

ORDINANCE 2025-19

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY.

WHEREAS, Pleasant View City finds that an update to the official City zoning map is needed to accommodate the request of a particular property owner in the City; and

WHEREAS, Pleasant View City finds that such a zone change is in keeping with the desires and intents of the City as stated in the General Plan; and

WHEREAS, On May 27, 2025, this property of approx. 6.312 acres was rezoned to LSFR (3.631 acres) and A-2 (2.681 acres); and

WHEREAS, the developer has requested to rezone the area for an additional lot to LSFR zone from the A-2 zone.

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City; and

WHEREAS, Section 10-9a-503 (1) and (2) of the Utah Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The zoning map of Pleasant View, Utah is hereby amended by reclassifying the following described portions of the incorporated area classified Agriculture (A-2) and Limited Single Family Residential (LSFR) located at approximately 475 West Pleasant View Drive on a portion of Weber County Parcel 17-060-0053 as follows and as shown on 'Exhibit A' - Approximate Rezone Division:

• Total area for rezone – 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 89D34'54" WEST ALONG THE SECTION LINE AND 2436.28 FEET SOUTH 01D21'17" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88D41'36" EAST 109.21 FEET; THENCE SOUTH 88D38'43" EAST 87.56 FEET; THENCE SOUTH 00D57'14" WEST 475.00 FEET; THENCE SOUTH 70D09'50" EAST 144.20 FEET; THENCE SOUTH 22D41'46" EAST 149.13 FEET TO THE WESTERLY LINE OF WHITE BARNCOUNTRY CLUB PRUD SUBDIVISION; THENCE FIVE (5) COURSES ALONG SAID WESTERLY LINE AS FOLLOWS: (1) SOUTH 35D02'00" WEST 224.73 FEET; (2) SOUTH 16D11'00" WEST 56.00 FEET; (3); SOUTH 38D42'00" WEST 149.00 FEET; (4) SOUTH 00D30'00" 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 01D21'17" 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

- Rezone to: 'Limited Single Family Residential (LSFR)' – 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.

- Rezone to 'A-2 (Agriculture)' - 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	<u>Yes</u>
CM Gibson	<u>Yes</u>
CM Marriott	<u>Yes</u>
CM Nelsen	<u>Yes</u>
CM Urry	<u>Yes</u>



'Exhibit A'

Approximate Rezone Division for the 6.312 acre property: '**Limited Single Family Residential (LSFR)**' (south side-outlined in blue) and '**A-2**' (north side-outlined in orange):

