

ORDINANCE 2006-13

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TOOELE COUNTY; REZONING PROPERTY OWNED BY HOTOWEN, INC. IN ERDA ALONG SR-36, FROM RR-5 TO C-G

THE COUNTY LEGISLATIVE BODY OF THE COUNTY OF TOOELE ORDAINS

AS FOLLOWS:

SECTION I - AMENDMENT: Pursuant to Utah Code Sections 17-27a-502 and 503, the Erda Township Planning Commission conducted a public hearing on Hotowen, Inc.'s application to rezone 53.27 acres of their 76.441 acre property from RR-5 to C-G. The planning commission thereafter recommended rezoning a lesser portion of such property to C-G, to coincide with the C-G boundary on the Davis P.U.D. property to the north.

Now, notice having been provided by the County Commission as required by Subsection 17-27a-205(1)(b) and having held a public meeting, the County Commission hereby disagrees with the recommendation of the planning commission, and finds that the rezone should occur but that the easterly boundary of the C-G zone should match that of the BRK&H parcel directly to the north. The official zoning map of Tooele County is hereby amended by changing the zoning designation of a portion of the property owned by Hotowen, Inc., parcel 03-007-0-0013, from RR-5 (Rural Residential, Five Acre Minimum Lot Size) to C-G (Commercial General) as shown on the attached map, which is 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 Ordinances in conflict herewith are hereby repealed to the extent of such conflict.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

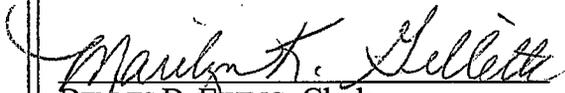
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and against the same, for at least one publication in one issue of a newspaper published in and having general circulation in Tooele County.

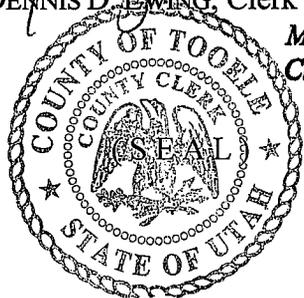
IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 11th day of April 2006.

ATTEST:

TOOELE COUNTY COMMISSION:


DENNIS D. EWING, Clerk


DENNIS ROCKWELL, Chairman



Marilyn K. Gillette
Chief Deputy Clerk

Commissioner Rockwell voted *aye*
Commissioner Lawrence voted *absent*
Commissioner Johnson voted *aye*

APPROVED AS TO FORM:


DOUGLAS J. AHLSTROM
Tooele County Attorney

MU-4

28

Erda

CHURCH ROAD

27

NICOLE WAY

CLAYTON CIR

26

A-20

ORD 96-20

BRYAN ROAD
DREAMERS COVE

RR-1

33

LIDELL LANE

WAY

C-H

ROAD

34

35

RR-5

ORD 84-4

COUNTRY LANE

REZONE
(HOTOWEN PRGP.)

ORD 94-2

GIMMARRON WAY

C-G
02-14

C-G
04-14

C-G
05-29

C-G
06-06

RR-5

RR-5

04-06

MURRAY CANYON RD
3390 N
HIDDEN PEAK RD
PASS CANYON RD
CORNER CANYON RD

36 C-G
06-13

4

HIGHWAY

TANGLEWOOD
WENDELL CT
BROOKFIELD AVENUE
HIDDENWOOD
OAKLE
PRONGHORN ROAD

A-20

2

ROAD

RR-5

06-03

DIRT ROAD

9

E

Pine Canyon

PINE CANYON ROAD

RR-1
ORD 80-20

RR-5

CHURCH RIVER

**LEGAL DESCRIPTION
FOR
COMMERCIAL PROPERTY**

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN.
BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD
36 NORTH 89°38'11" EAST 99.91 FEET FROM A TOOELE COUNTY
SURVEYOR'S WITNESS CORNER MONUMENT SET NORTH 89°38'11" EAST
30.67 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND
MERIDIAN FROM THE WEST QUARTER CORNER OF SAID SECTION 3 AND
RUNNING THENCE ALONG SAID SOUTH LINE NORTH 89°38'11" EAST
1751.00 FEET; THENCE NORTH 0°24'59" WEST 1326.80 FEET TO THE
NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER SAID
SECTION 3; THENCE ALONG SAID NORTH LINE SOUTH 89°35'18" WEST
1751.00 FEET TO THE EAST LINE OF STATE ROAD 36; THENCE ALONG SAID
RIGHT OF WAY LINE SOUTH 0°24'59" EAST 1325.32 FEET TO THE POINT OF
BEGINNING.

CONTAINS 2,321,929 SQUARE FEET OR 53.304 ACRES MORE OR LESS.