

**ORDINANCE 2003-01**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TOOELE COUNTY; REZONING LEUCADIA'S PROPERTY NORTH OF THE GATEWAY DEVELOPMENT AT STANSBURY PARK NORTH OF STATE ROAD 138 FROM ITS PRESENT M-D (MANUFACTURING DISTRICT), C-N (NEIGHBORHOOD COMMERCIAL DISTRICT) AND C-S (COMMERCIAL SHOPPING DISTRICT) ZONING TO RM-15 (MULTIPLE RESIDENTIAL DISTRICT-15 UNITS PER ACRE) FOR MULTI-FAMILY DEVELOPMENT.**

**THE COUNTY LEGISLATIVE BODY OF THE COUNTY OF TOOELE ORDAINS  
AS FOLLOWS:**

**SECTION I - AMENDMENT:** The official zoning map of Tooele County is hereby amended by changing the zoning designation of Leucadia's property north of the Gateway Development at Stansbury Park North of State Road 138 from its present M-D (Manufacturing District), C-N (Neighborhood Commercial District) and C-S (Commercial Shopping District) zoning to RM-15 (Multiple Residential District-15 units per acre) for multi-family development.

A map showing the area of the rezone is attached hereto and by this reference made a part hereof.

**SECTION II - REPEALER.** Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

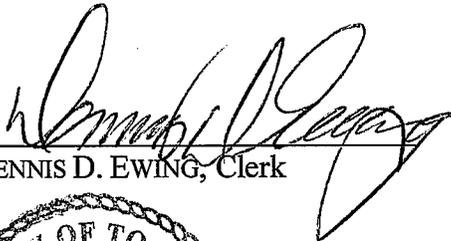
**SECTION III - EFFECTIVE DATE.** This ordinance shall take effect fifteen (15) days after its passage, provided the same has been published, with the name of the members voting for and against the same, for at least one publication in one issue of a newspaper published in and having general circulation in Tooele County.

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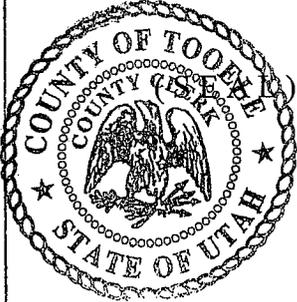
**IN WITNESS WHEREOF**, the legislative body of Tooele County passed, approved and enacted this ordinance this 21<sup>th</sup> day of January 2003.

**ATTEST:**

**TOOELE COUNTY COMMISSION:**

  
DENNIS D. EWING, Clerk

  
DENNIS ROCKWELL, Chair



Commissioner Rockwell voted aye  
Commissioner Lawrence voted aye  
Commissioner White voted aye

**APPROVED AS TO FORM:**

  
DOUGLAS J. AHLSTROM  
Tooele County Attorney



## **Stansbury Park – Parcel 9 - Rezoning Commercial to Multi-Family**

(Legal)

Beginning at a point which lies South 89°55'05" West along the South line of the Southeast Quarter of Section 9, Township 2 South, Range 4 West, Salt Lake Base and Meridian, a distance of 1380.07 feet and North 00°04'55" West, a distance of 253.19 feet, said point being the Southeast Corner of Parcel 9A on file with the Tooele County Recorder's Office; and running thence South 82°34'51" East along the South line of said Parcel 9A, a distance of 1,412.10 feet to the Southeast Corner of said Parcel 9A; thence North 00°47'55" West along the East line of said Parcel 9A, a distance of 882.72 feet to the Northeast Corner of said Parcel 9A and fence line; thence North 89°11'43" East along said fence line, a distance of 528.34 feet to the Westerly line of Utah Department of Transportation Haul Road Parcel No. 80-2:2 and point of curve of a non tangent curve to the left, of which the radius point lies North 60°06'10" East, a radial distance of 3,012.59 feet and having a chord bearing of South 35°58'56" East, 638.69 feet; thence southeasterly along said Haul Road Parcel and arc, through a central angle of 12°10'12", a distance of 639.89 feet to the Northerly and Westerly lines of the Utah Department of Transportation easements as shown in project number NA-0036 (6) 63, the following 10 calls: South 38°40'15" East, a distance of 179.09 feet to a point of curve to the right having a radius of 82.71 feet, a central angle of 33°34'26", and a chord bearing of South 21°53'02" East, 47.78 feet; thence southerly along the arc a distance of 48.47 feet; thence South 84°47'52" West, a distance of 85.44 feet to a point of curve to the left having a radius of 1,010.50 feet, a central angle of 04°25'10", and a chord bearing of South 82°35'17" West, 77.92 feet; thence westerly along the arc a distance of 77.94 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 09°42'17" East, a radial distance of 1,005.66 feet and having a chord bearing of South 72°19'59" West, 278.61 feet; thence westerly along the arc, through a central angle of 15°55'29", a distance of 279.51 feet; thence North 26°27'12" West, a distance of 13.22 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 25°35'02" East, a radial distance of 1,023.62 feet and having a chord bearing of South 57°52'21" West, 233.30 feet; thence southwesterly along the arc, through a central angle of 13°05'14", a distance of 233.81 feet; thence South 51°19'44" West, a distance of 68.93 feet; thence North 89°57'09" East, a distance of 26.13 feet; thence South 51°23'32" West, a distance of 627.65 feet to the Southeast Corner of the England Construction Company parcel; thence North 38°04'48" West along the East line of said parcel, a distance of 434.52 feet to the Northeast corner of said parcel; thence South 51°25'52" West along the North line of said parcel, a distance of 284.65 feet to the Northwest Corner of said parcel; thence leaving said parcel North 38°34'08" West, a distance of 100.00 feet; thence South 51°25'52" West, a distance of 333.32 feet to the centerline of an existing canal; then along said centerline the following 30 calls; North 67°05'48" West, a distance of 6.08 feet; thence North 80°48'42" West, a distance of 39.69 feet; thence North 75°07'56" West, a distance of 12.20 feet;

thence North 55°30'10" West, a distance of 29.28 feet; thence North 45°10'06" West, a distance of 25.70 feet; thence North 36°23'08" West, a distance of 33.40 feet; thence North 32°04'56" West, a distance of 23.20 feet; thence North 35°29'48" West, a distance of 28.53 feet; thence North 49°55'44" West, a distance of 22.18 feet; thence North 29°34'01" West, a distance of 18.39 feet; thence North 42°07'32" West, a distance of 20.95 feet; thence North 73°58'42" West, a distance of 48.85 feet; thence North 88°57'39" West, a distance of 75.08 feet; thence North 67°00'32" West, a distance of 40.33 feet; thence North 28°55'40" West, a distance of 5.73 feet; thence North 55°21'42" West, a distance of 21.41 feet; thence North 51°32'52" West, a distance of 21.37 feet; thence North 48°41'07" West, a distance of 28.52 feet; thence North 24°25'35" West, a distance of 32.81 feet; thence North 08°23'43" West, a distance of 31.24 feet; thence North 00°05'06" East, a distance of 43.60 feet; thence North 03°41'07" West, a distance of 20.17 feet; thence North 03°36'43" West, a distance of 39.33 feet; thence North 10°14'21" West, a distance of 31.29 feet; thence North 17°02'21" West, a distance of 27.66 feet; thence North 38°04'57" West, a distance of 52.00 feet; thence North 64°32'32" West, a distance of 38.01 feet; thence North 67°39'40" West, a distance of 33.36 feet; thence North 79°18'22" West, a distance of 30.58 feet; thence North 81°17'33" West, a distance of 21.65 feet; thence leaving said centerline North 63°08'02" East, a distance of 145.81 feet to the Point of Beginning.

Contains 1,266,401.30 square feet or 29.073 acres, more or less.

Less and Excepting:

Beginning at a point on the Westerly line of the UDOT Haul Road right-of-way and the beginning of a curve to the left, of which the radius point lies North 51°20'30" East, a radial distance of 3,012.59 feet and having a chord bearing of South 40°21'46" East, 179.21 feet; and running thence along the Westerly and Northerly UDOT right-of-way lines the following 7 calls: Southeasterly along the arc, through a central angle of 03°24'32", a distance of 179.24 feet; thence South 38°40'15" East, a distance of 179.09 feet to a point of curve to the right having a radius of 82.71 feet, a central angle of 33°34'26", and a chord bearing of South 21°53'02" East, 47.78 feet; thence Southerly along the arc a distance of 48.47 feet; thence South 84°47'52" West, a distance of 85.44 feet to a point of curve to the left having a radius of 1,010.50 feet, a central angle of 04°25'10", and a chord bearing of South 82°35'17" West, 77.92 feet; thence Westerly along the arc a distance of 77.94 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 09°42'17" East, a radial distance of 1,005.66 feet and having a chord bearing of South 72°19'59" West, 278.61 feet; thence Westerly along the arc, through a central angle of 15°55'29", a distance of 279.51 feet; thence North 26°27'12" West, a distance of 13.22 feet; thence leaving said right-of-way line North 38°39'30" West, a distance of 203.72 feet; thence North 51°20'30" East, a distance of 403.65 feet to the POINT OF BEGINNING.

Containing 121,171.64 square feet or 2.7817 acres, more or less.