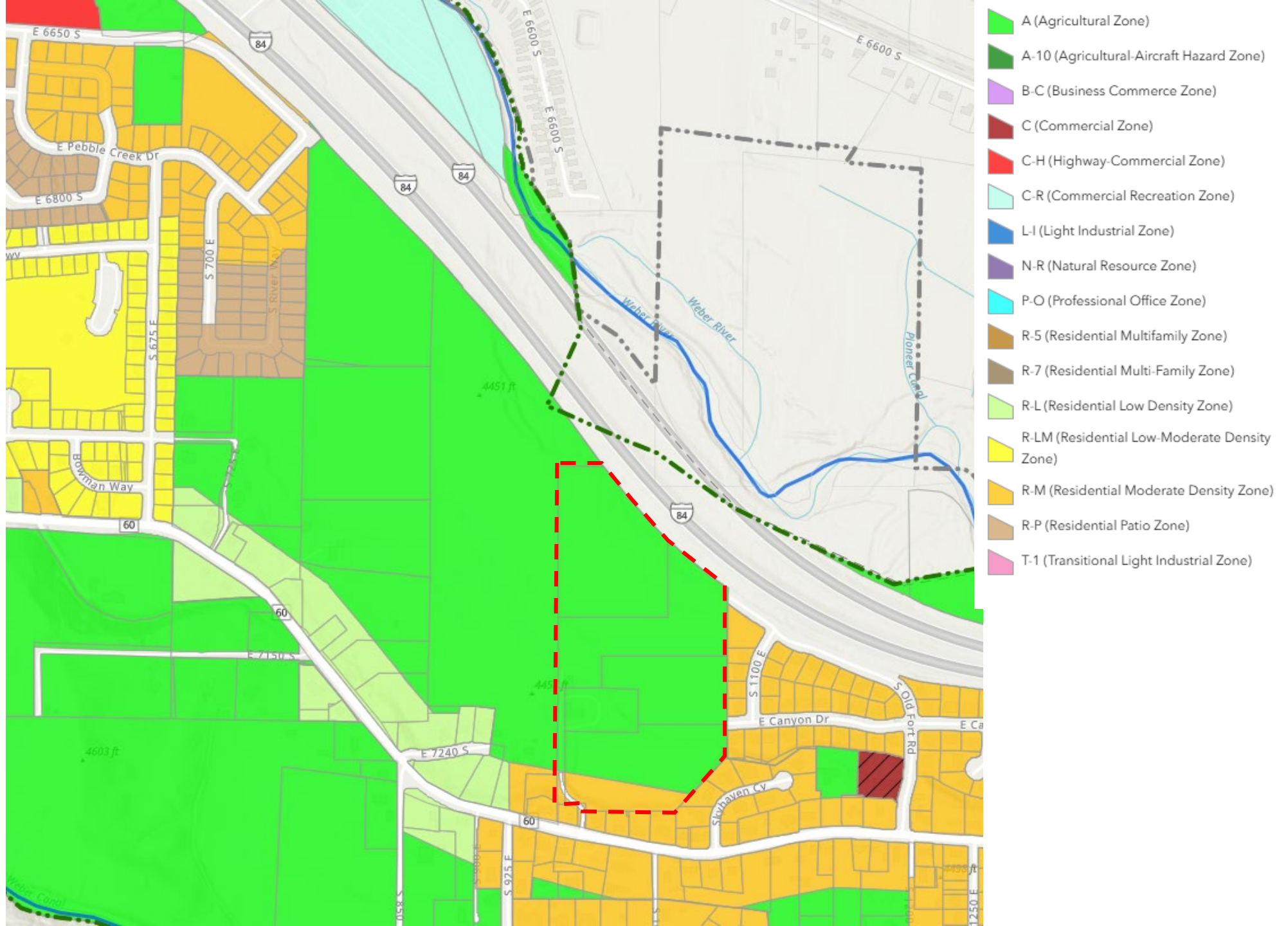
Projected Land Use Map



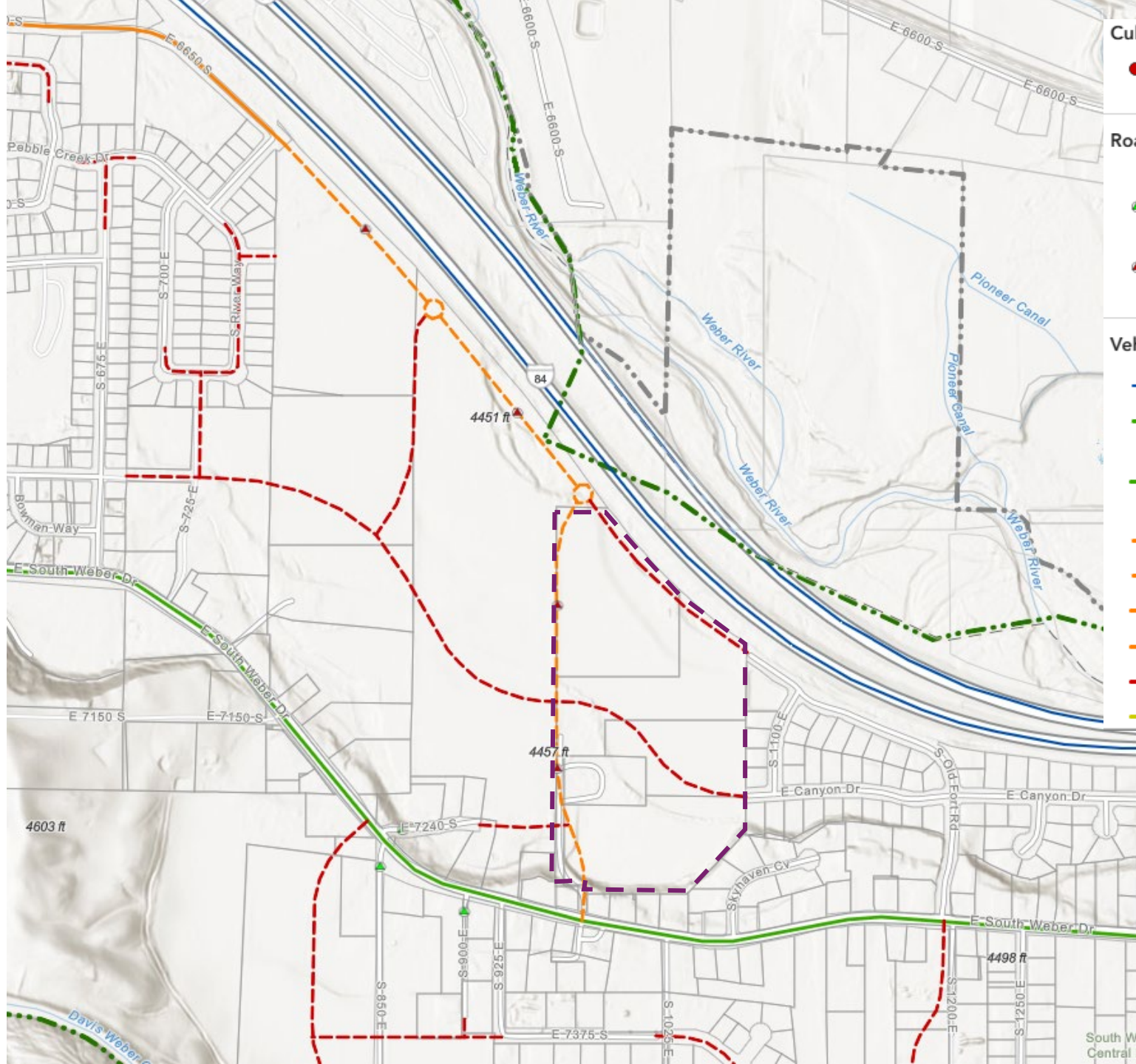
Land Use Zones

- Residential Very Low Density (A)
- Residential Low Density (R-L)
- Residential Low Moderate Density (R-LM)
- Residential Moderate Density (R-M)
- Residential Patio (R-P)
- Residential Multi-Family (R-7)
- Commercial (C)
- Highway-Commercial (C-H)
- Business Commerce (B-C)
- Light Industrial (L-I)
- Transitional Light Industrial (T-1)
- Institutional
- Recreation
- Commercial Recreation (C-R)
- Open Lands

Zoning Map



Vehicle Transportation Map



Cul-de-sacs (Future)



Road Access

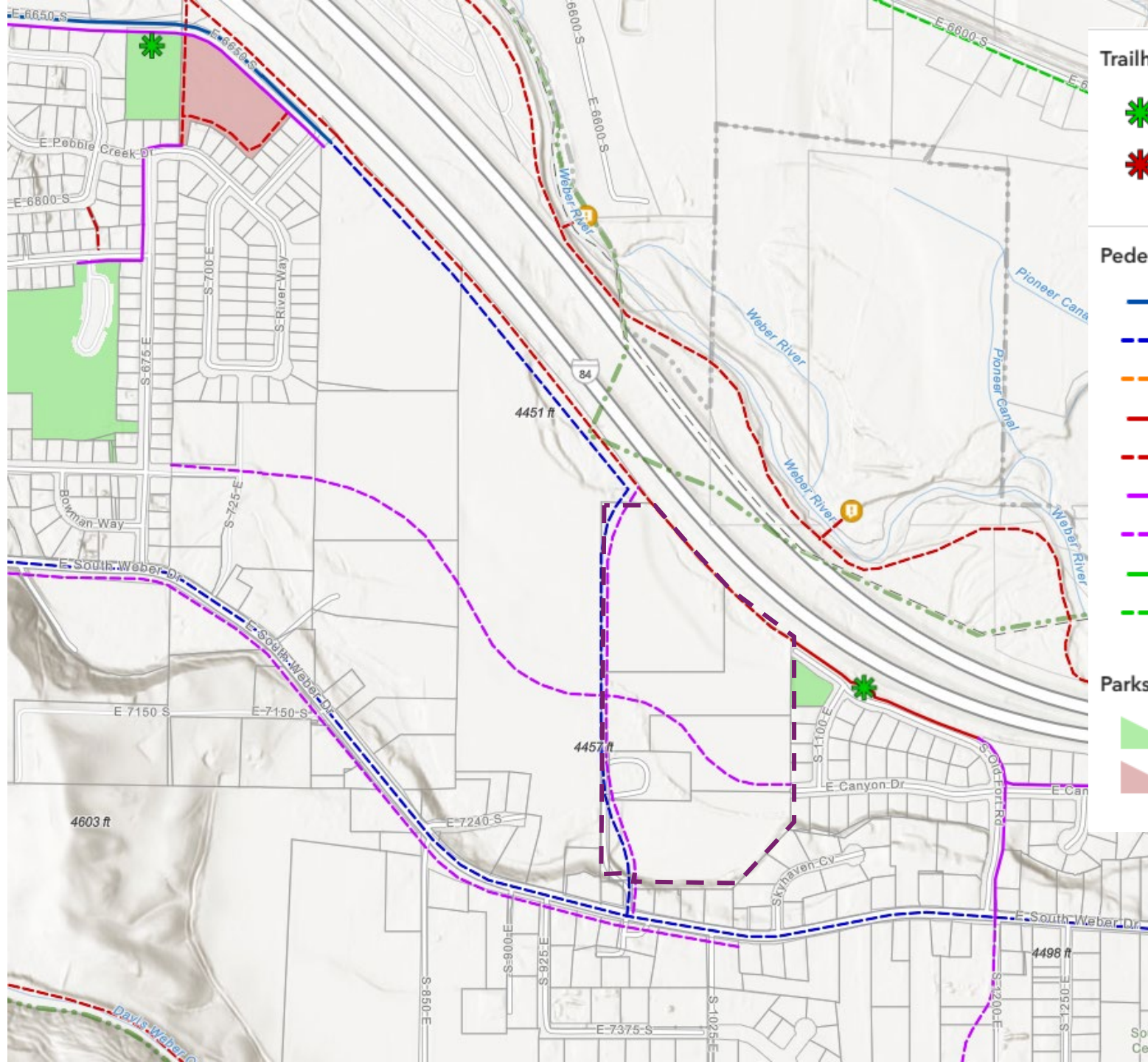
- DISCONNECT ROAD ACCESS TO SOUTH WEBER DRIVE AFTER SUPPORTING ROAD CONNECTIONS ARE MADE
- LIMITED ACCESS

Vehicle Transportation Routes

- MAJOR ARTERIAL
- MINOR ARTERIAL
- MINOR ARTERIAL (FUTURE)- LIMITED RESIDENTIAL DRIVEWAY CONNECTIONS
- COLLECTOR
- COLLECTOR (FUTURE)
- COLLECTOR (FUTURE)
- LOCAL RESIDENTIAL (FUTURE)
- LAYTON CITY FUTURE ROAD

South W
Central I

Active Transportation and Parks Map



Trailheads

- EXISTING TRAILHEAD
- FUTURE TRAILHEAD

Pedestrian Transportation Routes

- EXISTING BIKE LANE
- FUTURE BIKE LANE
- SHARE THE ROAD
- EXISTING TRAIL
- FUTURE TRAIL
- EXISTING SIDEWALK
- FUTURE SIDEWALK
- EXISTING TRAIL (OTHER)
- FUTURE TRAIL (OTHER)

Parks

- EXISTING CITY PARK
- FUTURE CITY PARK

Zone & Lot Requirements

TOTAL AREA	
LOT YIELD	
DENSITY	
ZONING:	R-M ZONE
MAX DENISTY:	2.8 UNITS/AC
MIN LOT SIZE:	9,000 SF
AVERAGE LOT WIDTH:	90'
FRONT SETBACK:	20'
REAR SETBACK:	25'
SIDE:	10'
CORNER:	20'
STREET WIDTH:	70'
CUL DE SAC:	63'
MAX CUL DE SAC:	400'
TOTAL UNITS:	78 UNITS 2.51 UNITS/ACRE

