

**ORDINANCE 2025-12**

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING  
THE CITY'S ZONING MAP PARCELS 130210057 AND 130210066,  
WILLIAMS SUBDIVISION, FROM AGRICULTURAL (A) ZONE TO  
RESIDENTIAL MODERATE (R-M) ZONE**

**WHEREAS**, Developer Layne Kap applied to rezone parcels 130210057 and 130210066 of 2.8 acres at approximately 1161 E South Weber Drive from Agricultural (A) to Residential Moderate (R-M); and

**WHEREAS**, a public hearing was held before the Planning Commission on May 8, 2025; and

**WHEREAS**, after careful review the Planning Commission recommends approval of this rezone request; 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:** Larry Williams and Sherry Phelps

**Property Address:** 1161 E South Weber Drive

**Davis County Parcel #:** 130210057 and 130210066

**Total Number of Acres:** 2.8

**Legal Description:** see below

**New Zone:** Residential Moderate (R-M)

**Parcel 130210057**

BEG 241.3 FT W FR SE COR OF SEC 28-T5N-R1W, SLM; TH W 139 FT; TH N 9.3 CHAINS, M/L, TO S LINE CO RD; TH NE'LY ALG S LINE 81.55 FT, M/L, TO NW COR OF PPTY CONV IN 572-503; TH S 4<sup>^</sup>32'57" E 171.47 FT ALG SD W LINE; TH S 88<sup>^</sup>34'19" E 44.71 FT, M/L, TO PT DUE N OF BEG; TH S 465.81 FT, M/L, TO BEG. CONT. 1.80 ACRES.

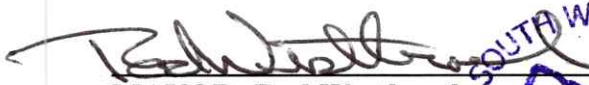
**Parcel 130210066**


PART OF THE SE 1/4 OF SEC 28-T5N-R1W, SLM; BEG AT A PT 380.30 FT W ALG THE SEC LINE FR THE SE COR OF SEC 28, & RUN TH N 316 FT, M/L, TO A PT 278 FT & S FR THE S LINE OF COUNTY ROAD; TH W 184 FT, M/L, TO THE W BNDRY LINE OF GRANTOR'S PPTY LINE; TH S 316 FT, M/L, TO THE SEC LINE; TH E 184 FT TO THE POB. CONT. 1.33 ACRES

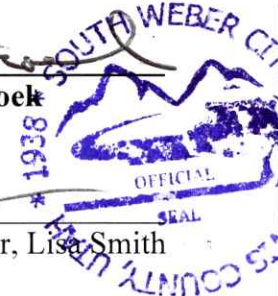
**Section 2. General Repealer.** Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**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 10<sup>th</sup> day of June 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 2025-12 was passed and adopted on the 10th day of June, 2025 and that complete copies of the ordinance were posted in the following locations within the City this 11<sup>th</sup> day of June, 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)

  
**Lisa Smith, City Recorder**