

ORDINANCE 2021-10

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING
PROVISIONS OF THE CITY'S ZONING MAP AND CODE
REZONING PARCEL 13-034-0068**

WHEREAS, the South Weber City Council has received an application from the owner and agent of Parcel 13-034-0068, located at approximately 2301 East South Weber Drive, South Weber City ("the Property"); and

WHEREAS, the City Council is authorized by state statute and municipal ordinances to make such amendments; and

WHEREAS, the City Council has determined that the proposed amendment to the Property is in line with all applicable current land use ordinances and is in line with the duly adopted Projected Land Use Map of the South Weber City General Plan; and

WHEREAS, the South Weber City Planning Commission has made a favorable recommendation to the City Council that the Property be rezoned.

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

Section 1. Amendment. Parcel 13-034-0068 at approximately 2301 E South Weber Drive is rezoned as follows:

- a. 2.783 acres is hereby rezoned from Agricultural (A) to Highway Commercial (C-H) as included in Exhibit A.
- b. 8.861 acres is hereby rezoned from Agricultural (A) to Residential Multi-Family Seven (R-7) as referenced in Exhibit B.


Section 2. Site Plan Condition. This Ordinance is specifically subject to and conditional upon the following:

- a. a Site Plan for the Property must be approved by the City within 18 months of the date of this Ordinance. In the event a Site Plan is not approved or ownership of the Property is transferred to someone other than the applicants for this re-zone, the zoning designation of the property shall revert to Agricultural (A).

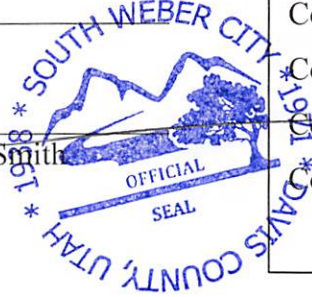
Section 3. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance; and all sections, parts, and provisions of this Ordinance shall be severable.

Section 4. Effective Date. In accordance with Utah Code Ann. § 10-3-701 et seq. and Title 1, Chapter 2, Section 5 of South Weber City Code, this Ordinance shall take effect immediately upon adoption and recordation.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 20th day of July, 2021.


MAYOR: Jo Sjoblom


ATTEST: City Recorder, Lisa Smith



Roll call vote is as follows:

| | | |
|---------------------------|-----|---------|
| Council Member Winsor | FOR | AGAINST |
| Council Member Petty | FOR | AGAINST |
| Council Member Soderquist | FOR | AGAINST |
| Council Member Alberts | FOR | AGAINST |
| Council Member Halverson | FOR | AGAINST |

EXHIBIT A HIGHWAY COMMERCIAL (C-H) LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 1318.05 FEET AND N00°06'41"E 380.92 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N89°53'19"W 486.17 FEET; THENCE N85°20'45"W 79.73 FEET; THENCE N66°36'51"W 93.73 FEET; THENCE N89°12'14"W 127.62 FEET; THENCE N00°31'18"E 123.80 FEET; THENCE S89°28'42"E 778.50 FEET; THENCE S00°06'41"W 163.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 121,217 SQUARE FEET OR 2.783 ACRES MORE OR LESS.

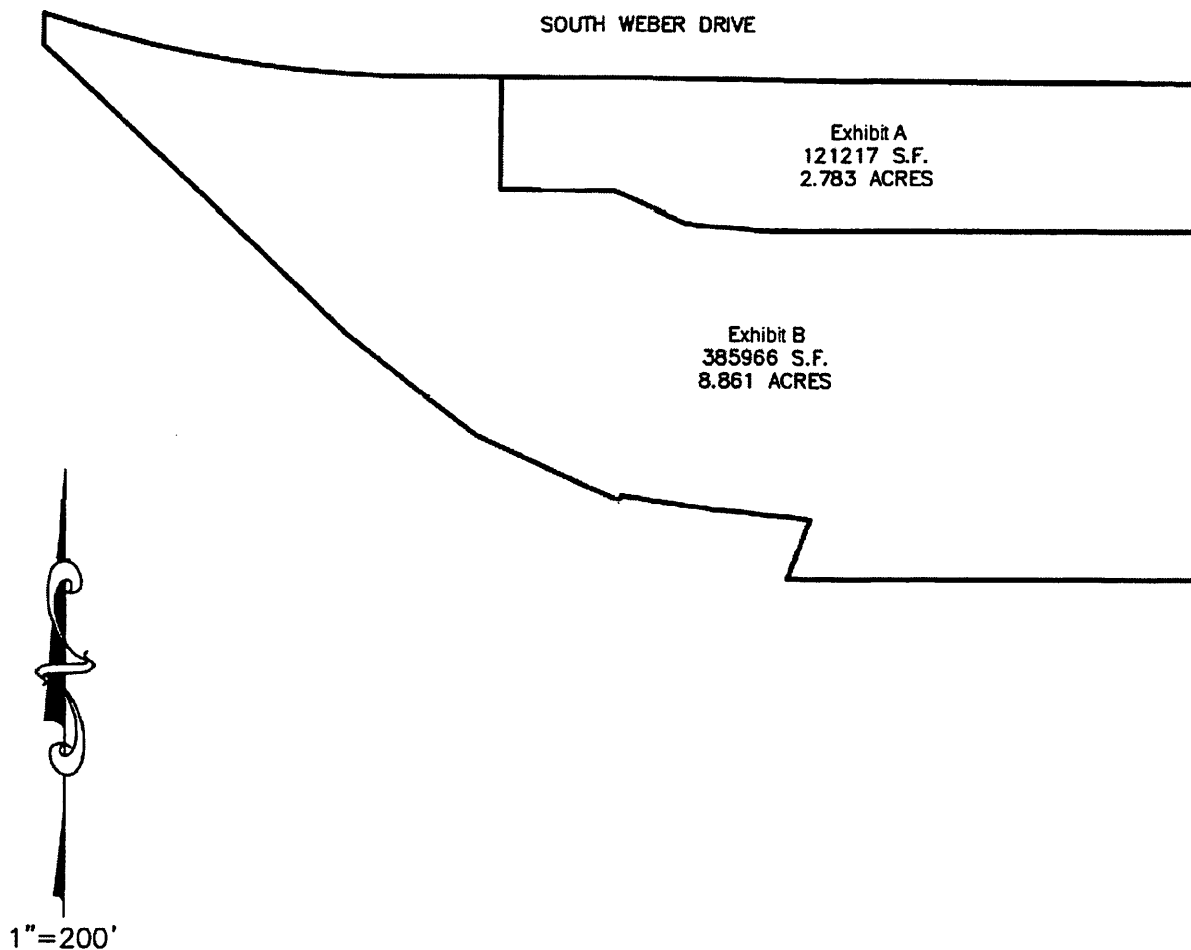


EXHIBIT B

RESIDENTIAL MULTI-FAMILY SEVEN (R-7)

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET; THENCE N65°50'02"W 176.78 FEET; THENCE N53°09'46"W 82.36 FEET; THENCE N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET; THENCE N47°12'09"W 328.07 FEET; THENCE N00°09'16"E 34.93 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, AND A CHORD LENGTH OF 421.84 FEET; THENCE S89°28'42"E 98.87 FEET; THENCE S00°31'18"W 123.80 FEET; THENCE S89°12'14"E 127.62 FEET; THENCE S66°36'51"E 93.73 FEET; THENCE S85°20'45"E 79.73 FEET; THENCE S89°53'19"E 486.17 FEET; THENCE S00°06'41"W 380.92 FEET; THENCE N89°53'29"W 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 385,966 SQUARE FEET OR 8.861 ACRES MORE OR LESS.

