

ORDINANCE 15-02

AMENDMENT TO CITY'S ZONING MAP – CHANGE OF ZONING

Parcel #13-02-0034

Approximately 1.77 Acres from Agricultural (A) to Residential Low (R-L) Zone

WHEREAS, Maryann and Brady Ferrin, agent(s) for the property owners of said parcels, have made application for change of zoning of said parcels from current Agricultural (A) to Residential Low (R-L) Zone; and

WHEREAS, on 23rd of April, 2015, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning; and

WHEREAS, on 12th of May, 2015, the City Council held a public hearing to consider the application for change of zoning; and had a public meeting, including on April 28th, 2015, to discuss the potential change in zoning; and

WHEREAS, in the opinion of the South Weber City Council, rezoning of the property described in this ordinance is not consistent with the City's General Plan, but is consistent with the current zoning and use of surrounding properties, and the City Council has determined that it is in the best interest of the City to approve this change of zoning.

BE IT THEREFORE ORDAINED by the South Weber City Council that the Zoning Map referred to in Section 10.05.010 of the South Weber City Code is amended as follows:

- Section I.** The following portion of real property is hereby rezoned from the present **Agricultural (A) to Residential Low (R-L) Zone**
Total Number of Acres: 1.77 +/- acres
Legal Description: All of parcel number 13-02-0034

BEG 22.33 CHS E FROM SW COR OF NW1/4 OF SEC 28; T5N-R1W; SLM: TH S 20 CHS; TH E 10 CHS; TH N 353.76 FT M OR L TO SE CORNER OF PPTY CONV BY 439-171; TH N 88^43' W 266.85 FT ALONG N LINE OF A ROAD; TH N 01^17'E 200 FT; TH S 88^43'E 139.22 FT M OR L TO W'LY LN OF ROAD: TH N'LY TO A PT 112.9 FT W & N 38^30'W 879.7 FT ALONG E'LY LINE OF ROAD & N 53^40'W 213.5 FT ALG SD RD FR SE COR OF NE1/4 OF SW1/4 SD SEC 28; TH N 49^30' E 209.4 FT; TH S 53^40' E 208.7 FT; TH N 2275.55 FT, M/L; TO SW'LY LN OF A HYW AS CONV BY 439-309 TH NW'LY 598.34 FT ALG THE ARC OF AN 11,319.16 FT RAD CUR TO THE LEFT TO SE'LY LN OF ANOTHER ROAD AS CONV BY 439-307; TH W'LY 221 FT ALONG THE ARC OF A 931.47 FT RAD CUR TO THE RIGHT; TH S 2089 FT, M/L TO THE POB. ALSO: BEG AT A PT ON THE N LN OF SOUTH WEBER DRIVE, BEING THE S'LY COR OF PPTY DEEDED TO JAMES D. COOK IN 439-170, WH PT IS 112.9 FT W & N 38^30' W 879.7 FT FR THE SE COR OF NE 1/4 OF THE SW 1/4 OF SEC 28-T5N-R1W, SLM; & RUN TH ALG SD JAMES COOK PPTY N 49^30' E 204.3 FT; TH S'LY TO THE NE COR OF PPTY OF HENRY J. DICKAMORE; TH W 1.11 CHS; TH S 53^ W TO THE N LN OF SOUTH WEBER DRIVE, TH NW'LY ALG SD STR TO POB. CONT. 47.02 ACRES.

- Section II.** New zoning maps will be prepared to reflect the change of zoning.

- Section III.** The Owner of the property shall, in good faith, reasonably pursue completion of any related development with reasonable diligence. New construction must meet the requirements of this Ordinance and the City's other ordinances and regulations. However, in no case shall this Ordinance extend beyond four (4)


years from the date hereof without completion of required public improvements; otherwise, the zoning shall automatically revert to Agricultural (A) and/or Residential Low Moderate (R-LM) zoning.

Section IV. The reasons for approving this zone change include adherence with the following limitations:

- 1) The parcel is adjacent to properties of a similar zone; and
- 2) The parcel is adjacent to a major road way; and
- 3) The parcel is under (2) two acres in size.

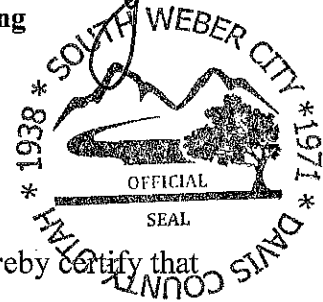
Section V. This ordinance shall take effect upon posting.

PASSED AND ADOPTED by the City Council of South Weber City, South Weber, Davis County, Utah, this 12th day of May, 2015.


MAYOR: Tamara P. Long

ATTEST:


Tom Smith, City Recorder



CERTIFICATE OF POSTING

I, the duly appointed recorder for the City of South Weber, hereby certify that *Ordinance 15-02: Amendment to City's Zoning Map – Change of Zoning* was passed and adopted the 12th day of May, 2015, and certify that copies of the foregoing Ordinance 15-02 were posted in the following locations within the municipality this 14th day of May, 2015.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive
4. South Weber City website www.southwebercity.com
5. Utah Public Notice Website www.pmn.utah.gov


Tom Smith, City Recorder