

## **SOUTH WEBER CITY PLANNING COMMISSION AGENDA**

**PUBLIC NOTICE** is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **SPECIAL** public meeting on **Thursday, August 24, 2017**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

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A WORK MEETING WILL BE HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING AT 6:00 P.M. TO DISCUSS  
AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS

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### **THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS:**

- 6:30 P.M.      Pledge of Allegiance  
                  Approval of Meeting Minutes – Chair Osborne  
                  ▪   August 10, 2017  
                  Approval of Agenda  
                  Declaration of Conflict of Interest
- 6:35 P.M.      **Public Hearing on Rezone:** for property located at 7482 S. Cornia Dr. (Parcel 13-174-0001), approx. 1.31 acres, be rezoned from the Highway Commercial Zone (C-H) to Light Industrial Zone (L-I) by applicant Shirley Edwards.
- 6:50 P.M.      Possible Follow-Up Discussion from August 15, 2017 Joint Meeting with City Council
- 7:20 P.M.      Public Comments – Please keep public comments to 3 minutes or less per person
- 7:25 P.M.      Planning Commissioner Comments (Johnson, Pitts, Walton, Grubb, Osborne)
- 7:30 P.M.      Adjourn

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THE UNDERSIGNED RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED OR POSTED TO:

CITY OFFICE BUILDING  
Utah Public Notice website  
[www.utah.gov/pmn](http://www.utah.gov/pmn)

[www.southwebercity.com](http://www.southwebercity.com)  
TO EACH MEMBER OF THE PLANNING COMMISSION

THOSE LISTED ON THE AGENDA

DATE: August 18, 2017

\_\_\_\_\_  
ELYSE GREINER, RECORDER

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY ELYSE GREINER, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

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\*Agenda times are flexible and may be moved in order, sequence, and time to meet the needs of the Commission\*

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 10 August 2017

**TIME COMMENCED:** 6:30 p.m.

**PRESENT: COMMISSIONERS:**

Tim Grubb  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton (excused)

**CITY PLANNER:**

Barry Burton

**CITY ENGINEER:**

Brandon Jones

**CITY RECORDER:**

Elyse Greiner

**CITY MANAGER:**

Tom Smith

**Transcriber:** Minutes transcribed by Michelle Clark

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***A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS***

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**PLEDGE OF ALLEGIANCE:** Commissioner Osborne

**VISITORS:** Laurie Gale, Marty Gale, Melinda Osborne, Bart & Emily Boren, Mike Brandt, Mark Staples, and Stacey Eddings.

## **APPROVAL OF MEETING MINUTES**

- **July 13, 2017**

Commissioner Johnson moved to approve the meeting minutes of 13 July 2017 as amended. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, and Pitts voted yes. Council Member Grubb abstained. The motion carried.

**APPROVAL OF THE AGENDA:** Commissioner Grubb moved to approve the agenda as written. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, and Pitts voted yes. The motion carried.

**DECLARATION OF CONFLICT OF INTEREST:** (None)

**Commissioner Johnson moved to open the public hearing. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Grubb, and Pitts voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**Public Hearing on Rezone: for property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, 13-140-0010, & 13- 041-0115), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O) by applicant Laurie Gale:** Commissioner Osborne said applicant, Laurie Gale, has asked to take off parcel 13-041-0115 from the rezone application. Barry Burton, City Planner, said the C-H Zone is designed primarily for retail commercial that is highway oriented. He said the C-O Zone is a little bit different and allows for different setbacks. It encourages mixed use (residential and commercial).

**Stacey Eddings, 2645 E. 7800 S.,** said she is on the opposite side of the Weber Canal from this property. She is concerned because she doesn't want apartments or businesses looking down into her yard. She is concerned about her privacy.

Commissioner Grubb said the zone states the type of uses. He said with the current zone of commercial, there are a lot of different uses. He said the C-O Zone would change the use a little bit.

Laurie Gale, applicant, said the parcel on the north side of the canal needs to be withdrawn from the application. She said she has a buyer interested in this property and would like to develop a daycare on the property. She said the C-O Zone allows for a smaller setback.

**Mike Grant,** did not sign in, said he would like to know the location of this property. He would like to know the height of buildings for both zones. Barry said the height restriction is 35'.

**Commissioner Johnson moved to close the public hearing. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Grubb voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING CLOSED \*\*\*\*\***

Commissioner Johnson said the city's master plan does identify this area for commercial overlay (C-O) Zone. He said there are a lot of individuals looking for daycare centers. He feels it is needed in this area. Commissioner Grubb said the C-H Zone has a heavy impact on the neighbors and the C-O Zone has a softer impact on the neighborhood. He wants to stick with the master plan.

Barry Burton said this particular zone is recommended in the general plan. He has had numerous contacts with potential buyers and none have been interested in the existing commercial highway zone.

Commissioner Pitts agrees with the softer impact on the residents. Commissioner Osborne is concerned about this being a sneaky way of doing apartments but he has become comforted by the Gales with the possible daycare center.

**Commissioner Johnson moved to recommend approval of the rezone request for property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, & 13-140-0010,), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O) by applicant Laurie Gale. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Grubb voted yes. The motion carried.**

**Review Ordinance 10.11.050 General and Miscellaneous Provisions (Fences):** Barry Burton, City Planner, said the city staff has recommended amending the height of fencing at a clear view across corner of property required. Barry said the city recently installed a fence at Central Park that is 4' high. He feels amending the ordinance to 4' is too high. The Planning Commission discussed identifying the type of fencing with chain link being easier to see. They discussed being able to see through the fencing. Commissioner Grubb suggested defining "clear view". Brandon Jones suggested leaving it alone because defining what can and can't be seen through gets difficult to enforce. He said this also pertains to vegetation, hedges, trees, etc. Barry said even chain link can be difficult, depending on the view point. Brandon said the City Council can decide how they are going to come into compliance with the fence at Central Park. Barry said 2' is pretty much a standard.

10.11.050 General And Miscellaneous Provisions is as follows:

B. Fence Height: Except as otherwise required in subsection C of this section, no fence or wall or similar device in any residential zone may be constructed or placed in any required yard in excess of six feet (6') in height. Where a retaining wall is reasonable and necessary and is located on a line separating lots, such retaining wall may be topped by a fence, wall or hedge of a maximum of six feet (6'). Fences, walls or similar devices in any zone other than a residential zone which exceed six feet (6') in height shall be considered conditional uses and must obtain conditional use approval, either as part of an overall site approval or as a separate matter, prior to erection.

C. Clear View Across Corner Of Property Required: In all zones which require a front yard, no obstruction to view in excess of ~~three~~ **two** feet (**32'**) in height above the level of the curb or roadside, where no such curb exists, shall be permitted on any corner lot within a triangle, formed by the street, property lines and line connecting the between points forty feet (40') from the intersection of the streets and property lines, except for the following:

1. Permitted signs where only the minimum necessary supports are visible to a height of ten feet (10') above the level of the curb or road side.
2. A reasonable number of trees pruned or maintained in such a way as to provide reasonably unobstructed vision to the driver of automobiles through such area.

**Commissioner Osborne moved that the Planning Commission recommends to the City Council that 10.11.050 remain as it is. Commissioner Grubb seconded the motion. Commissioners Johnson, Osborne, Pitts, and Grubb voted yes. The motion carried.**

**Review I-84 Buffer/Trail Preservation Method:** Barry Burton, City Planner, discussed the I-84 buffer/trail preservation. He said the Planning Commission needs to decide how it is preserved as well as communicate this to developers. He proposed amending the ordinance on a

per acre basis. He said we need to have a way to assure that the buffer is preserved. Commissioner Grubb suggested designating the road alignment.

Mark Staples, of Nilson Homes, said the conflict is the density. He would suggest being able to transfer the density. He said it is difficult with the power lines and easements in that area. He would like to see more clustering, which would allow for some type of overlay.

Barry said the current ordinance for PUD allows for a bonus density of 10% as per code 10.7 I.4(d). He said we have to be more vigilant on lot size and setbacks may become a matter of negotiation. He said the way it is designed is that the roads are public roads. Mark Staples asked if they can make a proposal. Brandon said he likes the idea of allowing a bonus for preservation. Barry asked about the possibility of establishing a right of way. Brandon said he is in favor of that because it establishes an alignment.

Mark Staples said he is willing to work with Barry Burton, because he wants this to be a win-win verses the developer being penalized.

Commissioner Osborne requested this item to be on the agenda in September.

**PUBLIC COMMENTS: (None)**

**COMMISSIONER ITEMS:**

**Commissioner Johnson:** He suggested any future City Council minutes be amended to take out City Engineer and City Planner as visitors. He met with Davis County Commissioner Milburn concerning the city's trail plan. Tom reported that he sent a letter to UDOT concerning the city's trail plan and he knows Commissioner Milburn was aware of that.

**CITY MANAGER:**

Tom Smith, City Manager, discussed the options for the relocation of the posse grounds. He said the discussion at the open house that evening included why it is being discussed. Tom said development and growth are currently taking place in the area of the existing posse grounds.

1. Approximately 125 East Kingston Drive.
2. West of South Weber Drive from the soccer complex.
3. West of Canyon Meadows baseball diamond.
4. Canyon Meadows off of Firth Road.
5. Top of 1900 East and Deer Run Drive.

Tom explained that option #5 is most desirable. He said there is a concern because the city does lease this property. He said this area is approximately 3 acres. He said this area is surrounded by roads and trails. He discussed this area being used as a nature park as well. Commissioner Johnson suggested looking at the possibility of a dog park. Discussion took place regarding over-night camping, picnic area, etc. Tom said the Planning Commission will be meeting with the City Council on 15 August 2017. He said because the Planning Commission didn't adopt electronic meetings, Commissioner Osborne will not be able to vote and Commissioner Pitts will not be in attendance as Vice-Chair.

**ADJOURNED:** Commissioner Grubb moved to adjourn the Planning Commission meeting at 7:49 p.m. Commissioner Pitts seconded the motion. Commissioners Pitts, Grubb, Johnson, and Osborne voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date

Chairperson: Rob Osborne

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest:

\_\_\_\_\_  
City Recorder: Elyse Greiner

# **SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING**

**DATE OF MEETING:** 10 August 2017

**TIME COMMENCED:** 6:00 p.m.

**PRESENT: COMMISSIONERS:**

**Tim Grubb  
Debi Pitts  
Rob Osborne  
Wes Johnson  
Taylor Walton (excused)**

**CITY ENGINEER:**

**Brandon Jones**

**CITY PLANNER:**

**Barry Burton**

**CITY RECORDER:**

**Elyse Greiner**

**CITY MANAGER:**

**Tom Smith**

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Laurie Gale, Martin Gale, and Mark Staples.

A Special Planning Commission Meeting will be held on August 24, 2017. The Planning Commission will also meet with the City Council on August 15, 2017 at 5:00 p.m.

**Public Hearing on Rezone: for property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, 13-140-0010, & 13- 041-0115), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O) by applicant Laurie Gale:** Commissioner Osborne said the C-O Zone is a mixed use zone. Commissioner Grubb said this property has struggled to be C-H at its location. Barry Burton feels commercial in this area is tough. Laurie Gale said she would need to change the application and take out Parcel 13-041-0115. She would like it to remain in the same zone. Martin Gale said unless it affects this application. Barry said he has had numerous individuals contact him about purchase of this property, but they aren't interested in commercial. Laurie Gale said the C-H Zone setback is 50', which makes it difficult to put anything on it. Commissioner Osborne said there are certainly ways to keep it commercial highway. He is concerned about this being a quick way to do apartments. Laurie Gale said they aren't looking at doing apartments but a daycare. Commissioner Osborne asked what is best for South Weber City. He said the master plan identifies that property as C-H Zone. Laurie Gale said it is difficult for commercial with this property being the size it is. She said she has reached out to commercial businesses and hasn't had any interest. She said with the shape and topography of the property it makes commercial difficult. Barry said this request complies with the general plan. Commissioner Grubb said we have spent a lot of time on the commercial overlay and the map identifies this property as mixed use. Laurie Gale said she has an interested

buyer who would like to put a daycare on this property. Commissioner Grubb said it would be a conditional use permit and will help the Planning Commission be able to control the space. He feels this spot should be a buffer for existing residents. Commissioner Johnson said daycare facilities are in demand. He feels a daycare center could work well in there. Laurie said the name of the company is ABC Great Beginnings.

**Review Ordinance 10.11.050 General and Miscellaneous Provisions (Fences):** (No discussion on this item)

**Review I-84 Buffer/Trail Preservation Method:** (No discussion on this item)

**ADJOURNED:** 6:00 p.m.

**APPROVED:**

\_\_\_\_\_  
Chairperson: Rob Osborne Date

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest: \_\_\_\_\_  
City Recorder: Elyse Greiner



# APPLICATION FOR CHANGE OF ZONING

South Weber City  
1600 East South Weber Drive  
South Weber, Utah 84405  
Phone: (801) 479-3177 Fax: (801) 479-0066

OFFICE USE: Application # 2017-03 Fee \$ 300.00 Receipt # 17.046153 Date Received 7/27/17

Owner of Property Patrick J. McCall

Applicant's Name Shirley Edwards  
Mailing Address 2220 N. 1450 E City, State, Zip Layton, Utah 84040  
Phone 801.426.9997 Fax \_\_\_\_\_ Email smorris\_9@yahoo.com

Agent's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Request: 1.313 Acres/Sq. Feet be changed from CH zone to L1 zone  
\_\_\_\_\_ Acres/Sq. Feet be changed from \_\_\_\_\_ zone to \_\_\_\_\_ zone

Property Address: 7482 S. Cornia Dr. South Weber 84405

Parcel Number(s): 131740001 Total Acres or Sq. Feet: 1.313 57.185 sq. Ft.

Legal Description: (If description is longer than space provided, please submit complete legal description on an addendum sheet.)  
All of Lot 1, Rice Subdivision Contains 1.313 Acres

What is the proposed use?  
Tow Yard

In what way does the proposal recognize the City's General Plan?  
Continuance of a rezone in place with the adjacent property.

**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city Apublic notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed:

Property Owner

Property Owner

### APPLICANT'S AFFIDAVIT

State of Utah )

County of Davis )

I (we) Shirley R Edwards, being duly sworn, depose and say I (we) am (are) the sole

Property Owner(s) or Agent of Owner

owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 7482 Cornia Drive

Property Address

and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 31 day of July, 2017.

Signed:

Property Owner or Agent

Property Owner or Agent

Subscribed and Sworn before me this 31 day of July, 2017.



Notary Public: Telitha Elyse Greiner

### AGENT AUTHORIZATION

State of Utah )

County of Davis )

I (we) John L & Patrick J McCall, the sole owner(s) of the real property located at <sup>OK</sup> 7482 Cornia Drive <sup>EE</sup>

Property Owner(s)

7482 Cornia Drive, South Weber City, Utah do hereby appoint Dan Morris & Shirley Edwards

Property Address

as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this 26 day of July, 2017.

Signed:

Property Owner

Property Owner

Subscribed and Sworn before me this 26 day of July, 2017.

Notary Public: Telitha Elyse Greiner



10  
APR 10 1997

Return To:

COVENANT, AGREEMENT AND LIEN

**SOUTH WEBER CITY**  
1600 East - South Weber Dr.  
South Weber, Utah 84405

COME NOW the undersigned, Alvin W. Rice and Doris E. Rice, property owners, hereinafter referred to as "Grantor," and SOUTH WEBER CITY Municipal Corporation, hereinafter referred to as "Grantee",: and;

WHEREAS, Grantors are desirous of obtaining a building permit from SOUTH WEBER CITY, even though they are desirous that installation of improvement including curb, gutter and sidewalk as required be delayed to some future time and installed at said future time by Grantors;

NOW, THEREFORE, Grantor hereby covenants and agrees for himself, successors in interest, heirs and assigns that Grantor shall install at Grantor's expense, curb, gutter and sidewalk if required by SOUTH WEBER CITY, upon request or demand by SOUTH WEBER CITY at any time in the future.

Grantor further grants a lien against the hereinafter described property for the value of said improvements to guarantee the installation of said improvements and further agrees that in the event of default or failure to install said improvements upon demand by SOUTH WEBER CITY that SOUTH WEBER CITY may proceed to install said improvements if they so elect, and may assess the costs of same against said property as a lien against same, all in addition to SOUTH WEBER CITY's right to proceed to collect as any other debt payable the costs of installing said improvements from Grantors, their successors in interest, heirs or assigns, an upon satisfaction of the indebtedness which might be incurred hereunder Grantee agrees to release this covenant, agreement and lien obligation against the property.

Grantor further agrees that in the event collection of any amounts payable hereunder becomes necessary through legal action, then the undersigned, their successors in interest, heirs or assigns shall be liable for all costs of collection, including reasonable attorney's fees.

Grantors hereby acknowledge that they have received good and valuable consideration from SOUTH WEBER CITY by the granting of a building permit relating to the property hereinafter described and further declare that the property to be encumbered by this covenant, agreement and lien is situated in South Weber City, Davis County, State of Utah, and is more particularly described as follows:

Address: 7482 South Cornia Road, South Weber, Utah.  
Legal Description:

All of Lot 1 Rice Subdivision.

13-174-0001

E 1315937 B 2115 P 927  
JAMES ASHAUER, DAVIS CNTY RECORDER  
1997 APR 10 2:26 PM FEE 10.00 DEP REC  
REC'D FOR SOUTH WEBER CITY

WITNESS the hands of Grantors this 9 day of April, 1997.

Alvin W. Rice  
Doris E. Rice

STATE OF UTAH )  
COUNTY OF ) SS.

Appeared before me the above-named Grantors Alvin W. Rice and Doris E. Rice and did affix their signatures this 9 day of April, 1997.

My Commission Expires 10-15-99  
Laurie Adenauer  
Notary Public

Residing at South Weber, Utah



Pls return to: South Weber City  
1600 E. S. Weber Dr  
S. Weber UT 84405

## IMPROVEMENTS AGREEMENT

NW 36-5N-1W

Whereas, Alvin Wade and Doris E. Rice have petitioned the South Weber City Council for an exception to Ordinance #11-358, Building Permit on Public Street, for their property located at 7482 Cornia Drive, to-wit:

Beginning at a point on the easterly line of an existing road, said point being North 89 deg 54'03" West 175.15 feet along the section line and South 32 deg 15'08" West 256.55 feet from the North Quarter Corner of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah and running Thence South 57 deg 44'52" East 116.44 feet to the westerly right of way line of a canal; Thence South 7 deg 46'40" West 503.39 feet along said westerly right of way line; Thence North 57 deg 44'52" West 325.00 feet to the said easterly line of a road; Thence North 32 deg 15'08" East 458.16 feet along said easterly line to the point of beginning.

RETURNED

AUG - 4 1995

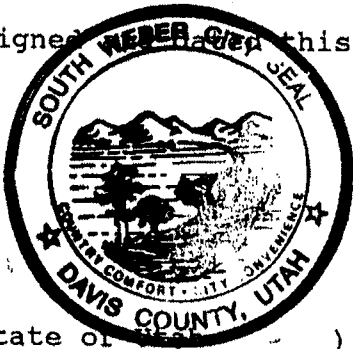
Parcel contains 2.32 acres more or less

13-039-0037

And, whereas, Cornia Drive is not classified as a residential area, and there being no improvements along it at the present time, nor does the City Council foresee plans for development along it, the City Council does hereby agree to waive the requirements of installation of improvements and the signing of a lien agreement for installation of improvements for the time being. However, prior to selling any portion of the property, Mr. and Mrs. Rice must appear before the City Council, whereby, a determination will be made as to whether Mr. and Mrs. Rice, or the future property owners, will need to install the improvements or sign the lien agreement.

I verify I have read the above agreement and do, hereby, agree to the terms thereof.

Signed Alvin Wade Rice this 12 day of JUNE, 1995.



Alvin Wade Rice  
Alvin Wade Rice  
Doris E. Rice  
Doris E. Rice

State of Utah )  
County of Davis ) ss.

E 1192037 B 1901 P 672  
CAROL DEAN PAGE, DAVIS CNTY RECORDER  
1995 AUG 4 9:55 AM FEE 10.00 DEP CGP  
REC'D FOR SOUTH WEBER CITY

On the 12<sup>th</sup> day of June, 1995, personally appeared before me Alvin Wade Rice and Doris E. Rice, the signers of the above instrument, who duly acknowledge to me that they executed the same.

Jeanne W. Crozier  
Notary Public

Bill Petty  
Bill Petty, Mayor



ATTEST:  
Ginger L. Miller  
Ginger L. Miller, City Recorder

-RECORDER'S MEMO-  
LEGIBILITY OF TYPING OR PRINTING  
UNSATISFACTORY IN THE DOCUMENT  
WHEN RECEIVED

Recorded at 11:00 AM *South Weber City* Fee Paid \$ *Two fees*  
 Date **APR 16 1962** at *9:30 AM* CAPOLE DEAN PAGE Recorder Davis County  
 By *Grace Van Dusen* Deputy Book *899* Page *499*

**613282**

ORDINANCE NO. 82-2

*Smith & Petty*

*SW 36-51-1W*

AN ORDINANCE ANNEXING TERRITORY TO THE MUNICIPALITY OF  
 SOUTH WEBER CITY  
 UTAH

WHEREAS, a majority of the owners of real property and the owners of not less than one-third (1/3) in value of the real property as shown on the last assessment roles in the territory lying contiguous to South Weber City have petitioned South Weber City for annexation; and

WHEREAS, the petition was accompanied by an accurate plat or map of the territory to be annexed, prepared under the supervision of the City Engineer or a competent surveyor, and certified by the Engineer of surveyor; and

WHEREAS, the petition and plat or map having been filed in the office of the South Weber City Recorder; and

Whereas, South Weber City has previously prepared a policy declaration encompassing the territory sought to be annexed by the petition filed with South Weber City which policy declaration was prepared, notice given and a hearing held all in accordance with the laws of the State of Utah governing annexation.

THEREFORE, be it ordained by the South Weber City Council that the following described real property is hereby declared annexed to South Weber City:

☐ Platted  
☐ Abstracted  
☐ Indexed  
☐ Compared  
☐ Entered

A part of the Southwest Quarter of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian, United States Survey.

Beginning at a point on the present South Weber City boundary, South 89 degrees 39 minutes East 1278.75 feet and South 0 degrees 04 minutes 15 seconds East 198 feet from the Northwest Corner of said Quarter Section; Running thence North 0 degrees 04 minutes West 33 feet; thence South 89 degrees 39 minutes East 275 feet; thence South 0 degrees 04 minutes 15 seconds East 145 ft, thence North 89 degrees 35 minutes 20 seconds East 316.25 feet, thence South 480 feet more or less to the present City boundary.

500

thence along the City boundary the following four courses,  
West 500 feet, Northwesterly 533 feet more or less, West  
50 feet, North 67 feet more or less to the point of begin-  
ning.

Contains 6.56 Acres more or less

This Ordinance shall become effective immediately upon posting  
as required by law.

Passed and ordered posted by the South Weber City Council on  
9 March, 1982.

  
\_\_\_\_\_  
REX BOUCHARD, MAYOR

ATTEST:

  
\_\_\_\_\_  
KATHY POLL, CITY RECORDER

Salt Lake Meridian PREFIX 13-041

SCALE 200 FEET = ONE INCH

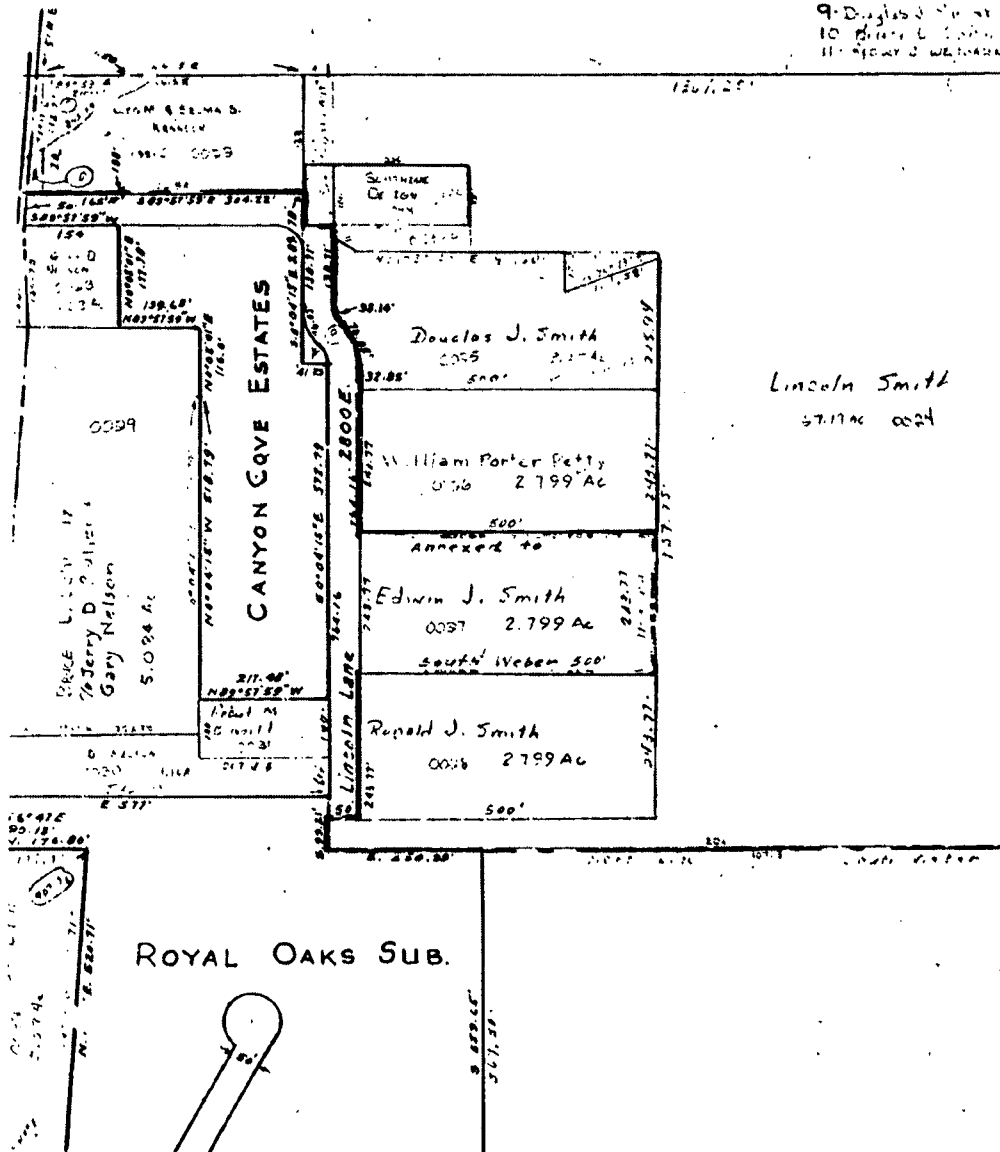
FEET = ONE INCH

PREFIX 13-041

Lat Ab. 0049

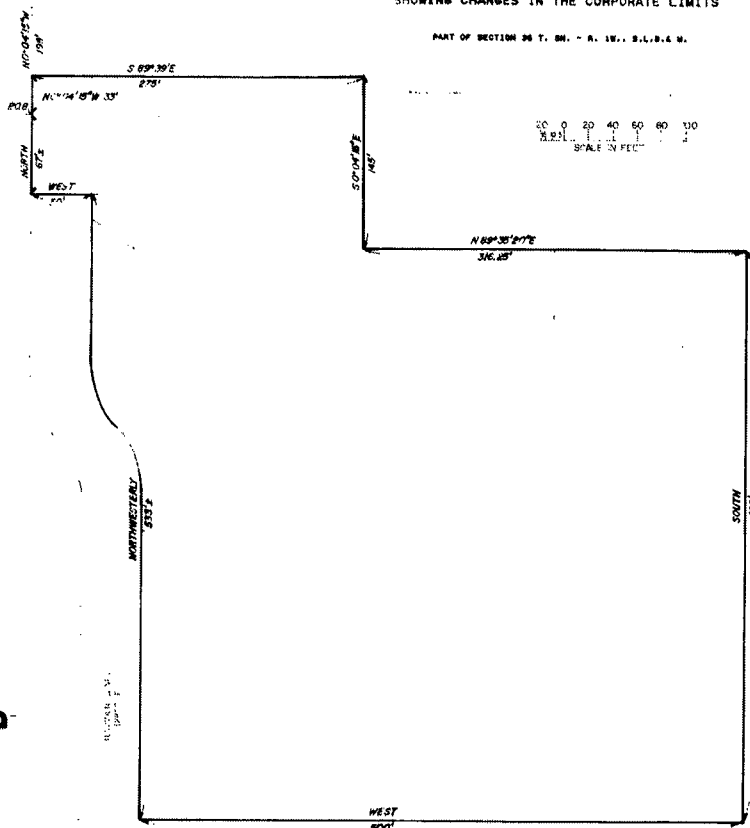
501

4. St Road Center
5. William Zito
6. St Road Center
7. General ...
8. ...
9. Douglas ...
10. ...
11. ...



**ANNEXATION TO SOUTH WEBER CITY**  
**SHOWING CHANGES IN THE CORPORATE LIMITS**

PART OF SECTION 36 T. 5N. ~ R. 1W., S.L.B.-6 N.



DESCRIPTION OF ANNEXATION TO SOUTH WESLEY CITY

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH,  
RANGE 1 WEST, SALT LAKE AND MERIDIAN, UNITED STATES SURVEY.

BEGINNING AT A POINT ON THE PRESENT SOUTH 23<sup>RD</sup> BEGIN CITY BOUNDARY,  
SOUTH 89°59' EAST 127.5 FEET ALONG SAID SECTION; 1/4-1/4-1/4-THENCE  
FROM THE NORTHWEST CORNER OF SAID QUARTER  
NORTH 0°04'18" WEST 33 FEET; THENCE SOUTH 89°59' EAST 127.5 FEET;  
EAST 60 FEET; THENCE NORTH 89°59'20" EAST  
316.25 FEET; THENCE SOUTH 60°00'00" WEST 127.5 FEET TO THE "BEGIN" PT.  
BOUNDARY; THENCE ALONG THE CITY BOUNDARY THE FOLLOWING FOUR  
CORNERS OF SAID SECTION, NORTHEASTLY, 835 FEET MORE OR LESS, WEST  
90 FEET, NORTH 67 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

STATE OF TEXAS     S.B.

CONTAINS : 6.56 ACRES MORE OR LESS.

ENGINEER'S CERTIFICATE

I, HUGH M. WHEELLOCK, CERTIFY THAT THE ABOVE AND FOREGOING IS A PLAT OF CERTAIN TERRITORY LYING CONTIGUOUS TO THE CORPORATE LIMITS OF SOUTH WESEN CITY, A MUNICIPAL CORPORATION OF UTAH AND THAT THIS PLAT HAS BEEN DRAWN TO THE DESIGNATED STATE AND IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE DAVIS COUNTY RECORDER'S OFFICE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF March, 1982.

STATE OF UTAH ENGINEER AND SURVEYOR'S LICENSE NO. 379

## RECORDED &amp; CERTIFICATE

I, \_\_\_\_\_, CERTIFY THAT I AM  
DULY APPOINTED, QUALIFIED AND ACTING CITY RECORDER OF SOUTH JORDAN  
TOWN; A MUNICIPAL CORPORATION OF UTAH; AND THAT THE ABOVE AND  
FORWARD PLAT OF LANDS HEREIN TO BE ANNEXED TO SAID CITY WAS  
DULY SUBMITTED TO AND VOTED ON BY THE COUNCIL OF SOUTH JORDAN  
AT ITS MEETING DULY CONVENED AND HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
1982; AND SAID COUNCIL VOTED IN FAVOR OF SUCH ANNEXATION; AND  
THAT THE FOREGOING PLAT IS THE VERY SAME PLAT REFERRED TO IN  
SOUTH JORDAN CITY ORDINANCE NO. \_\_\_\_\_ DULY PASSED BY  
SAID COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1982; REGARDING  
SUCH ANNEXATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF 11 1962.

SOUTH WEBER CITY RECORD

APPROVED : \_\_\_\_\_

MAYOR OF SOUTH WENEN CITY

**THE CONCLUSION:**

ENTRY NO. 4322

FILED FOR RECORD AND RECORDED THIS 21st DAY OF APR, 1982.

47 2 24 2 31 IN BOOK 4282 OF OFFICIAL RECORDS ON PAGE 151

DAVIS COUNTY RECORDS



174  
13

# RICE SUBDIVISION A PART OF THE NW1/4 OF SEC. 36, T5N, R1W. SALT LAKE BASE AND MERIDIAN, U. S. SURVEY SOUTH WEBER CITY, DAVIS COUNTY, UTAH MARCH, 1997



## SURVEY NARRATIVE:

- THIS SURVEY WAS MADE AT THE REQUEST OF WADE RICE, 8088 SOUTH 2528 EAST, SOUTH WEBER, UTAH 84405, TEL. 478-6876.
- THE PURPOSE OF THE SURVEY IS TO SUBDIVIDE A PARCEL OF LAND INTO TWO LOTS. ONE LOT HAS AN EXISTING HOME AND IT IS THE INTENTION TO CONSTRUCT A NEW HOME ON THE SECOND LOT.
- THE CORNERS MARKED AS "D" ARE 5/8"x24" REBARS, WITH CAPS STAMPED "MOUNTAIN ENGINEERING". OTHER MARKS SET OR FOUND ARE AS INDICATED.
- THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, CALLED SOUTH 89°54'03" EAST, BASED ON DATA OBTAINED FROM THE DAVIS COUNTY SURVEYOR'S

**SURVEYOR & ENGINEER**  
WILLIAM L. HOLYOAK, PE & RLS  
MOUNTAIN ENGINEERING  
P. O. BOX 309  
MORGAN, UTAH 84050  
TEL. 828-3747.

PREFIX  
13-174

LAST #

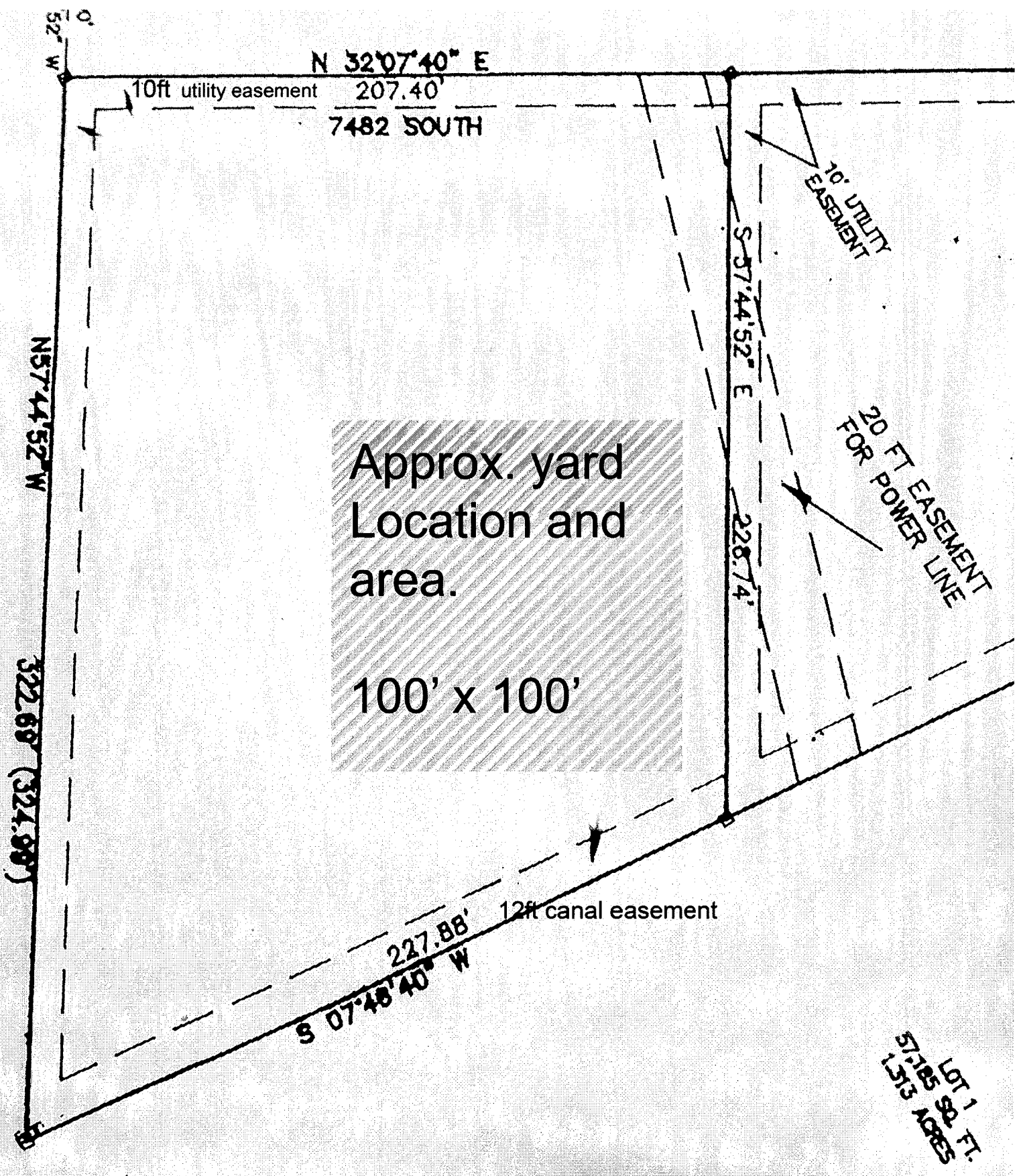


SCALE:  
1" = 50'

SUBDIVISION: RICE SUBDIVISION  
CITY: SOUTH WEBER LOTS: 1-2

NW 1/4 SECTION 36 T5N R1W  
SALT LAKE MERIDIAN  
DAVIS COUNTY UTAH

R 4#10#97



Parcel Id	Owner Name	Mailing Address	Mailing Address Line 2	Mailing Address Line 3	mailcity	mailstate	mailzipcod
131740002	COLLVINS, JAMES	7432 SOUTH CORNIA DRIVE			SOUTH WEBER	UT	84405
130390046	GENEVA ROCK PRODUCTS INC	1565 WEST 400 NORTH			OREM	UT	84057
130390049	UTAH DEPARTMENT OF TRANSPORTATION	REGION ONE HEADQUARTERS	166 WEST SOUTHWELL STREET		OGDEN	UT	84404
130390033	DAVIS & WEBER COUNTIES CANAL CO	138 WEST 1300 NORTH			SUNSET	UT	84015
131740001	MCCALL, PATRICK J & JOHN L	PO BOX 150306			OGDEN	UT	84415
132950001	NS GROUP HOLDINGS LLC AND NS GROUP HOLDING LLC	7528 SOUTH CORNIA DR			SOUTH WEBER	UT	84405
GAP							
132950002	NS GROUP HOLDINGS LLC AND NS GROUP HOLDING LLC	7528 SOUTH CORNIA DR			SOUTH WEBER	UT	84405
130390071	UNITED STATES OF AMERICA	C/O ANNE LAURA WOOD	USDA FOREST SERVICE	324 25TH ST	OGDEN	UT	84401-2301
130400009	UNITED STATES OF AMERICA	125 SOUTH STATE STREET			SALT LAKE CITY	UT	84111