

**ORDINANCE 2025-03**

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING THE CITY'S ZONING MAP PARCELS 130210114, 130210027, 130210026, 130210025, 130210024, KAP LEGACY SUBDIVISION, FROM AGRICULTURE (A) ZONE TO RESIDENTIAL MODERATE (R-M) ZONE**

**WHEREAS**, Developers Thomas Hunt and Korey Kap applied to rezone parcels 130210114, 130210027, 130210026, 130210025, and 130210024 of 27.685 acres at approximately 972 E South Weber Drive from Agriculture (A) to Residential Moderate (R-M); and

**WHEREAS**, a public hearing was held before the Planning Commission on the 12<sup>th</sup> of December, 2024 at which time the Commission voted to recommend approval; and

**WHEREAS**, the Council approved a change to the General Plan Land Use Map creating a cohesive project of Residential Moderate Density (R-M); 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 determined 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 city code 10-1-5 is amended as follows with the condition that the developer is responsible to build the 78-foot right-of-way collector road with an additional 8 feet of right-of-way and 14 feet of asphalt.

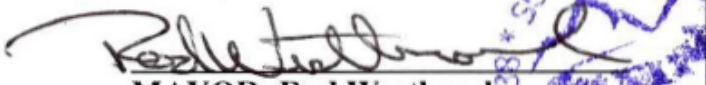
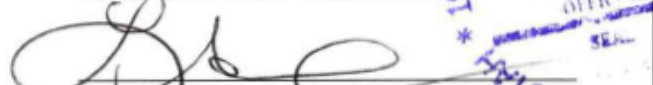
**Property Address:** 972 E South Weber Drive  
**Total Number of Acres:** 27.685  
**Legal Description:** See **Exhibit 1** Attached  
**New Zone:** Residential Moderate (R-M)

Owner	Parcel
Evergreen Sod LLC	Part of 130210024
Evergreen Sod LLC	Part of 130210025
Evergreen Sod LLC	Part of 130210026
Kap, Calvin & Keith & L	Part of 130210027
Evergreen Sod LLC	130210114

**Section 2. General Repealer.** Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict. If the developer fails to build the specified road, the zoning will remain as currently constituted.

**Section 3. 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 14<sup>th</sup> day of January 2025.

  
**MAYOR: Rod Westbrock**  
  
**ATTEST: City Recorder, Lisa Smith**



Roll call vote is as follows:

Council Member Halverson	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Petty	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Dills	<input type="radio"/> FOR	<input checked="" type="radio"/> AGAINST
Council Member Davis	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Winsor	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST

**EXHIBIT 1 LEGAL DESCRIPTION**

A PROPOSED CHANGE IN ZONING FROM A (AGRICULTURAL ZONE) TO R-M (RESIDENTIAL MODERATE DENSITY ZONE) FOR PARCELS 130210025, 130210026, AND 13021027, AND PORTIONS OF PARCELS 130210024 AND 130210114 CONTAINED WITHIN THE FOLLOWING BOUNDARY DESCRIPTION:

A PARCEL 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 ALONG ESTABLISHED BOUNDARY LINE; THENCE NORTH 44°02'01" EAST 113.27 FEET ALONG ESTABLISHED BOUNDARY LINE RUNNING THENCE;

THENCE NORTH 79°41'55" WEST 703.20 FEET ALONG APPROXIMATE ZONE A AND R-M BORDER REFERENCING THE SOUTH WEBER CITY ZONING MAP DATED 10/23/2018; THENCE NORTH 00°55'03" EAST 1654.18 FEET; THENCE NORTH 89°45'16" EAST 236.15 FEET; THENCE ALONG A CURVE TO THE LEFT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 84 A DISTANCE OF 678.86 FEET HAVING A RADIUS OF 4316.43 FEET A CENTRAL ANGLE OF 09°00'40" AND CHORD BEARING AND DISTANCE OF SOUTH 43°38'31" EAST 678.16 FEET; THENCE ALONG A CURVE TO THE LEFT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 84 A DISTANCE OF 207.15 FEET HAVING A RADIUS OF 2994.79 FEET A CENTRAL ANGLE OF 03°57'47" AND CHORD BEARING AND DISTANCE OF SOUTH 50°52'17" EAST 207.11 FEET; THENCE SOUTH 00°42'06" WEST 883.12 FEET; THENCE NORTH 81°30'34" WEST 6.32 FEET; THENCE SOUTH 44°02'01" WEST 260.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,205,975 SQUARE FEET OR 27.685 ACRES, MORE OR LESS.

**CERTIFICATE OF POSTING**

I hereby certify that Ordinance 2025-03 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 15<sup>th</sup> day of January 2025.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website [www.southwebercity.com](http://www.southwebercity.com)
3. Utah Public Notice Website [Utah.gov/pmn](http://Utah.gov/pmn)

  
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**Lisa Smith, City Recorder**