

**ORDINANCE 2023-06**

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING THE CITY'S ZONING MAP PARCELS 133640003 AND 133640002 OF DEER RUN TOWNHOMES SUBDIVISION FROM COMMERCIAL OVERLAY TO R5-SG**

**WHEREAS**, Developer Deer Run Investments applied to rezone parcels 1336400003 and 133640002 of 3.198 acres at approximately 7870 S 2700 E from Commercial Overlay to R-7; and

**WHEREAS**, a public hearing was held before the planning Commission on the 9<sup>th</sup> of March 2023; and

**WHEREAS**, after careful review the Planning Commission recommended approval of this rezone request; and

**WHEREAS**, Council subsequently created a new land zone called Residential Multifamily (R-5) therefore staff would recommend rezone to the R-5 with a Strategic Growth Overlay; and

**WHEREAS**, the City Council has considering the information available along with the recommendations and finds rezoning of the property described is consistent with the City's General Plan and determined that it is in the best interest of the City to approve the change of zoning to Residential Multifamily (R5) with Strategic Growth Overlay (SG);

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of South Weber City, State of Utah:

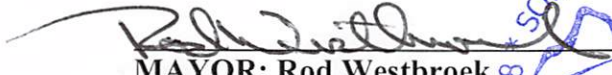
**Section 1. Amendment:** The Zoning Map referenced in section 10-1-5 is amended as follows:

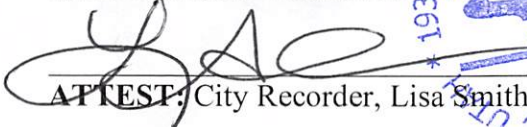
- Property Owner: Deer Run Investments**
- Property Address: 7870 S 2700 E, South Weber City, UT**
- Davis County Parcel #: 133640003, 133640002**
- Total Number of Acres: 3.198**
- New Zone: R5 (SG)**
- Legal Description: See Exhibit A**

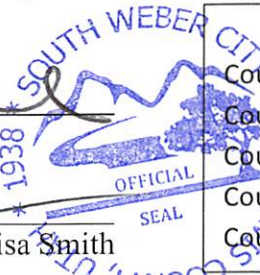
**Section 2. General Repealer.** Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**Section 3. Effective Date.** This ordinance shall become effective immediately upon passage and publication as required by law.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 13<sup>th</sup> day of June 2023.

  
**MAYOR: Rod Westbroek**

  
**ATTEST: City Recorder, Lisa Smith**



Roll call vote is as follows:		
Council Member Halverson	<input checked="" type="radio"/> FOR	AGAINST
Council Member Petty	<input checked="" type="radio"/> FOR	AGAINST
Council Member Soderquist	<input checked="" type="radio"/> FOR	AGAINST
Council Member Alberts	<input checked="" type="radio"/> FOR	AGAINST
Council Member Dills	<input checked="" type="radio"/> FOR	AGAINST

**EXHIBIT A  
DEER RUN TOWNHOMES  
BOUNDARY DESCRIPTION**

**EXHIBIT "A"**

**Deer Run Townhomes Boundary Description**

**Part of Lot 1 and all of Parcel "A", Lofts at Deer Run (Entry #3487887, Davis County Recorder [D.C.R.]), and an additional parcel, located in the West half of Section 36, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, described as follows:**

**Beginning at the intersection of the southeasterly right-of-way line of the Davis and Weber Canal, and the west right-of-way line of the Frontage Road, said Point being South 89°45'31" East 555.77 feet along the quarter section line and South 00°02'01" West 295.04 feet from the West Quarter Corner of said Section 36, and running thence along said west right-of-way line the following two (2) courses: (1) Southerly 45.54 feet along the arc of a 626.80-foot-radius curve to the right (central angle equals 04°09'47" chord bears South 01°43'45" West 45.53 feet); (2) South 04°12'50" West 536.76 feet to the north right-of-way line of 7950 South Street; thence Southwesterly 77.32 feet along said north right-of-way line and along a non-tangent, 318.165-foot-radius curve to the left (central angle equals 13°55'26" and chord bears South 68°26'37" West 77.13 feet) to the east line of Lot 3, Deer Run Estates Unit No. 5 subdivision (Entry #726472, D.C.R.); thence North 28°31'06" West 234.73 feet along west lot line to the northwest corner of said Lot 3, marked by a rebar with no cap; thence North 87°57'40" West 116.32 feet along the north line of said Deer Run Estates Unit No. 5 subdivision to the southeasterly right-of-way line of said canal; thence along said southeasterly right-of-way line the following six (6) courses: (1) North 17°15'00" East 118.53 feet; (2) North 07°55'00" East 144.20 feet; (3) North 33°15'00" East 44.30 feet; (4) North 53°01'00" East 35.40 feet; (5) North 67°01'00" East 219.00 feet; (6) North 83°46'00" East 29.50 feet to the west right-of-way line of the Frontage Road and to the point of beginning.**

**Beginning at the intersection of the northerly right-of-way line of the Davis and Weber Canal, and the west right-of-way line of the Frontage Road, said Point being South 89°45'31" East 555.77 feet along the quarter section line and South 00°02'01" West 295.04 feet and North 06°46'21" West 140.18 feet from said west quarter corner of Section 36 and running thence South 83°46'00" West (South 83°21'47" West, by record) 47.65 feet along said northerly line; thence South 67°01'00" West 62.83 feet (South 66°36'47" West 63.92 feet, by record) along said northerly line; thence North 00°11'51" East 70.70 feet (North 71.41 feet, by record); thence North 90°00'00" East 6.00 feet; thence North 00°00'00" East 52.00 feet; thence South 90°00'00" West 6.00 feet; thence North 00°00'00" East 64.67 feet; thence South 89°58'06" East 44.68 feet to the west right-of-way line of said Frontage Road; thence Southeasterly 169.29 feet along said west right-of-way line and along the arc of a non-tangent, 626.80-foot-radius curve to the right (central angle equals 15°28'29" and chord bears South 20°55'48" East 168.78 feet) to the northerly right-of-way line of the Davis and Weber Canal and to the point of beginning.**

**Whole parcel contains 3.198 acres.**

**CERTIFICATE OF POSTING**

I hereby certify that Ordinance 2023-06 was passed and adopted on the 13th day of June 2023 and that complete copies of the ordinance were posted in the following locations within the City this 14<sup>th</sup> day of June 2023.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website [www.southwebercity.com](http://www.southwebercity.com)
3. Utah Public Notice Website [Utah.gov/pmn](http://Utah.gov/pmn)

*Lisa Smith*

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**Lisa Smith, City Recorder**