

ORDINANCE NUMBER 2022-01

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO ADJUST THE ZONING BOUNDARY BETWEEN THE CV-2 AND AV-3 ZONES

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

**WHEREAS**, the Weber County Board of Commissioners has received an application from NOAL Holdings, LLC, to adjust the zoning boundary between CV-2 and AV-3 zones; and

**WHEREAS**, the Weber County Board of Commissioners and NOAL Holdings, LLC mutually agree to adjust the zoning boundary between the AV-3 zone to the CV-2 zone; and

**WHEREAS**, the Weber County Board of Commissioners and NOAL Holdings, LLC mutually agree to execute an amended development agreement that specifies, among other things, the use and development standards of the subject property; and

**WHEREAS**, on November 30, 2021 the Ogden Valley Planning Commission held a duly noticed public hearing to consider the rezone application, and in the same meeting forwarded a positive 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 adjust the zoning boundary, as more precisely described in the attached exhibits, between 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 NOAL Holdings, LLC and Weber County is signed, whichever is later.

Passed, adopted, and ordered published this 4<sup>th</sup> day of January, 2022, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Scott Jenkins, Chair

Commissioner Froerer voted  
Commissioner Jenkins voted  
Commissioner Harvey voted

Aye  
Aye  
Aye

ATTEST:

Ricky Hatch  
Ricky Hatch, CPA  
Weber County Clerk/Auditor



\*W3210086\*

3210086 Pg 1 of 3  
Weber County Recorder Fee \$  
Date 12/27/22 Time 8:12 AM By DC  
Rec For Weber County  
planning

5#3210086

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NOAL Holdings, LLC Rezone from AV-3 Zone to CV-2 Zone

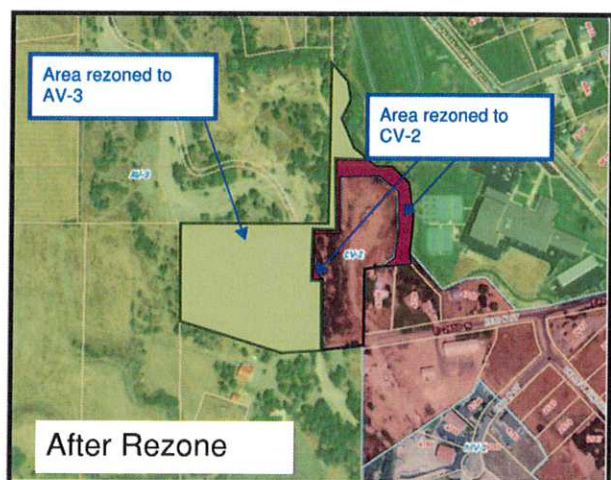
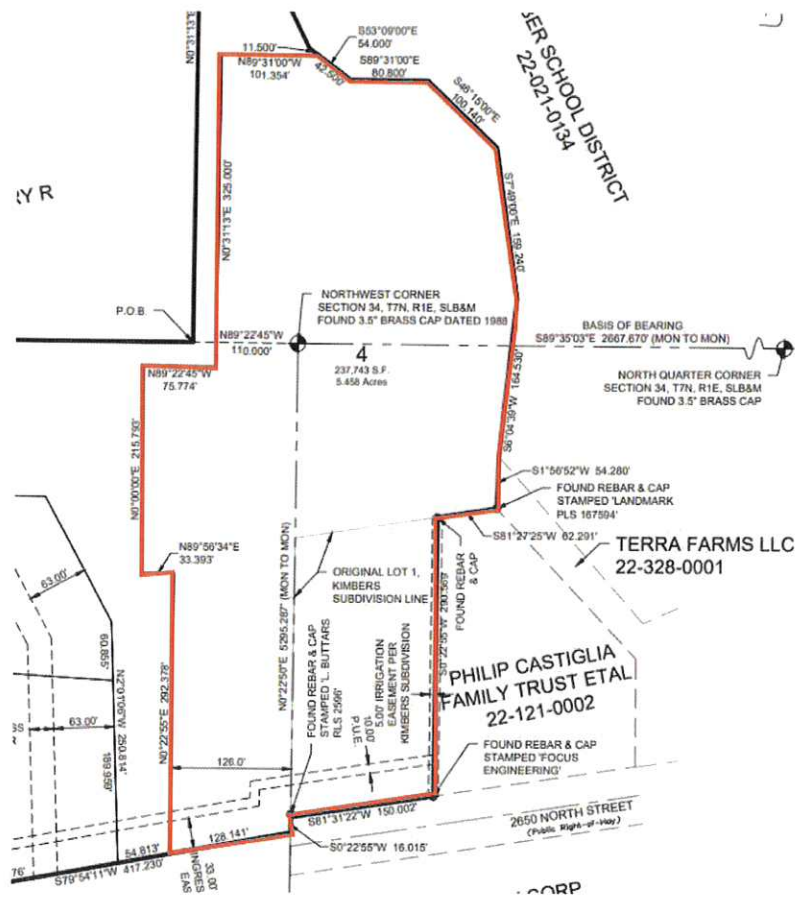


Exhibit B

Written Description

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Beginning at the Northmost Corner of Kimbers Subdivision, recorded as Entry 1353660 in Book 40 at Page 22 in the Office of the Weber County Recorder, said point lies South 89°35'03" East 208.621 feet along the Section Line and South 169.464 feet from the Northwest Corner of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian and running thence along said Kimbers Subdivision South 81°27'25" West 62.291 feet to the Northeast Corner of Lot 1 of said Kimbers Subdivision; thence along said Lot 1 the following (2) courses: 1) South 00°22'55" West 290.569 feet; 2) South 81°31'22" West 150.002 feet to the West Line of the Northwest Quarter of said Section 34; thence along said West Line South 00°22'55" West 16.015 feet; thence South 79°54'11" West 128.141 feet; thence North 00°22'55" East 292.378 feet; thence South 89°56'34" West 33.393 feet; thence North 215.793 feet; thence South 89°22'45" East 75.774 feet; thence North 00°31'13" East 325.000 feet; thence South 89°31'00" East 101.354 feet to the centerline of a canal; thence along said canal the following (5) courses: 1) South 53°09'00" East 42.500 feet; 2) South 89°31'00" East 80.800 feet; 3) South 46°15'00" East 100.140 feet; 4) South 07°49'00" East 159.240 feet; 5) South 06°04'39" West 164.530 feet; thence South 01°56'52" West 54.280 feet to the point of beginning.

Property contains 5.458 acres.