

ORDINANCE 2022-12

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING THE CITY'S ZONING MAP CHANGING SOPHIA'S HAVEN SUBDIVISION FROM COMMERCIAL (C) TO RESIDENTIAL MODERATE DENSITY(R-M)

WHEREAS, applicant Rob Edwards applied to rezone parcels 130120061, 130120057, and 130120082 of 2.02 acres at approximately 1589 E South Weber Drive from commercial (C) to residential moderate density (R-M); and

WHEREAS, a public hearing was held before the planning Commission on the 10th of February 2022; and

WHEREAS, after careful review the Planning Commission recommended approval of this rezone request by a vote of three to one; and

WHEREAS, the City Council has considered the information available along with the recommendation and finds rezoning of the property described is consistent with the City's General Plan and determines that it is in the best interest of the City to approve the change of zoning;

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

Section 1. Amendment: The Zoning Map referenced in section 10-1-5 is amended to change 130120061, 130120057 and 130120082 to Residential Moderate Density (R-M) with the legal description below.

Property Owner: True Homes LLC

Property Address: 7386 S 1550 E

Davis County Parcel #: 13-012-0061, 13-012-0057, 13-012-0082

Total Number of Acres: 2.02

Legal Description:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN:

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 66.00 FEET TO A POINT ON A LINE.
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 387.42 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 66.0000 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 162.79 FEET TO A POINT ON A LINE.
THENCE, N 67° 17' 34" E FOR A DISTANCE OF 44.98 FEET TO A POINT ON A LINE.
THENCE, S 64° 56' 09" E FOR A DISTANCE OF 100.03 FEET TO A POINT ON A LINE.
THENCE, S 64° 51' 50" E FOR A DISTANCE OF 84.40 FEET TO A POINT ON A LINE.
THENCE, S 66° 39' 33" E FOR A DISTANCE OF 246.36 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 35.20 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 226.20 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 30.96 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 76.41 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 0.54 FEET TO A POINT ON A LINE.
THENCE N 89° 45' 54" W A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING


CONTAINING 88,180 SQ FT OR 2.02 ACRES OF LAND.


Section 2. Reversion. Zone change is subject to and conditional upon all demolition (including removal of all debris) and site improvements being completed within ninety (90) calendar days from the date of this ordinance. Failure to comply will revert zoning back to Commercial (C).


Section 3. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. 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 26th day of July 2022.


MAYOR: Rod Westbrook


ATTEST: City Recorder, Lisa Smith



Roll call vote is as follows:

Council Member Halverson	FOR	<u>AGAINST</u>
Council Member Petty	<u>FOR</u>	AGAINST
Council Member Soderquist	<u>FOR</u>	AGAINST
Council Member Alberts	<u>FOR</u>	AGAINST
Council Member Dills	FOR	<u>AGAINST</u>

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2022-12 was passed and adopted the 26th day of July 2022 and that complete copies of the ordinance were posted in the following locations within the City this 27th day of July 2022.

1. South Weber Family Activity Center, 1181 E. Lester Drive
2. South Weber City Building, 1600 E. South Weber Drive
3. City Website www.southwebercity.com
4. Utah Public Notice Website Utah.gov/pmn


Lisa Smith, City Recorder