

ORDINANCE 17-22
(Jacobsen Rezone)

AN ORDINANCE AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY, LOCATED AT APPROXIMATELY 1850 NORTH VALLEY VIEW DRIVE FROM R-S (RESIDENTIAL SUBURBAN) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) AND R-1-10 PRUD (SINGLE FAMILY RESIDENTIAL – PLANNED RESIDENTIAL UNIT DEVELOPMENT) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has been petitioned for a change in the zoning classification for the property described herein below; and

WHEREAS, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said property from R-S to R-1-10 and R-1-10 PRUD be approved; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

WHEREAS, at the conclusion of the public hearing and upon making the necessary reviews, the City Council has determined that this amendment is rationally based, is reasonable, is consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION I: Repealer. If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. The zoning ordinance is hereby amended by changing the zone classification of the following property from R-S (Residential Suburban) to R-1-10 (Single Family residential).

A part of the Northwest Quarter of Section 13, Township 4 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that is South 89°59'25" West 1928.85 feet along the section line and south 0°00'35" East 423.24 feet from the north quarter corner of said section, and running thence South 0°04'00" West 96.66 feet; Thence south 89°59'25" West 138.33 feet; thence North 3°08'37" East 96.83 feet; thence South 89°59'55" East 133.13 feet to the point of beginning. Contains 0.30 acres.

SECTION III: Enactment. The zoning ordinance is hereby amended by changing the zone classification of the following property from R-S (Residential Suburban) to R-1-10 PRUD (Single Family Residential – Planned Residential Unit Development).

A part of the Northwest Quarter of Section 13, Township 4 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest corner of Jacobson P.R.U.D subdivision amended, said point being South 89°59'25" West along the section line 1825.16 feet and South 0°00'35" East 423.26 feet from the North quarter corner of said section, and running thence South 0°21'37" West 96.64 feet; thence South 3°08'37" West 106.00 feet; thence North 89°38'23" West 241.44 feet; thence North 3°08'37" East 104.44 feet; thence North

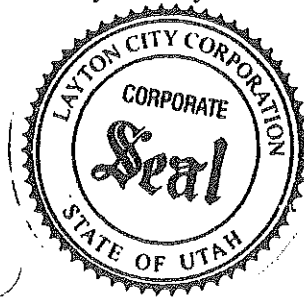
89°59'25" East 138.33 feet; thence North 0°04'00" East 96.66 feet; thence South 89°59'55" East 103.69 feet to the point of beginning. Contains 0.81 acres.

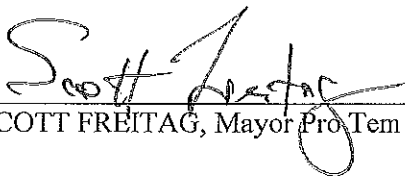
SECTION IV: Update of Official Zoning Map. The Official Layton City Zoning Map is hereby amended to reflect the adoption of this ordinance.

SECTION V: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

SECTION VI: Effective date. This ordinance shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is more remote from the date of passage thereof.

PASSED AND ADOPTED by the City Council of Layton, Utah, this 18th day of May, 2017.




SCOTT FREITAG, Mayor Pro Tem

ATTEST:


KIMBERLY S READ, City Recorder