

ORDINANCE 12-09

AMENDMENT TO CITY'S ZONING MAP – CHANGE OF ZONING Parcels 13-011-0155 and 13-021-0126 from Residential Low Moderate (RLM) to Residential Moderate (RM) Zone

WHEREAS, the property owners of Parcels #13-011-0155 and 13-021-0126 have made application for change of zoning of said parcel from current Residential Low Moderate (RLM) Zone to Residential Moderate (RM); and

WHEREAS, on 23 August 2012, 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 13 November 2012, the City Council held a public hearing to consider the application for change of zoning; and

WHEREAS, in the opinion of the South Weber City Council, rezoning of the property described in this ordinance is consistent with the City's General Plan, and the City Council 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 10-1-5 is amended as follows:

Section I. The following portion of real property is hereby rezoned from the present **Residential Low Moderate (RLM) to Residential Moderate (RM)**

Property Owner: Stephen J. Fackrell
Property Address: Approx. 1200 East South Weber Drive
Parcel of Property: Davis Co. Parcels 13-011-0155 and 13-021-0126
Total Number of Acres: 13.28

Legal Description: PART OF THE SE & SW ¼ OF SEC 28, & 27 RESPECTIVELY, T5N-R1W, SLB&M, DESC AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESC IS N 89°49'55" W 2660.73 FT AS MEASURED ON THE GROUND ALG THE S LINE OF THE SE ¼ OF SD SEC 28): BEG AT A PT OF RECORD ON THE N BNDRY OF SOUTH WEBER DR, A 60 FT RD, SD PT BEING LOC N 0°22'00" E 769.44 FT (BY RECORD) FR THE SE COR OF SD SEC 28; & RUN TH N 86°15'00" W ALG THE N LINE OF SD SOUTH WEBER DR 91.59 FT TO THE BEG OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FT (LC BEARS N 46°52'30" E 29.19 FT); TH NE'LY ALG THE ARC OF SD CURVE 32.72 FT; TH N 82.22 FT TO THE BEG OF A CURVE TO THE RIGHT WITH A RADIUS OF 365.00 FT (LC BEARS N 02°49'26" E 35.97 FT); TH S 50°42'32" E 19.58 FT; TH N 00°22'00" E 26.03 FT TO THE BEG OF A CURVE TO THE RIGHT WITH A RADIUS OF 450.00 FT (LC BEARS N 06°03'53" E 89.36 FT); TH N'LY ALG THE ARC OF SD CURVE 89.50 FT TO THE MOST S'LY PT OF PPTY CONV AS PARCEL 2, IN QC DEED RECORDED 03/09/2012 AS E# 2648291 BK 5475 PG 907; TH ALG THE E LINE OF SD PPTY THE FOLLOWING COURSE: N'LY 24.11 FT ALG THE ARC OF A 215.00 FT RADIUS CURVE TO THE LEFT (LC BEARS N 13°17'49" E 24.10 FT) TO THE MOST S'LY PT OF PPTY CONV AS PARCEL 1, IN QC DEED RECORDED 03/09/2012 AS E# 2648302 BK 5475 PG 942; TH ALG THE E LINE OF SD PPTY THE FOLLOWING THREE COURSES: N'LY 1.33 FT ALG THE ARC OF 450.00 FT RADIUS CURVE TO THE RIGHT (LC BEARS N 14°54'56" E 1.33 FT) TO THE BEG OF A CURVE TO THE LEFT WITH A RADIUS OF 250.00 FT (LC BEARS N 05°30'00" E 82.52 FT); TH N'LY ALG THE ARC OF SD CURVE 82.90 FT; TH N 04°00'00" W 17.51 FT; TH N 67°41'28" W 28.22 FT; TH N 74°31'10" W 71.35 FT TO A BNDRY LINE AGMT RECORDED IN BK 3165 PG 77; TH N 84°09'05" W ALG SD BNDRY LINE AGMT 313.26 FT; TH N 408.44 FT TO THE S LINE OF FORT LANE (NOT YET RECORDED) TO A PT ON A 3095.00 FT RAD CURVE TO THE RIGHT; TH NW'LY ALG SD STR & ARC THROUGH A CENTRAL ANGLE OF 05°24'26" A DIST OF 292.09 FT (CHORD BEARS N 62°44'52" W 291.98 FT) TO A PT OF TANGENCY; TH N 60°02'39" W ALG THE S LINE OF SD STR 287.01 FT TO A BNDRY LINE AGMT RECORDED IN BK 3274 PG 380;

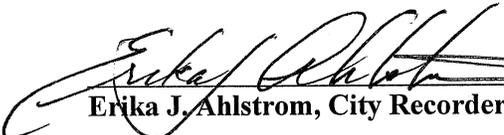
TH N 00°22'00" E ALG SD BNDRY LINE AGMT 139.50 FT TO A PT ON THE S'LY LINE OF INTERSTATE HWY 84; TH SE'LY ALG SD S'LY LINE OF I-84 SE'LY 1063.07 FT ALG THE ARC OF A 2994.79 FT RAD CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°20'18" (CHORD BEARS S 63°23'43" E 1057.50 FT); TH S 00°22'00" W ALG SD RECORD SEC LINE 40.70 FT TO A PT ON A NON-TANGENT CURVE; TH SE'LY 23.44 FT ALG THE ARC OF A 1007.91 FT RAD CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°19'56" (CHORD BEARS S 05°25'01" E 23.44 FT) TO A PT OF TANGENCY; TH S 06°05'00" E 28.33 FT TO A PT OF CURVATURE; TH SE'LY 22.53 FT ALG THE ARC OF A 21.00 FT RAD CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°28'41" (CHORD BEARS S 36°49'20" E 21.47 FT) TO THE N LINE SD SOUTH WEBER DR; TH N 86°15'00" W ALG THE N LINE OF SD SOUTH WEBER DR 18.55 FT TO THE POB. CONT. 16.59 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY. CONTAINS: 578,493 SQ.FT./13.28 ACRES

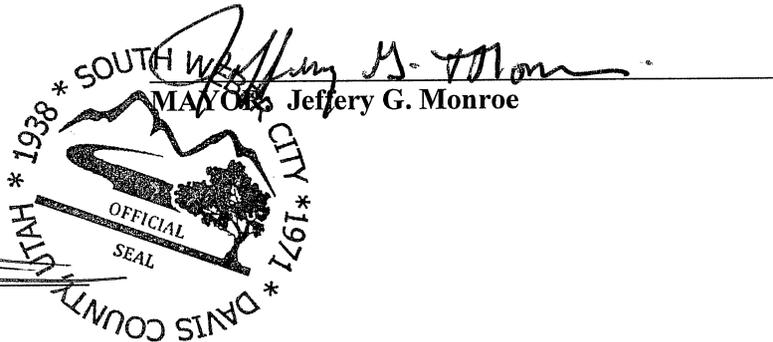
Section II. New zoning maps will be prepared to reflect the change of zoning.

Section III. This ordinance shall take effect upon posting.

PASSED AND ADOPTED by the City Council of South Weber City, South Weber, Davis County, Utah, this 27th day of November, 2012.

ATTEST:


Erika J. Ahlstrom, City Recorder



CERTIFICATE OF POSTING

I, the duly appointed recorder for the City of South Weber, hereby certify that ***Ordinance 12-09: Amendment to City's Zoning Map – Change of Zoning*** was passed and adopted the 27th day of November 2012, and certify that copies of the foregoing Ordinance 12-09 were posted in the following locations within the municipality this 28 day of November, 2012.

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


Erika J. Ahlstrom, City Recorder