



W2399169

EN 2399169 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
20-MAR-09 1102 AM FEE \$0.00 DEP SPY
REC FOR: WEBER COUNTY PLANNING

ORDINANCE NO. 2004-22

AN ORDINANCE OF WEBER COUNTY AMENDING THE UNIFORM ZONING
ORDINANCE OF UNINCORPORATED WEBER COUNTY

WHEREAS, certain real property (hereinafter the Property) was disconnected from Pleasant View City bringing the Property into the boundaries of unincorporated Weber County; and

WHEREAS, the owners of the Property have petitioned Weber County to zone the Property Manufacturing M-1 under the Uniform Zoning Ordinance of Unincorporated Weber County; and

WHEREAS, the owners of the Property have submitted a conceptual plan showing potential development of the Property; and

WHEREAS, Manufacturing M-1 zoning is consistent and compatible with the existing zoning and character of real property surrounding the Property; and

WHEREAS, the proposed zoning amendment has been submitted to the Western Weber County Planning Commission for its approval, disapproval, or recommendations;

NOW THEREFORE, the County Legislative Body of Weber County ordains as follows:

- 1 The following described real property is zoned Manufacturing M-1, and the zoning map of Weber County shall be amended accordingly:

Beginning at a point on the Westerly right of way line of U.S. Highway 89, 91 and 30-S, said point being 19.36 feet North 0°58'07" East along the Section line from the Northeast corner of said Section 36; running thence South 33°53'08" East 534.88 feet along said Westerly right of way line; thence South 70°37'03" West 322.65 feet to the Section line; thence South 0°39'48" West 511.00 feet along said Section line; thence South 87°16'48" West 175.08 feet; thence South 64°20'09" West 494.78 feet to the Easterly boundary of Weber Industrial Park Plat "A," Weber County, Utah, also being the Westerly right of way line of the Oregon Short line Railroad Company (O.S.L.R.R. Co.); thence North 25°54'13" West 3684.20 feet along said Westerly right of way line; thence North 64°05'47" East 66.00 feet; thence North 78°06'24" East 565.65 feet, thence South 29°09'13" East 150.00 feet, thence North 60°50'47" East 292.55 feet to the Westerly right of way line of U.S. Highway 89, 91 and 30-S; thence (5) five courses along said Westerly right of way line as follows: South 29°11'08" East 1174. 19 feet; Southeasterly along the arc of a

19-016-0023, 0012, 0107, 0121, 0088, 0019
 19-260-0001, 0002, 0003, 0008, 0009
 19-041-0011, 0009, 0007, 0051, 0083, 0008, 0012
 19-041-0025, 0091, 0093, 0092
 17-066-0036, 0059,

11519.20 foot radius curve to the left a distance of 304.70 feet (Central Angle equals 1°30'56" and Long Chord bears South 29°56'36" East 304.69 feet); South 33°56'07" East 241.53 feet, Southeasterly along the arc of a 5779.70 foot radius curve to the left a distance of 507.61 feet (Central Angle equals 5°01'55" and Long Chord bears South 31°24'03" East 507.44 feet) and South 33°53'08" East 317.59 feet to the point of beginning.

Contains: 3,560,172 sq. ft.
or 81.730 acre

PASSED, ADOPTED AND A SYNOPSIS ORDERED PUBLISHED THIS ^{14th} DAY OF
NOVEMBER, 2004.

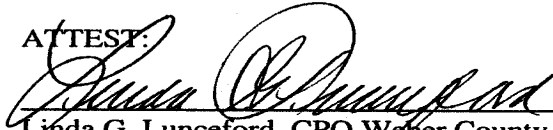
December

Commissioner Bischoff	Voting	<u>aye</u>
Commissioner Burton	Voting	<u>aye</u>
Commissioner Cain	Voting	<u>aye</u>



Camille T. Cain, Chair

ATTEST:



Linda G. Lunceford, CPO Weber County Clerk