



9/22/2020

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE APPROXIMATELY 4.70 ACRES OF LAND LOCATED AT 4706 E. 2650 N. FROM AV-3 TO CV-2.

WHEREAS, the Weber County Board of Commissioners has adopted a zoning map for the unincorporated areas of Weber County; and

WHEREAS, the Weber County Board of Commissioners has received an application from Levanta, L.L.C., in partnership with Las Americas Resources, L.L.C., to rezone approximately 4.70 acres from the AV-3 zone to the MV-1 Zone; and

WHEREAS, after consideration, the Weber County Board of Commissioners determined it to be in the best interest of the public to rezone the 4.70 acres from the AV-3 Zone to the CV-2 Zone, rather than the MV-1 Zone as requested in the application; and

WHEREAS, the Weber County Board of Commissioners and Levanta, L.L.C. mutually agree to rezoning the 4.70 acres from the AV-3 zone to the CV-2 zone; and

WHEREAS, the Weber County Board of Commissioners and Levanta, L.L.C. mutually agree to execute a development agreement that specifies, among other things, the use and development standards of the subject property; and

WHEREAS, on June 23, 2020 the Ogden Valley Planning Commission held a duly noticed public hearing to consider the rezone application, and in the same meeting forwarded a negative recommendation to the Board of County Commissioners;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to rezone approximately 4.70 acres of land, as more precisely described in the attached exhibits, from the AV-3 zone to the CV-2 zone. The graphic representation of the rezone is included and incorporated herein as Exhibit A. A written description of the rezone is included as Exhibit B. In the event there is conflict between the two, the legal description shall prevail. In the event the legal description is found by a licensed surveyor to be invalid or incorrect, the corrected legal description shall prevail as the description herein, if recommended by the County Surveyor, provided that the corrected legal description appropriately bounds the subject property and fits within the correct legal description of surrounding properties.

This ordinance shall become effective fifteen (15) days after publication or on the day the development agreement between Levanta, L.L.C. and Weber County is signed, whichever is later.

Passed, adopted, and ordered published this 22nd day of September 2020, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By C. Gage
Gage Froerer, Chair

Commissioner Froerer voted Aye
Commissioner Jenkins voted Aye
Commissioner Harvey voted Aye

ATTEST:

Ricky Hatch
Ricky Hatch, CPA
Weber County Clerk/Auditor

EH 3110219 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
15-DEC-20 321 PM FEE \$1.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

Exhibit A

Graphic Representation
Levanta, L.L.C Rezone from AV-3 Zone to CV-2 Zone

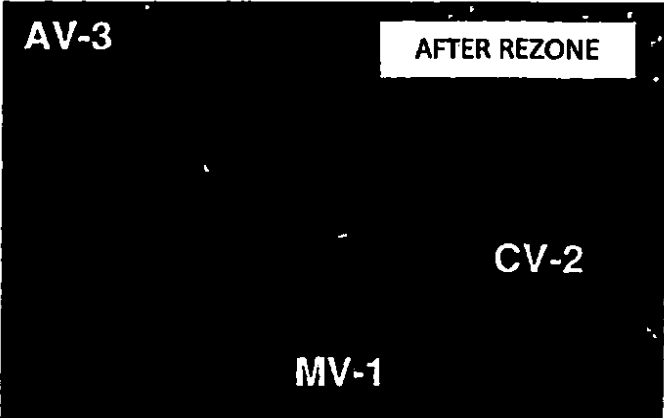
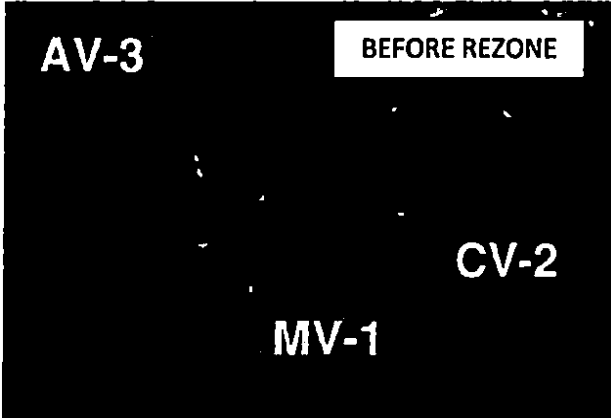
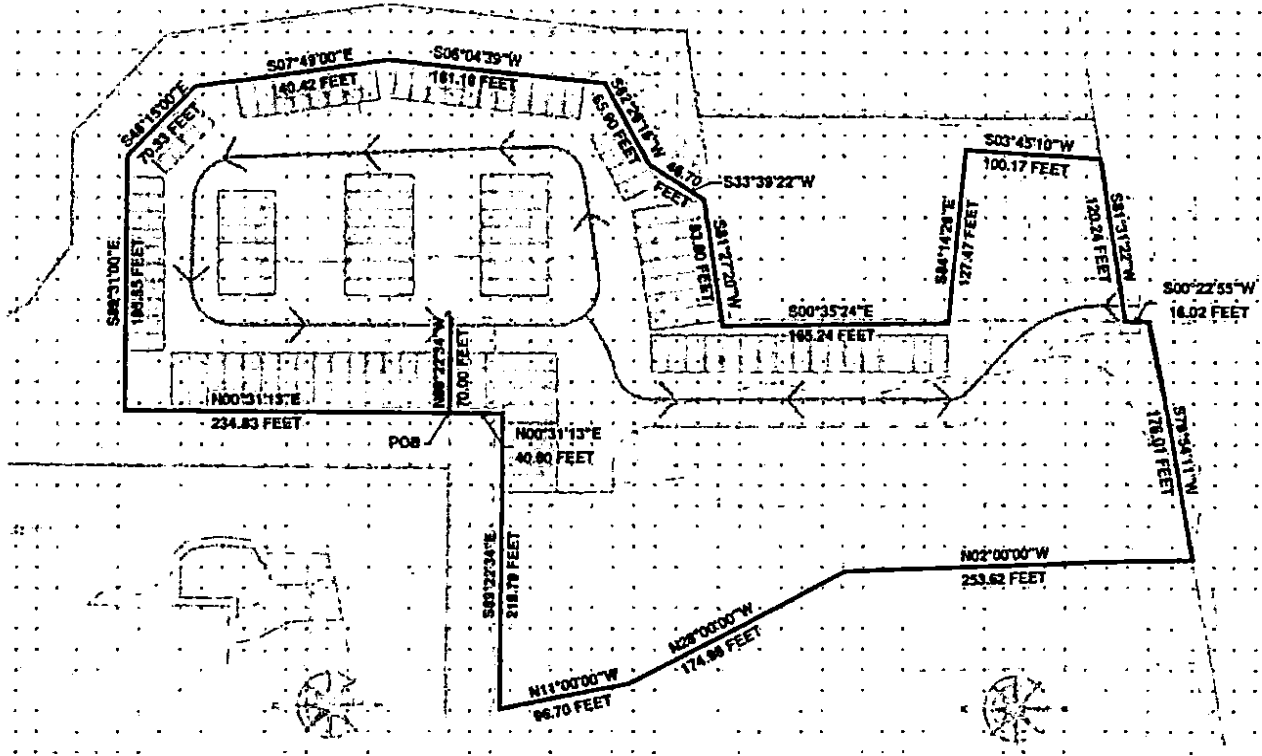


Exhibit B

Written Description

A portion of Parcel #220400030 and Parcel #221210001 more particularly described as follows:

A portion of the SW1/4 of Section 27, the NW1/4 of Section 34, the NE1/4 of Section 33 & the SE1/4 of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N89°22'34"W along the Section line 70.00 feet from the Northeast Corner of Section 33, T7N, R1E, SLB&M; thence N00°31'13"E 234.83 feet; thence S89°31'00"E 185.55 feet; thence S46°15'00"E 70.33 feet; thence S07°49'00"E 140.42 feet; thence S06°04'39"W 161.10 feet; thence S62°26'15"W 65.90 feet; thence S33°39'22"W 46.70 feet; thence S81°27'20"W 93.60 feet; thence S00°35'24"E 165.24 feet; thence S84°14'26"E 127.47 feet; thence S03°45'10"W 100.17 feet; thence S81°31'22"W 120.24 feet; thence S00°22'55"W 16.02 feet; thence S79°54'11"W 176.01 feet; thence N02°00'00"W 253.62 feet; thence N28°00'00"W 174.98 feet; thence N11°00'00"W 96.70 feet; thence S89°22'34"E 215.79 feet; thence N00°31'13"E 40.00 feet to the point of beginning.

Contains: 4.70 acres+/-

And also including the entire street right-of-way of 2650 N Street (Clark Lane).