

ORDINANCE NO. 834

AN ORDINANCE APPROVING A REZONE OF PROPERTY LOCATED  
AT APPROXIMATELY 5511 SOUTH 3500 WEST, ROY, UTAH  
FROM A CP-1 AND R-1-7 DESIGNATION TO A CP-2 DESIGNATION

WHEREAS, the City has been petitioned by Kent M. Beckstrom and Craig Boyer, the owners of parcels of property at approximately 5511 South 3500 West, Roy, Utah to have the property rezoned from a CP-1 and R-1-7 designation to a CP-2 designation; and

WHEREAS, the Planning Commission has held a public hearing and favorably recommended the change; and

WHEREAS, the property is contiguous to a CP-2 Zone to the west; and

WHEREAS, the City Council finds that the change in zoning would provide for a smooth transition in zoning and not constitute spot zoning and is in compliance with the master plan; and

WHEREAS, the City Council has held a public hearing regarding the rezone.

NOW, THEREFORE, Be it hereby ordained by the City Council of Roy City, Utah, that the following described property be and hereby is rezoned from its present zoning of CP-1 and R-1-7 to CP-2 for said Petitioners Kent M. Beckstrom and Craig Boyer, said property being situate in Roy City, Weber County, Utah, and being more particularly described as follows:

PARCEL A

09-073-0000

A PART OF THE SOUTHEAST QUARTER SECTION 16, T5N, R2W, S1B&M, U.S. SURVEY IN ROY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST LINE OF 3500 WEST STREET BEING 50.00 FEET N89D45'19"W ALONG THE SECTION LINE AND 543.89 FEET N0D17'49"E ALONG A LINE PARALLEL TO AND BEING 50.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE EAST LINE OF SAID SECTION 16 FROM THE SOUTHEAST CORNER OF SAID SECTION 16; AND RUNNING THENCE N89D45'19"W 155.00 FEET; THENCE N0D17'49"E 65.00 FEET; THENCE N89D45'19"W 65.00 FEET; THENCE N0D17'49"E 97.10 FEET TO THE SOUTH LINE OF 5500 SOUTH STREET; THENCE S89D12'19"E 180.36 FEET ALONG SAID SOUTH LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 62.48 FEET (CENTRAL ANGLE EQUALS 89D30'08" AND LONG CHORD BEARS S44D27'15"E 56.32 FEET) TO A POINT OF TANGENCY AT A POINT BEING 50.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE EAST LINE OF SAID SECTION 16; THENCE S0D17'49"W 120.33 FEET ALONG A LINE PARALLEL TO AND BEING 50.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID EAST LINE OF SECTION 16 TO THE POINT OF BEGINNING. CONTAINS 30,868 SQUARE FEET OR 0.709 ACRES.

PARCEL B

09-073-0001, 0082, 0074  
PT 09-073-0073, 0074

A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T5N, R2W, S1B&M, U.S. SURVEY IN ROY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST LINE OF 3500 WEST STREET BEING 33.00 FEET N89D45'19"W ALONG THE SECTION LINE AND 406.89 FEET N0D17'49"E ALONG A LINE PARALLEL TO AND BEING 33.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE EAST LINE OF SAID SECTION 16 FROM THE SOUTHEAST CORNER OF SAID SECTION 16; AND RUNNING THENCE N89D45'19"W 237.00 FEET; THENCE N0D17'49"E 202.00 FEET; THENCE S89D45'19"E 65.00 FEET; THENCE S0D17'49"W 65.00 FEET; THENCE S89D45'19"E 155.00 FEET TO A POINT BEING 50.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE EAST LINE OF SAID SECTION 16; THENCE S0D17'49"W 60.00 FEET PARALLEL TO SAID SECTION LINE; THENCE S89D45'19"E 17.00 FEET TO A POINT BEING 33.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID EAST LINE OF SECTION 16; THENCE S0D17'49"W WEST 77.00 FEET PARALLEL TO SAID SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 35,674 SQUARE FEET OR 0.819 ACRES.

PARCEL C

09-073-0073 & PT 09-073-0074

A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T5N, R2W, S1B&M, U.S. SURVEY IN ROY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 183.00 FEET N89D45'19"W ALONG THE SECTION LINE AND 183.00 FEET N0D17'49"E FROM THE SOUTHEAST CORNER OF SAID SECTION 16; AND RUNNING THENCE N89D45'19"W 87.00 FEET; THENCE N0D17'49"E 223.89 FEET; THENCE S89D45'19"E 237.00 FEET TO A POINT BEING 33.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE EAST LINE OF SAID SECTION 16; THENCE S0D17'49"W 223.89 FEET PARALLEL TO SAID SECTION LINE; THENCE N89D45'19"W 150.00 FEET TO THE POINT OF BEGINNING. CONTAINS 53,062 SQUARE FEET OR 1.218 ACRES.

E# 1740663 BK2104 PG2284  
DOUG CROFTS, WEBER COUNTY RECORDER  
06-DEC-00 935 AM FEE \$.00 DEP JFM  
REC FOR: ROY.CITY

PARCEL D

09-073-0020

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 89D58'17" WEST 50 FEET AND NORTH 00D17'49" WEST 53.49 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION, RUNNING THENCE NORTH 0D01'25" EAST 129.51 FEET, THENCE SOUTH 89D58'17" WEST 133 FEET, THENCE SOUTH 0D01'25" WEST 150.44 FEET; THENCE EAST ALONG AN ARC OF A 1344 FEET CURVE TO THE LEFT 6.56 FEET LC = SOUTH 89D51'37" EAST 6.56 FEET; THENCE SOUTH 89D45'44" EAST 105.60 FEET; THENCE NORTH 45D01'46" EAST 29.48 FEET TO THE POINT OF BEGINNING.

This Ordinance has been approved by the following vote of the Roy City Council:

Councilwoman Becraft  
Councilman Cordova  
Councilwoman Donehoo  
Councilman Duncan  
Councilman Nakayu

This Ordinance shall become effective immediately upon passage, lawful posting, and recording. This Ordinance has been passed by the Roy City Council this 7th day of July, 1998.

*Roger Phil Burnett*  
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Roger Phil Burnett  
Mayor

Attested and Recorded:

*G. Blake Wahlen*  
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G. Blake Wahlen  
City Recorder

