

**ORDINANCE NO. 18-05**

**AN ORDINANCE OF THE CITY OF SOUTH OGDEN, UTAH, ANNEXING CERTAIN PROPERTY COMMONLY KNOWN AS PARCELS 06-019-0022 & 06-019-0002, OWNED BY SOUTH OGDEN AND PARCELS 06-019-0001 & 06-021-0048, KNOWN AS THE OGDEN GOLF AND COUNTRY CLUB, AND INCORPORATING THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF SOUTH OGDEN PURSUANT TO THE PROVISIONS OF THE ORDINANCES OF SOUTH OGDEN CITY AS AMENDED; SETTING THE ZONING CLASSIFICATION OF SAID PROPERTY AS O-1 ; ADOPTING AND ANNEXING AN EXPLANATORY MAP OF SAID PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a petition for annexation has been submitted by the property owners requesting annexation of certain territory into the City of South Ogden and;

**WHEREAS**, the general policy of the City with respect to the annexation of property will be satisfied by annexing the identified property as requested since annexation of said property is necessary in order for the City to serve the area with utilities and other municipal services in a reasonable time and to eliminate an existing island of unincorporated which is otherwise fully surrounded by the City; and,

**WHEREAS**, the annexation of such territory is deemed necessary for the welfare of the residents of the City, and the property owner adjacent thereto, and is in conformity with the general policy for South Ogden City annexations; and,

**WHEREAS**, the petition for annexation from the Ogden Golf and Country Club has been duly accepted by the City Council as the governing body of the City, and the Mayor has been authorized to sign the resolution of acceptance on behalf of the City Council; and,

**WHEREAS**, the City desires to annex into the city certain city-owned real property and followed the prescribed procedures for such annexation and that request has been duly accepted by the City Council as the governing body of the City, and the Mayor has been authorized to sign the resolution of acceptance on behalf of the City Council; and,

**WHEREAS**, in conformance with the provisions of Utah Code ("UC") §10-9-401 the governing body of the city may enact a zoning ordinance establishing regulations for land use and development within the city; and,

**WHEREAS**, South Ogden City has previously adopted and promulgated a city zoning ordinance; and,

**WHEREAS**, the City Council finds that the City Planning Staff has recommended annexation of the property that is the subject of the petition, in accordance with the conditions of the City's Zoning Ordinance;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, WEBER COUNTY, STATE OF UTAH AS FOLLOWS:**

**SECTION 1 - ANNEXATION OF TERRITORY.**

**1(a)** There is hereby annexed to the City of South Ogden, County of Weber, State of Utah, and incorporated within the corporate boundaries thereof, the following herein described parcels of land:

**DESCRIPTION**

(See **Attachment "A"** for full Descriptions)

Parcels 06-019-0022 & 06-019-0002, Owned By South Ogden City And  
Parcels 06-019-0001 & 06-021-0048, Known As The Ogden Golf And  
Country Club

**1(b)** Zoning for the annexed property is hereby set at and the property is declared to be zoned as O-1 .

The foregoing Recitals are incorporated herein.

**SECTION 2 - NEW CORPORATE LIMITS.**

The corporate limits of the City of South Ogden are hereby extended and increased so as to include and embrace within the corporate limits of the City, the territory described herein and such territory is hereby declared to be a part of the City of South Ogden.

**SECTION 3 - CLASSIFICATION FOR ZONING PURPOSES.**

Pursuant to the South Ogden City Zoning Ordinance, the territory herein annexed is classified as O-1 for the area shown on the attached drawing (**Attachment "B"**) incorporated herein by this reference.

**SECTION 4 - ACCURACY OF MAP OF ANNEXED TERRITORY.**

The map or plat attached to this Ordinance is an accurate map of the territory annexed and such map is hereby adopted as the official map of the territory annexed, and the Mayor of the City of South Ogden, is hereby authorized and directed to certify the map as an accurate map of the territory annexed under the provisions of this Ordinance, and to record in the Office of the Weber County Recorder, State of Utah, this Ordinance, together with a certified copy of the official map attached.

**SECTION 5 - PRIOR ORDINANCES AND RESOLUTIONS:**

The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

**SECTION 6 - REPEALER OF CONFLICTING ENACTMENTS:**

All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance Amendment, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

**SECTION 7 - SAVINGS CLAUSE:**

If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of South Ogden City.

**SECTION 8 - EFFECTIVE DATE.**

This Ordinance shall be effective on the 19<sup>th</sup> day of June, 2018, and after publication or posting as required by law.

DATED this 19<sup>th</sup> day of June, 2018

**SOUTH OGDEN CITY**

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Russell Porter  
Mayor

**ATTESTED AND RECORDED:**

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Leesa Kapetanov, CMC

# **Attachments "A" & "B"**

## **ORDINANCE NO. 18-05**

An Ordinance Of The City Of South Ogden, Utah, Annexing Certain Property Commonly Known As Parcels 06-019-0022 & 06-019-0002, Owned By South Ogden And Parcels 06-019-0001 & 06-021-0048, Known As The Ogden Golf And Country Club, And Incorporating The Same Within The Corporate Boundaries Of The City Of South Ogden Pursuant To The Provisions Of The Ordinances Of South Ogden City As Amended; Setting The Zoning Classification Of Said Property As \_\_\_\_; Adopting And Annexing An Explanatory Map Of Said Property; And Providing For An Effective Date.

19 Jun 18

[Full Metes and Bounds Descriptions And the Revised Zoning Map to be Provided by City Manager]

# Attachment A

## ANNEXATION DESCRIPTION AREA 1

A PART OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF COUNTRY CLUB HEIGHTS AS RECORDED IN BOOK 09 AT PAGE 27 IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT OF BEGINNING ALSO BEING ON THE SOUTH OGDEN CITY CORPORATE LIMITS LINE AS RECORDED IN BOOK 155 AT PAGE 80, SAID POINT OF BEGINNING IS SOUTH  $55^{\circ}46'$  WEST ALONG THE QUARTER SECTION LINE AND SOUTH  $88^{\circ}57'14''$  EAST 482 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 8; CONTINUING THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID CORPORATE LIMITS LINE; (1) SOUTH  $88^{\circ}57'14''$  EAST 191.70 FEET; (2) NORTH  $01^{\circ}02'46''$  EAST 100.00 FEET; (3) SOUTH  $89^{\circ}49'14''$  EAST 435.60 FEET; (4) NORTH  $00^{\circ}22'46''$  EAST 102.40 FEET TO THE SOUTH LINE OF THE SOUTH OGDEN TOWNSITE AS RECORDED IN BOOK 9 AT PAGE 6 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID SOUTH OGDEN CITY CORPORATE LIMITS LINE AS DISCONNECTED FROM THE SAID SOUTH OGDEN TOWNSITE AS ESTABLISHED BY COURT DECREE NO. 15287 AS SIGNED THE 25TH DAY OF NOVEMBER 1936 IN THE DISTRICT COURT OF THE SECOND JUDICIAL DISTRICT OF THE STATE OF UTAH, IN AND FOR THE COUNTY OF WEBER; (1) NORTH  $00^{\circ}22'46''$  EAST 295.60 FEET; (2) NORTH  $25^{\circ}22'46''$  EAST 516.00 FEET; (3) NORTH  $01^{\circ}15'46''$  EAST 316.89 FEET; (4) SOUTH  $89^{\circ}27'28''$  EAST 422.62 FEET; (5) SOUTH  $01^{\circ}13'58''$  WEST 1086.79 FEET TO THE SAID SOUTH LINE OF THE SOUTH OGDEN TOWNSITE; CONTINUING THENCE SOUTH  $01^{\circ}13'58''$  WEST 903.28 FEET ALONG THE EXISTING SOUTH OGDEN CITY CORPORATE LIMITS LINE AS RECORDED IN BOOK 10 AT PAGE 33 IN THE WEBER COUNTY RECORDER'S OFFICE TO THE NORTHEAST CORNER OF THE WASHINGTON TERRACE CORPORATE LIMITS LINE AS RECORDED IN BOOK 11 AT PAGE 098 IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING A POINT OF NON-CURVATURE WITH A 553.45 FOOT RADIUS CURVE TO THE RIGHT; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG SAID CORPORATE LIMITS LINE; (1) 372.86 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $38^{\circ}35'59''$  (CHORD BEARS NORTH  $69^{\circ}53'40''$  WEST 365.84 FEET), TO A POINT OF NON-CURVATURE WITH A 2629.79 FOOT RADIUS CURVE TO THE LEFT; (2) 1376.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $29^{\circ}59'53''$  (CHORD BEARS SOUTH  $68^{\circ}41'26''$  WEST 1361.20 FEET), TO A POINT OF REVERSE CURVATURE WITH A 743.19 FOOT RADIUS CURVE TO THE RIGHT; (3) 486.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $37^{\circ}32'28''$  (CHORD BEARS SOUTH  $72^{\circ}27'44''$  WEST 478.29 FEET), TO A POINT OF REVERSE CURVATURE WITH A 952.29 FOOT RADIUS CURVE TO THE LEFT; (4) 1003.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $60^{\circ}21'15''$  (CHORD BEARS SOUTH  $61^{\circ}03'21''$  WEST 957.38 FEET), TO A POINT OF NON-TANGENCY; (5) NORTH  $89^{\circ}44'02''$  WEST 71.06 FEET TO THE SOUTHEAST CORNER OF THE RIVERDALE CITY PROPERTY RECORDED AS ENTRY NO. 2136875 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID RIVERDALE CITY PROPERTY; (1) NORTH  $24^{\circ}40'02''$  WEST 243.27 FEET; (2) NORTH  $65^{\circ}20'10''$  EAST 10.00 FEET TO A POINT OF NON-CURVATURE WITH A 430.00 FOOT RADIUS CURVE TO THE RIGHT; (3) 304.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $40^{\circ}36'59''$  (CHORD BEARS NORTH  $04^{\circ}21'31''$  WEST 298.48 FEET), TO A POINT OF TANGENCY; (4) NORTH  $15^{\circ}56'58''$  EAST 424.00 FEET; (5) NORTH  $22^{\circ}55'11''$  EAST 140.77 FEET TO THE RIVERDALE CITY CORPORATE LIMITS LINE AS RECORDED IN BOOK 23 AT PAGE 4 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID CORPORATE LIMITS LINE; (1) NORTH  $39^{\circ}19'58''$  EAST 533.17 FEET TO A POINT OF CURVATURE WITH A 345.00 FOOT RADIUS CURVE TO THE LEFT; (2) 37.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $06^{\circ}09'49''$  (CHORD BEARS NORTH  $36^{\circ}15'04''$  WEST 37.10 FEET), TO A POINT OF THE RIVERDALE CITY CORPORATE LIMITS LINE AS RECORDED IN BOOK 26 AT PAGE 78 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING

FOUR (4) COURSES AND DISTANCES ALONG SAID CORPORATE LIMITS LINE; (1) SOUTH 13°12'46" WEST 24.83 FEET; (2) NORTH 86°31'46" EAST 236.20 FEET; (3) NORTH 03°30'20" WEST 28.40 FEET; (4) NORTH 46°59'46" EAST 98.20 FEET TO THE SOUTH OGDEN CITY CORPORATE LIMITS LINE AS RECORDED IN BOOK 10 AT PAGE 65 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID CORPORATE LIMITS LINE; (1) SOUTH 52°28'14" EAST 300.77 FEET; (2) NORTH 71°13'46" EAST 313.50 FEET; (3) NORTH 00°55'46" EAST 6.60 FEET; (4) NORTH 69°30'46" EAST 518.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 78.5± ACRES MORE OR LESS.

## **ANNEXATION DESCRIPTION AREA 2**

A PART OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

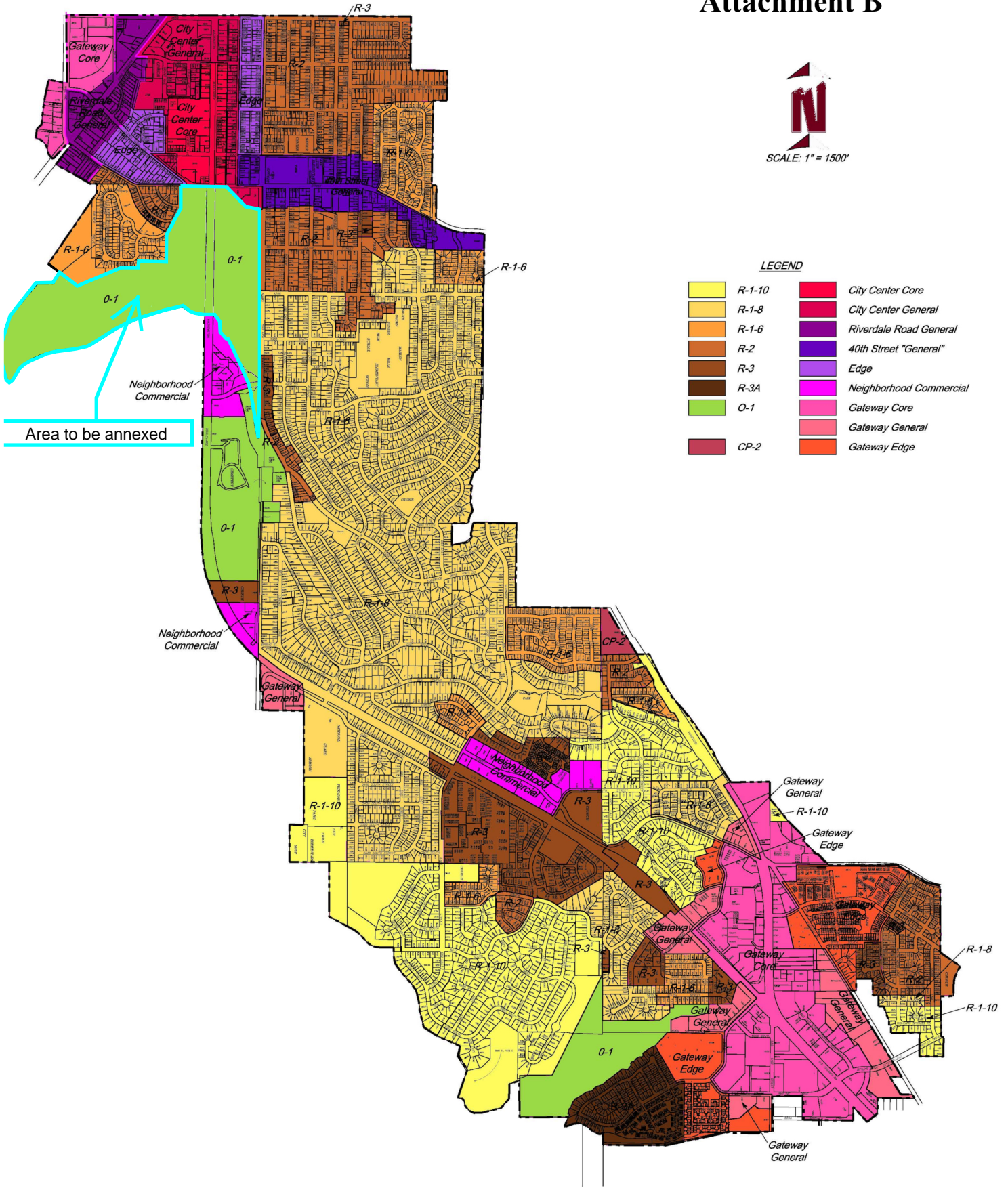
BEGINNING AT A POINT ON THE SOUTH OGDEN CITY CORPORATE LIMITS LINE AS RECORDED IN BOOK 10 AT PAGE 33, SAID POINT OF BEGINNING IS NORTH 89°27'28" WEST 66.00 FEET, AND SOUTH 00°50'09" WEST 366.53 FEET MORE OR LESS FROM THE NORTHEAST CORNER OF SAID SECTION 8 AS SHOWN ON THE SAID ANNEXATION TO SOUTH OGDEN CITY; THENCE SOUTH 00°50'09" WEST 3590 FEET MORE OR LESS ALONG SAID CORPORATE LIMITS LINE AT A DISTANCE 66 FEET PERPENDICULAR AND PARALLEL TO THE EAST LINE OF SAID SECTION 8 TO A POINT ON THE SOUTH OGDEN CITY CORPORATE LIMITS LINE AS RECORDED IN BOOK 9 AT PAGE 39 IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING AT THE LOCATION PREVIOUSLY DESCRIBED AS THE BURCH CREEK; THENCE NORTH WESTERLY 3150 FEET MORE OR LESS ALONG SAID CORPORATE LIMITS LINE AND THE PREVIOUSLY DESCRIBED BURCH CREEK TO THE EAST LINE OF THE STATE HIGHWAY, SAID POINT ALSO BEING ON THE SOUTH OGDEN CITY CORPORATE LIMITS LINE AS RECORDED IN SAID BOOK 10 AT PAGE 33; THENCE THE FOLLOWING FOUR COURSES AND DISTANCES ALONG SAID CORPORATE LIMITS LINE; (1) NORTH 01°13'58" EAST 2000 FEET MORE OR LESS TO THE SOUTH LINE OF 40TH STREET; (2) SOUTH 89°27'28" EAST 157.74 FEET; (3) SOUTH 42°18'02" EAST 384.75 FEET; (4) SOUTH 78°46'02" EAST 274.396 FEET TO THE POINT OF BEGINNING.

CONTAINS 42± ACRES MORE OR LESS.


















# Attachment B



SCALE: 1" = 1500'



### LEGEND

	R-1-10		City Center Core
	R-1-8		City Center General
	R-1-6		Riverdale Road General
	R-2		40th Street "General"
	R-3		Edge
	R-3A		Neighborhood Commercial
	O-1		Gateway Core
	CP-2		Gateway General
			Gateway Edge

Area to be annexed



**WASATCH CIVIL**  
*Consulting Engineering*  
 1150 SOUTH DEPOT DRIVE, SUITE 225  
 OGDEN, UT 84404 (801) 775-9191

## SOUTH OGDEN CITY ZONING MAP

