ORDINANCE NO. 2025-10

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 0.72 ACRE OF REAL PROPERTY LOCATED AT 2041 NORTH MAIN STREET FROM AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-LOW (R-L)

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in Utah Code §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in Utah Code. § 10-9a-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Agricultural-Low (A-L) to Residential-Low (R-L), as more particularly provided herein; and

WHEREAS, the proposed amendment to the Centerville City Zoning Map for the subject property as set forth herein has been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Zone Map Amendment.** The real property located at approximately 2041 North Main in Centerville City consisting of approximately 0.72 acre, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Agricultural-Low (A-L) to Residential-Low (R-L) and the Centerville Zoning Map is correspondingly amended as described herein.

Section 2. **Findings**. The rezone of the subject property from Agricultural-Low (A-L) to Residential-Low (R-L) is based on the following findings:

(1) The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].
(2) The proposed Zoning Map Amendment meets the use, standards, and applicability in the Zoning Code, Chapter 12.32 (Residential Zones) and Zoning Code 12.21.080(e) (Zoning Map Amendments).
(3) The Planning Commission reviewed this request and recommended approval of the Zoning Map Amendment.

Section 3. **Severability**. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

Section 4. **Effective Date.** This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 3rd DAY OF JUNE, 2025.

ATTEST:

Jennifer Robison

Jennifer Robison, City Recorder

CENTERVILLE CITY

By: Clark A. Wilkinson

Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"	"ABSENT"
Councilmember Hayman	✓		
Councilmember Hirst	✓		
Councilmember Mecham	✓		
Councilmember Plummer	✓		
Councilmember Summerhays	✓		

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing Ordinance was duly passed by the City Council and published or posted as required by law.

Jennifer Robison

JENNIFER ROBISON, City Recorder

DATE: 6/4/2025

RECORDED this 4th day of June, 2025.

PUBLISHED OR POSTED this 4th of June, 2025.

CENTERVILLE, UTAH • ESTABLISHED 1847 •

EXHIBIT A

MOSS REZONE PROPERTY DESCRIPTION

2041 North Main Street

Parcel No. 07-072-0135

Beginning on the Westerly line of a highway at a point South 1351.24 feet and East 136.97 feet to a highway right of way monument marked 272+03.4 and running thence North 18°03' West 149.30 feet along said highway; thence North 89°43' West 184 feet; thence South 18°03' East 172.40 feet, more or less, to the North line of a proposed 50 foot right of way; thence South 89°45'36" East 152.92 feet, more or less, along said right of way to the West line of said highway; thence North 47°52'57" East 32.34 feet to the point of beginning, said point of beginning being from the center of Section 31, Township 3 North, Range 1 East, Salt Lake Meridian.

Situated in Davis County, State of Utah