

**ORDINANCE 2025-04**

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL  
AMENDING THE CITY'S ZONING MAP  
TO REALIGN COMMERCIAL AND RESIDENTIAL LINES  
OF PARCEL# 130340068, SOUTH WEBER GATEWAY SUBDIVISION**

**WHEREAS**, South Weber Gateway Development has changed developers multiple times over many years and the development agreement was modified along the way; and

**WHEREAS**, the parcel was rezoned in 2021 from agricultural to 2.783 acres of Highway Commercial and 8.861 acres of residential multi-family; and

**WHEREAS**, staff discovered that the third amendment to the development agreement did not align exactly with the zoning map and is requesting a correction; and

**WHEREAS**, a public hearing was held before the Planning Commission on the 13<sup>th</sup> of February 2025 and that body recommended approval; 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 10-1-5 is amended as follows:

**Property Owner:** Stillwater Construction

**Property Address:** approximately 2350 E South Weber Drive

**Davis County Parcel #:** 130340068

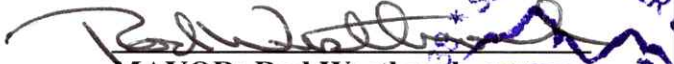
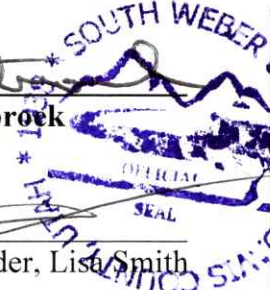

**Total Number of Acres:** 11.64

**Legal Description:** see attached **Exhibit 1**

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 General Repealer.** Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**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 11<sup>th</sup> day of March 2025.

  
**MAYOR: Rod Westbrook**  
  
  
**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 checked="" type="radio"/> FOR	<input 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

# RES 2024-01 Exhibit 1

## RESIDENTIAL PARCEL

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 ON THE SECTION LINE, SAID POINT BEING 861.74 FEET SOUTH 89°53'29" EAST FROM THE CENTER OF SAID SECTION 35 (CENTER BEING NORTH 89°53'29" WEST 2647.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35); THENCE NORTH 20°47'47" EAST 70.49 FEET; THENCE NORTH 84°30'00" WEST 109.15 FEET; THENCE NORTH 82°15'00" WEST 102.46 FEET; THENCE SOUTH 20°47'47" WEST 6.00 FEET; THENCE NORTH 65°50'02" WEST 176.78 FEET; THENCE NORTH 53°09'46" WEST 82.36 FEET; THENCE NORTH 52°25'32" WEST 101.91 FEET; THENCE NORTH 46°43'51" WEST 137.58 FEET; THENCE NORTH 47°12'09" WEST 328.07 FEET; THENCE NORTH 00°09'16" EAST 34.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) 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 SOUTH 80°31'31" EAST, AND A CHORD LENGTH OF 421.84 FEET; AND (2) SOUTH 89°28'42" EAST 17.43 FEET; THENCE SOUTH 00°31'18" WEST 47.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 43.94 FEET, A DELTA ANGLE OF 33°34'04", A CHORD BEARING OF SOUTH 16°15'44" EAST, AND A CHORD LENGTH OF 43.31 FEET; THENCE SOUTH 33°02'46" EAST 53.71 FEET; THENCE SOUTH 89°28'42" EAST 387.16 FEET; THENCE SOUTH 00°31'18" WEST 2.00 FEET; THENCE SOUTH 89°28'42" EAST 431.54 FEET; THENCE SOUTH 00°06'41" WEST 408.79 FEET; THENCE NORTH 89°53'29" WEST 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 393,080 SQUARE FEET OR 9.024 ACRES.

## COMMERCIAL PARCEL

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 THE NORTHEAST CORNER OF SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 1, SAID POINT BEING 1318.07 FEET SOUTH 89°53'29" EAST AND 408.79 FEET N00°06'31"E FROM THE CENTER OF SAID SECTION 35 (CENTER BEING NORTH 89°53'29" WEST 2647.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35); THENCE NORTH 89°28'42" WEST 431.54 FEET; THENCE NORTH 00°31'18" EAST 2.00 FEET; THENCE NORTH 89°28'42" WEST 387.16 FEET; THENCE NORTH 33°02'46" WEST 53.71 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 43.94 FEET, A DELTA ANGLE OF 33°34'04", A CHORD BEARING OF NORTH 16°15'44" WEST, AND A CHORD LENGTH OF 43.31 FEET; THENCE NORTH 00°31'18" EAST 47.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE; THENCE SOUTH 89°28'42" EAST 859.94 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°06'41" WEST 135.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 114,102 SQUARE FEET OR 2.619 ACRES.