

ORDINANCE 2025-18

AN ORDINANCE AMENDING THE PLEASANT VIEW CITY GENERAL PLAN LAND USE MAP.

WHEREAS, Pleasant View City has been petitioned to amend its General Plan Land Use Map; and

WHEREAS, Pleasant View City finds that the change still promotes the health, safety and general welfare of residents; and

WHEREAS, Section 10-9a-404 & 10-9a-204 of the Utah State Municipal Code provides for the amendment of General Plan amendments after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval.

NOW THEREFORE, Be it hereby ordained:

SECTION ONE: The General Plan Land Use Map is hereby amended for Weber County Parcel Number 17-060-0053 (approx. 6.312 acres as shown on the vicinity map in 'Exhibit A') as follows and as shown on 'Exhibit B' – Approximate Division:

• Total area – approx. 6.312 acres

BOUNDARY DESCRIPTION

Legal description: PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, PLEASANT VIEW CITY, WEBER COUNTY, UTAH. BEGINNING AT A POINT ON THE EASTLINE OF SHADY SPRINGS ESTATES, AS RECORDED WITH THE WEBER COUNTY RECORDER, AND AN EXISTING FENCE LINE, BEING 648.17 FEET NORTH 89°34'54" WEST ALONG THE SECTION LINE AND 2436.28 FEET SOUTH 01°21'17" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88°41'36" EAST 109.21 FEET; THENCE SOUTH 88°38'43" EAST 87.56 FEET; THENCE SOUTH 00°57'14" WEST 475.00 FEET; THENCE SOUTH 70°09'50" EAST 144.20 FEET; THENCE SOUTH 22°41'46" EAST 149.13 FEET TO THE WESTERLY LINE OF WHITE BAR COUNTRY CLUB PRUD SUBDIVISION; THENCE FIVE (5) COURSES ALONG SAID WESTERLY LINE AS FOLLOWS: (1) SOUTH 35°02'00" WEST 224.73 FEET; (2) SOUTH 16°11'00" WEST 56.00 FEET; (3) SOUTH 38°42'00" WEST 149.00 FEET; (4) SOUTH 00°30'00" WEST 95.25 FEET; AND (5) DUE WEST 169.64 FEET TO THE EAST LINE OF SHADY SPRINGS ESTATES AND EXISTING FENCE LINE; THENCE NORTH 01°21'17" EAST 1110.66 FEET ALONG SAID EAST LINE AND EXISTING FENCE LINE TO THE POINT OF BEGINNING. CONTAINS: 274,949 SQ FT OR 6.312 ACRES

• General Plan Amendment to: **'Medium Density Residential'** (4-8 dwelling units per acre) - 4.040 acres

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF SECTION 30 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING 2258.99 FEET NORTH 00°58'26" EAST AND 240.65 FEET NORTH 89°01'34" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 30 (SAID SOUTHEAST CORNER BEING SOUTH 00°58'26" WEST 5341.30 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30); THENCE ALONG SAID FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 24°23'47" WEST 64.87 FEET; (2) SOUTH 29°37'53" WEST 149.50 FEET; (3) SOUTH 37°17'56" WEST 147.56 FEET; AND (4) SOUTH 38°54'56" WEST 124.92 FEET; THENCE SOUTH 00°30'00" WEST 35.93 FEET; THENCE WEST 169.64 FEET TO THE EASTERLY LINE OF SHADY SPRINGS ESTATES SUBDIVISION; THENCE NORTH 01°21'17" EAST 656.76 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 88°55'16" EAST 172.00 FEET; THENCE SOUTH 01°21'14" WEST 184.91 FEET; THENCE SOUTH 88°43'30" EAST 244.09 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE SOUTH 24°01'26" EAST 25.71 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 175,997 SQUARE FEET OR 4.040 ACRES.

• General Plan Amendment to **'Rural Residential'** (1 dwelling unit per 2 acres) - 2.272 acres

BOUNDARY DESCRIPTION:

Remaining property from the total 6.312 ACRES minus the 4.040 acres description as state above for 2.272 acres.

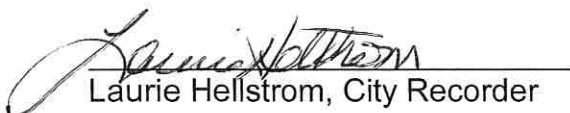
SECTION TWO: This ordinance shall take effect immediately upon approval and posting.

DATED this 12th day of August, 2025.

PLEASANT VIEW CITY, UTAH


Leonard M. Call, Mayor

Attest:


Laurie Hellstrom, City Recorder

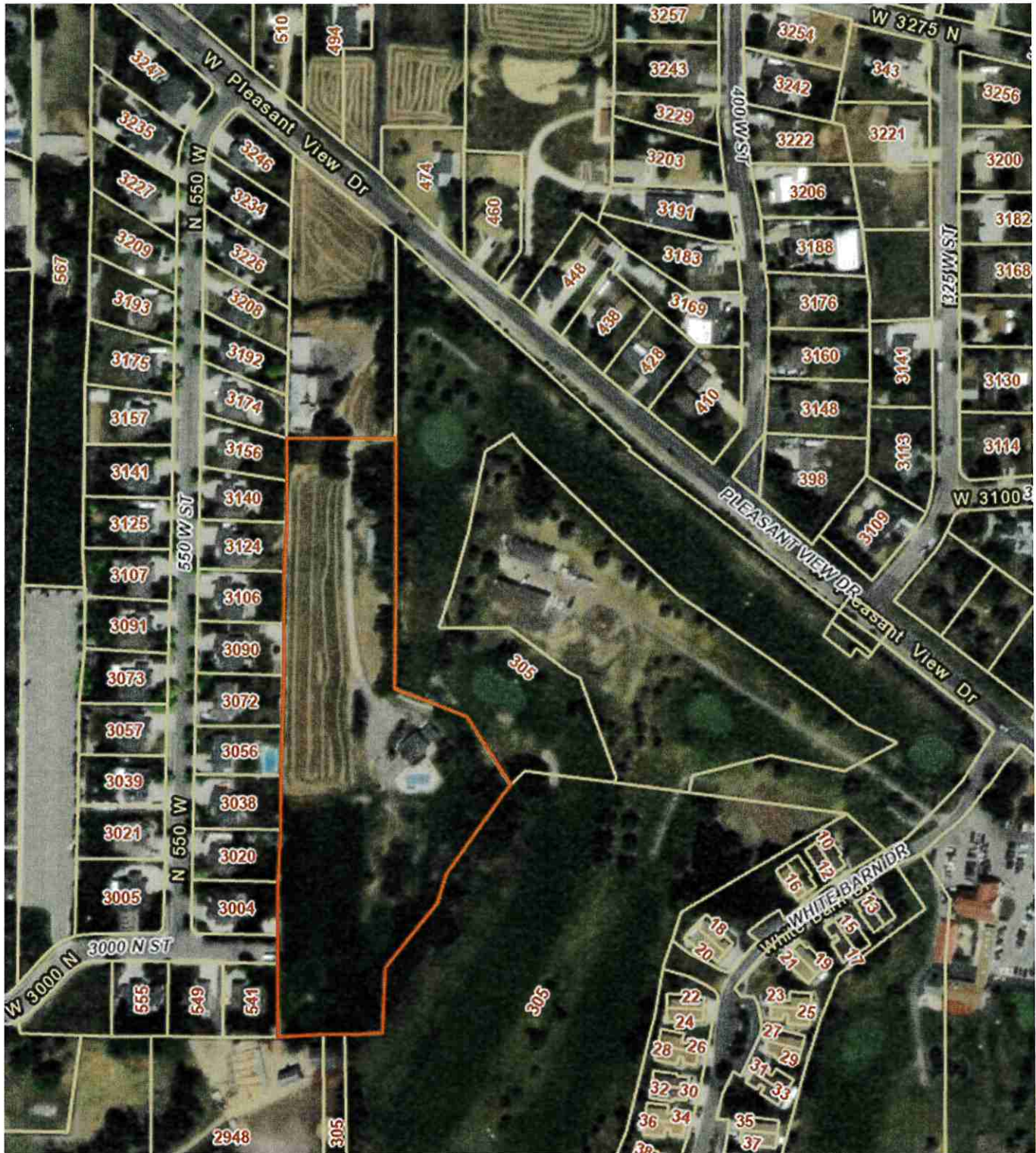
Posted this 14th day of August, 2025

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington
CM Gibson
CM Marriott
CM Nelsen
CM Urry

Yes
Yes
Yes
Yes
Yes





'Exhibit B'

Approximate division of **Medium Density Residential**'(south side-blue outline) and '**Rural Residential**' (north side-orange outline):

