

ORDINANCE 2025-06

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ANNEXING MULTIPLE PARCELS OF REAL PROPERTY AT APPROXIMATELY 75 W SOUTH WEBER DRIVE INTO THE BOUNDARIES OF SOUTH WEBER CITY AND DESIGNATING THE ZONING AS RESIDENTIAL LOW MODERATE (R-LM)

WHEREAS, Nilson Land Development petitioned the city to annex property in order to access full municipal services with the intent to build multiple single-family homes in the Riverwood Subdivision; and

WHEREAS, these parcels were transferred from Weber to Davis County in August 2023 and were included in the city's Annexation Plan adopted in November 2020 as appropriate for inclusion within the boundaries of the city; and

WHEREAS, the City Council accepted the petition on January 28, 2025 which was subsequently reviewed and certified on March 4, 2025; and

WHEREAS, the protest period has now elapsed with no protests received, public hearing notice was given and the hearing held; and

WHEREAS, the zoning of the balance of the Riverwood Subdivision is Residential Low Moderate (R-LM) the designation requested would be the same;

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

Section 1. Approval: The Council hereby accepts and approves the local entity plat as identified in **Exhibit 1** including the legal description therein.

Section 2. Annexation: The annexation area which is contiguous to the South Weber, Utah boundaries is hereby declared to be annexed into South Weber and the corporate limits of the city are hereby declared to be extended accordingly.

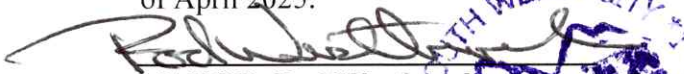


Section 3. Recordation: The certified plat map shall forthwith be filed and recorded in the office of the Davis County Recorder along with this ordinance. The Lieutenant Governor of the state of Utah will also be notified of impending boundary action and amended articles of incorporation reflecting this annexation.

Section 4. Zoning. The newly annexed parcels shall be declared as Residential Low Moderate (R-LM)

Section 5. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 6. Effective Date. The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, 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 8th day of April 2025.


MAYOR: Rod Westbroek

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

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2025-06 was passed and adopted on the 8th day of April 2025 and that complete copies of the ordinance were posted in the following locations within the City this 9th day of April 2025.

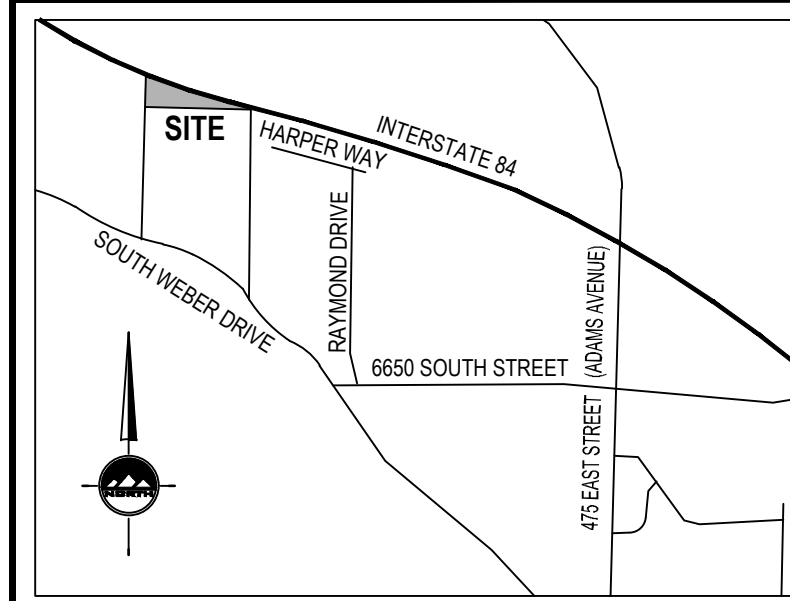
1. South Weber City Building, 1600 E. South Weber Drive
2. City Website www.southwebercity.com
3. Utah Public Notice Website Utah.gov/pmn


Lisa Smith, City Recorder

ORD 2025-06 Exhibit 1

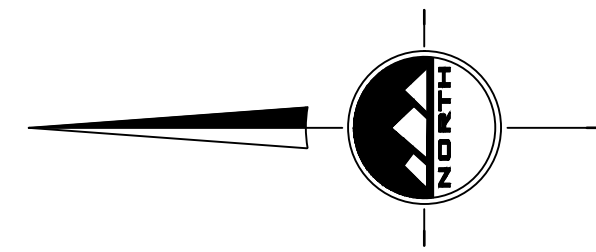
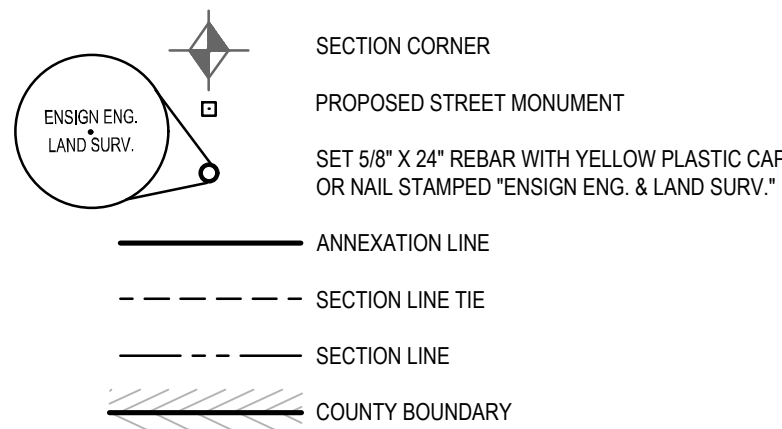
RIVERWOOD ANNEXATION PLAT FROM DAVIS COUNTY TO SOUTH WEBER CITY

LOCATED IN THE SOUTH WEST QUARTER
OF SECTION 20
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
JANUARY 2025

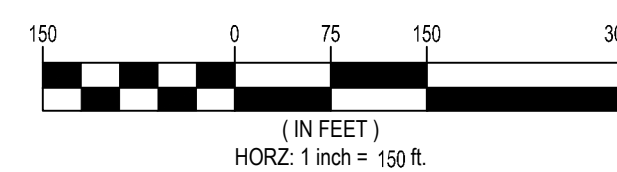


VICINITY MAP
NO SCALE
SOUTH WEBER, DAVIS COUNTY, UTAH

LEGEND



HORIZONTAL GRAPHIC SCALE



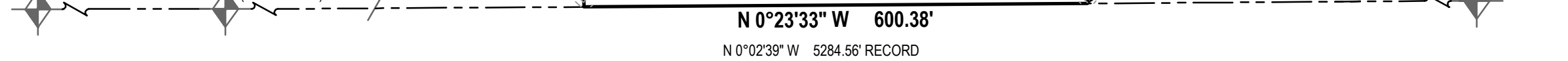
ENSIGN
LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
www.ensigneng.com

SALT LAKE CITY
Phone: 801.255.0259
TOWLE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.855.1463
RICHFIELD
Phone: 435.896.2983
COLORADO SPRINGS
Phone: 719.476.0119

NORTHWEST
CORNER
SECTION 20
TSN, R1W
SLB&M
(FOUND 1941
BRASS CAP)

WEST QUARTER
CORNER
SECTION 20
TSN, R1W
SLB&M
(NOT FOUND)

SOUTHWEST
CORNER
SECTION 20
TSN, R1W
SLB&M
(FOUND 1941
BRASS CAP)



$S\ 75^{\circ}19'51''\ E\ 213.28'$
 $D=0^{\circ}19'42''$
 $R=22802.07$
 $L=130.68'$
 $CB=S\ 76^{\circ}20'17''\ E$
 $C=130.68'$
 $D=3^{\circ}14'43''$
 $R=10620.51$
 $L=601.53'$
 $CB=S\ 74^{\circ}52'47''\ E$
 $C=601.45'$
 $D=1^{\circ}18'22''$
 $R=5838.05$
 $L=133.08'$
 $CB=S\ 72^{\circ}36'15''\ E$
 $C=133.08'$
 $D=7^{\circ}32'03''$
 $R=5868.05$
 $L=771.62'$
 $CB=S\ 66^{\circ}17'02''\ E$
 $C=771.06'$
 $S\ 79^{\circ}17'04''\ E\ 196.39'$
 $S\ 89^{\circ}44'52''\ E\ 236.82'$
 $N\ 0^{\circ}23'33''\ W\ 600.38'$
 $N\ 0^{\circ}02'39''\ W\ 5284.56'$ RECORD
 $N\ 89^{\circ}17'00''\ W\ 2173.02'$
 $N\ 88^{\circ}17'00''\ W\ 2173.02'$
 $S\ 89^{\circ}28'27''\ E\ (NAD\ 83\ S\ 89^{\circ}07'36''\ E)\ 2641.68'$ RECORD
 $1947.11'$
 $S\ 89^{\circ}28'27''\ E\ (NAD\ 83\ S\ 89^{\circ}07'36''\ E)\ 2641.68'$ RECORD
 $2642.59'$ RECORD
 $N\ 89^{\circ}38'27''\ W\ 2642.59'$ MEASURED
 $2642.59'$ MEASURED
 $2041.88'$
 $N\ 89^{\circ}17'00''\ W\ 2173.02'$
 $N\ 88^{\circ}17'00''\ W\ 2173.02'$
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 $2642.59'$ RECORD
 $N\ 89^{\circ}38'27''\ W\ 2642.59'$ MEASURED
 $2642.59'$ MEASURED

SURVEYORS CERTIFICATE
I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 10-2-4 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

RIVERWOOD ANNEXATION FROM DAVIS COUNTY TO SOUTH WEBER CITY DESCRIPTION
A parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Davis County, Utah, more particularly described as follows:
Beginning at a point on the West line of said Section said point being North 0°23'33" West 2041.88 feet along section line (NAD83 Bearing being South 89°07'36" East between the Southwest Corner and the South Quarter Corner of said Section 20 per the Davis County Township Reference Plat) from the Southwest Corner of said Section 20 and running thence:
North 0°23'33" West 600.38 feet along the section line to the southerly right-of-way line of Interstate 84;
thence along said right-of-way the following:
1) South 89°44'52" East 236.82 feet;
2) southeasterly 771.62 feet along the arc of a 5868.05-foot radius non-tangent curve to the left (center bears North 27°28'59" East and the long chord bears South 66°17'02" East 771.06 feet with a central angle of 07°32'03");
3) South 79°47'04" East 196.39 feet;
4) easterly 133.08 feet along the arc of a 5838.05-foot radius non-tangent curve to the left (center bears North 18°02'56" East and the long chord bears South 72°36'15" East 133.08 feet with a central angle of 07°18'22");
5) easterly 601.53 feet along the arc of a 10620.51-foot radius curve to the left (center bears North 16°44'34" East and the long chord bears South 74°52'47" East 601.45 feet with a central angle of 03°14'43");
6) easterly 130.68 feet along the arc of a 22802.07-foot radius non-tangent curve to the left (center bears North 13°49'34" East and the long chord bears South 76°20'17" East 130.68 feet with a central angle of 00°19'42");
7) South 75°19'51" East 213.28 feet;
thence North 89°17'00" West 2173.02 feet to the Point of Beginning.

Contains: 642,385 square feet or 14.747 acres.

Date: Trent R. Williams, PLS
License no. 8034679

NARRATIVE
THIS FINAL LOCAL ENTITY PLAT WAS REQUESTED TO MOVE THE AREA THAT WAS RECENTLY BROUGHT INTO DAVIS COUNTY FROM WEBER COUNTY INTO SOUTH WEBER CITY FOR DEVELOPMENT.

SOUTH WEBER CORPORATION ACCEPTANCE
Known by all men present that we the undersigned have by authority acting for and in behalf of SOUTH WEBER CITY Corporation do accept by CITY ordinance, the land described on this plat to be included in the corporate limits of SOUTH WEBER CITY, Utah as the

RIVERWOOD ANNEXATION PLAT FROM DAVIS COUNTY TO SOUTH WEBER CITY
In witness whereof, we have hereunto set our hands this _____ day of _____, A.D., 20____.
South Weber City _____ Attest:

RIVERWOOD ANNEXATION PLAT FROM DAVIS COUNTY TO SOUTH WEBER CITY

<p>DAVIS COUNTY SURVEYOR APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 20____ BY THE DAVIS COUNTY SURVEYOR _____ DAVIS COUNTY SURVEYOR</p>	<p>LOCATED IN THE SOUTH WEST QUARTER OF SECTION 20 TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN</p> <p>SHEET 1 OF 1</p> <p>PROJECT NUMBER: 7922A MANAGER: T. WILLIAMS DRAWN BY: C. ROMER CHECKED BY: T. WILLIAMS DATE: 11/20/2024</p>	<p>DAVIS COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE _____ PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS</p> <p>DAVIS COUNTY RECORDER BY _____ DEPUTY RECORDER</p>
	<p>DAVIS COUNTY RECORDER</p>	