

## ORDINANCE 2025-23

### 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**, 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 has made a positive recommendation.

**NOW THEREFORE**, Be it hereby ordained that:

**SECTION ONE:** The zoning map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified RE-5 (High Density Residential) to MCM (Manufacturing Commercial Mix Zone) for approximately 8.12 acres of land located at approximately 3800 N Highway 89 as shown on the vicinity map in Exhibit A:

#### PROPERTY DESCRIPTIONS

**Parcel: 19-015-0078:**

PART OF THE NORTHWEST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT ON THE EAST LINE OF THE OREGON SHORT LINE RAILROAD RIGHT OF WAY LINE, SAID POINT BEING 167.97 FEET SOUTH 89°15'32" EAST ALONG THE QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 24 (BASIS OF BEARING NORTH 00°50'12" EAST FROM SAID CORNER TO THE NORTHWEST CORNER OF SAID SECTION 24) THENCE AS FOLLOWS: NORTH 25°54'43" WEST 1482.54 FEET ALONG THE EAST LINE OF THE RAILROAD RIGHT OF WAY LINE TO AN EXISTING FENCE LINE THENCE SOUTH 89°20'22" EAST 424.77 FEET ALONG SAID FENCE LINE TO THE SOUTHWESTERLY LINE OF US HIGHWAY 89 AND 91 THENCE SOUTH 29°09'55" EAST 1529.23 FEET ALONG SAID HIGHWAY TO THE SOUTHLINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE NORTH 89°15'32" WEST 522.18 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. LESS & EXCEPTING: ESJ SUBDIVISION PG 403.

**Parcel: 19-403-0006:**

PART OF LOT 1 AND ALL OF LOT 2 ESJ SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, PLEASANT VIEW CITY, WEBER COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE CAPSTONE ROAD RIGHT OF WAY SAID POINT BEING SOUTH 00°50'12" WEST 2271.71 FEET ALONG THE WEST SECTION LINE AND SOUTH 89°09'48" EAST 46.35 FEET FROM THE

NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1, NORTH 25° 54' 43" WEST 93.37 FEET 2. NORTHERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 36.49 FEET HAVING A RADIUS OF 99.99 FEET A CENTRAL ANGLE OF 20° 54' 34" AND CHORD BEARING AND DISTANCE OF NORTH 15° 27' 29" WEST 36.29 FEET 3, NORTH 05° 00' 00" WEST 88.24 FEET THENCE NORTH 60° 49' 48" EAST 320.63 FEET TO A POINT ON THE SOUTHERLY LINE OF INTERSTATE 89, THENCE SOUTH 29° 09' 55" EAST 209.13 FEET ALONG SAID SOUTHERLY LINE OF INTERSTATE 89, THENCE SOUTH 60° 51' 12" WEST 370.65 FEET TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

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

**DATED** this 14<sup>th</sup> day of October, 2025.

PLEASANT VIEW CITY, UTAH



Leonard M. Call, Mayor

ATTEST:

  
City Recorder

Posted this 16<sup>th</sup> day of October, 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’

