

ORDINANCE 2001-23

AN ORDINANCE REPEALING ZONING ORDINANCE 2000-28; REZONING A PARCEL NEAR THE SEWER LAGOON NORTH OF STANSBURY PARK FROM MANUFACTURING DISTRIBUTION (M-D) TO COMMERCIAL GENERAL (C-G); AND REZONING CERTAIN PROPERTY EAST OF THE BENSON GRIST MILL AT STANSBURY PARK FROM MANUFACTURING DISTRIBUTION (M-D) TO COMMERCIAL NEIGHBORHOOD (C-N), EXCLUDING THE PROPERTY OF BEEHIVE STORAGE FROM SUCH REZONE.

WHEREAS the legal descriptions in Ordinance 2000-28 were inadvertently transposed, one directional call in one of the descriptions should have been "West" instead of "East," and following lengthy public debate the commission finds the property of Beehive Storage, L.C. near the Benson Grist Mill was never intended to be part of the rezone or that if it was, neither actual nor reasonable notice was given to the owner of Beehive Storage regarding the public hearing for the rezone and therefore the property of Beehive Storage should be properly excluded from the area of the rezone;

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF THE COUNTY OF TOOELE ORDAINS AS FOLLOWS:

SECTION I - REPEALER: Ordinance 2000-28 is hereby repealed.

SECTION II - AMENDMENT: Tooele County's official zoning map is hereby amended by changing the zoning designation of the following described property owned by Leucadia Financial Corporation near the sewer lagoon north of Stansbury Park from Manufacturing Distribution (M-D) to Commercial General (C-G):

Beginning at point on the boundary of Stansbury Park Parcel 9, said point lying North 89°55'05" East 786.11 feet along the North section line and South 63°08'03" West 1244.10 feet and South 62°34'10" West 3947.69 feet from the North ¼ corner of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian and traversing thence North 62°34'10" East 1137.07 feet along said boundary to a point on the West line of an access road easement; thence South 26°49'40" East 489.49

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feet along said easement; thence leaving said easement South 62°34'10" West 1109.00 feet to a point on said boundary; thence North 30°06'40" West 490.0000 feet along said boundary to the point of beginning, containing 12.62 acres, more or less.

A map showing the general location and area of the foregoing description is attached hereto as Exhibit A.

SECTION III - AMENDMENT: The official zoning map of Tooele County is hereby amended by changing the zoning designation of the following described property east of the Benson Grist Mill in Stansbury Park from M-D (Manufacturing Distribution) to C-N (Commercial Neighborhood):

Beginning at a point which lies North 89°55'05" East 786.11 feet along the North section line and North 63°08'03" East 561.88 feet and South 82°34'52" East 584.84 feet from the North 1/4 corner of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian and traversing thence South 82°34'52" East 827.25 feet; thence South 38°04'48" East 304.31 feet to a point on the North right-of-way line of State Highway 40-50; thence South 51°25'42" West 385.01 feet along said right-of-way to the southeast corner of the Beehive Storage L.C. property; thence North 38°04'48" West 459.10 feet to the northeast corner of said property; thence South 51°25'52" West 284.65 feet to the northwest corner of said property; thence North 26°35'10" West 450.00 feet to the point of beginning. Containing 6.41 acres more or less.

A map showing the general locations are of the foregoing description if attached hereto as Exhibit B. This area specifically excludes that adjacent property owned by Beehive Storage, L.C.

SECTION IV - GENERAL REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

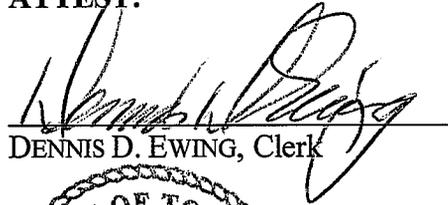
SECTION V - EFFECTIVE DATE. It is the opinion of the Tooele County Commission that this ordinance is necessary for the immediate preservation of the peace, health or safety of the

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County and the inhabitants thereof. It shall, therefore, take effect immediately upon publication in one issue of a newspaper published in and having general circulation in Tooele County.

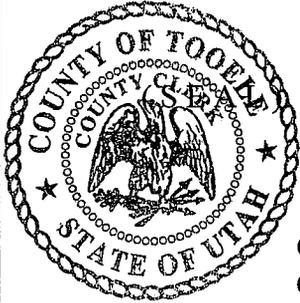
IN WITNESS WHEREOF, the legislative body of Tooele County passed, approved and enacted this ordinance this 5th day of June 2001.

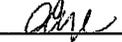
ATTEST:


DENNIS D. EWING, Clerk

TOOELE COUNTY COMMISSION:


DENNIS ROCKWELL, Chair



Commissioner Rockwell voted 
Commissioner Hunsaker voted 
Commissioner White voted 

APPROVED AS TO FORM:

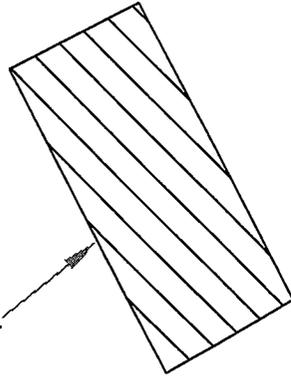

DOUGLAS J. AHLSTROM
Tooele County Attorney

EXHIBIT A

ORD 85-4,1 OF

M-D

CG
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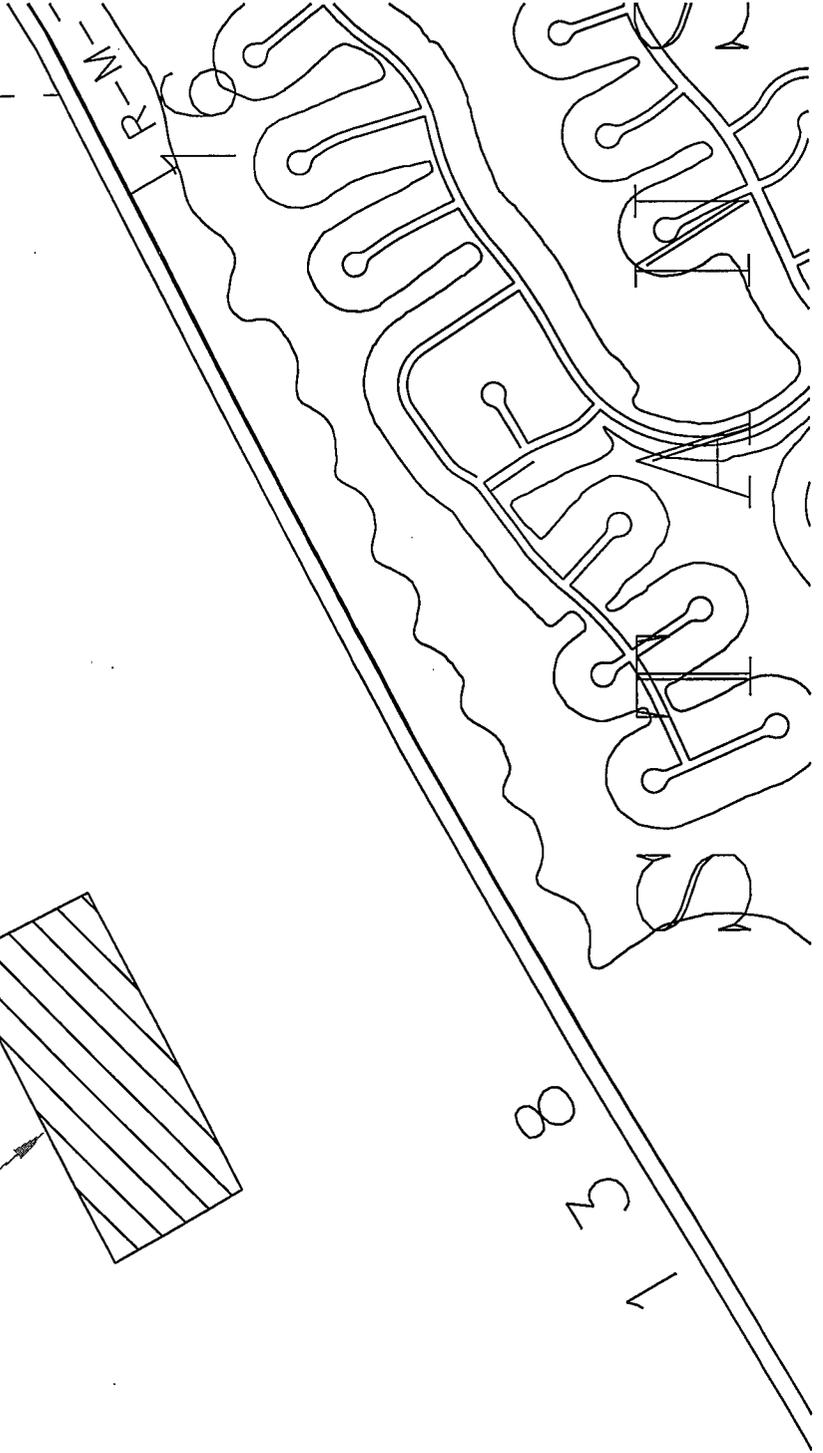


EXHIBIT B

