

ORDINANCE NO. 2024-18

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 0.27 ACRES OF REAL PROPERTY LOCATED AT 2090 NORTH 400 WEST FROM PUBLIC FACILITY-MEDIUM (PF-M) TO RESIDENTIAL-LOW (R-L)

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in Utah Code §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in Utah Code. § 10-9a-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Public Facility-Medium (PF-M) to Residential-Low (R-L) as more particularly provided herein; and

WHEREAS, the proposed amendment to the Centerville City Zoning Map for the subject property as set forth herein has been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Zone Map Amendment. The real property located at approximately 2090 North 400 West in Centerville City consisting of approximately 0.27 acres, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Public Facility-Medium (PF-M) to Residential-Low (R-L) and the Centerville Zoning Map is correspondingly amended as described herein.

Section 2. Findings. The rezone of the subject property from Public Facility-Medium (PF-M) to Residential-Low (R-L) is based on the following findings:

- (a) The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].
- (b) The proposed Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).

Section 3. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 19th DAY OF NOVEMBER, 2024.**

ATTEST:

CENTERVILLE CITY

Jennifer Robison
Jennifer Robison, City Recorder

By: Clark A. Wilkinson
Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"	"ABSENT"
Councilmember Hayman	<u>X</u>	_____	_____
Councilmember Hirst	<u>X</u>	_____	_____
Councilmember Mecham	<u>X</u>	_____	_____
Councilmember Plummer	<u>X</u>	_____	_____
Councilmember Summerhays	<u>X</u>	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published or posted as required by law.

Jennifer Robison
JENNIFER ROBISON, City Recorder

DATE: 11-20-2024

RECORDED this 20th day of NOV, 2024.

PUBLISHED OR POSTED this 20th of NOV, 2024.



EXHIBIT A

LAYTON REZONE PROPERTY DESCRIPTION

2090 North 400 West

Parcel No. 07-225-0417

ALL OF LOT 412, LEXINGTON PARK SUBDIVISION PHASE 4. CONT. 0.20 ACRES. ALSO:
A PARCEL OF LAND LOC IN THE SW 1/4 OF SEC 31-T3N-R1E, SLB&M, DESC AS
FOLLOWS: BEG AT THE E LOT COR COMMON TO LOTS 412 & 413 OF THE LEXINGTON
PARK SUBDIVISION PHASE 4, SD LOT COR IS S 01°03'55" E 1087.24 FT COINCIDENT
WITH THE 1/4 SEC LINE & S 88°56'05" W 1132.18 FT FR THE CENTER OF SEC 31-T3N-
R1E, SLB&M; & TH COINCIDENT WITH THE E LINE OF SD SUB N 12°27'35" W 85.35 FT
TO THE E LOT COR COMMON TO 411 & 412; TH COINCIDENT WITH THE LOT LINE EXT
N 77°30'00" E 36.00 FT TO THE FENCE CONSTRUCTED FOR THE DAVIS COUNTY
SCHOOL DISTRICT; TH COINCIDENT WITH SD FENCE S 09°46'17" E 85.45 FT TO THE
EXTENSION OF THE LOT LINE COMMON TO LOTS 412 & 413; TH COINCIDENT WITH
SD LOT LINE EXT S 77°30'00" W 32.00 FT TO THE POB. CONT. 0.067 ACRES.

TOTAL ACREAGE 0.267 ACRES