

ORDINANCE 2012-16

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TOOELE COUNTY; REZONING APPROXIMATELY 88 ACRES OF LAND ON THE SOUTHWEST CORNER OF THE INTERSECTION AT BATES CANYON ROAD AND SR-36, FROM RR-5 TO RR-1 AND C-N

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I - AMENDMENT. Pursuant to Utah Code Annotated Sections 17-27a-502 and 17-27a-503, the Tooele County Planning Commission conducted a public hearing on the application for rezone submitted by Jesse Lassley on behalf of JRL Holdings #2, LLC and recommended it be approved on the condition that the applicant sign a development agreement for a conservation subdivision. They also recommend that the five acres of commercial designation on the northeast corner be zoned as Commercial Neighborhood (C-N) instead of Commercial General (C-G), as requested by the applicant.

Notice having been provided as required by UCA Subsection 17-27a-205(1)(b) and having held a public meeting, the official zoning map of Tooele County is hereby amended by changing the zoning designation of approximately 87.87 acres known as Parcel # 05-044-0-0064 located on the southwest corner of the intersection at Bates Canyon Road and SR-36 from RR-5 (Rural Residential, Five Acre Minimum Lot Size) to RR-1 (Rural Residential, One Acre Minimum Lot Size) except for a five-acre area on the northeast corner which shall be C-N (Commercial Neighborhood). The legal descriptions of the rezoned property are as follows:

OVERALL PROPERTY LEGAL DESCRIPTION:

BEG AT THE NE COR OF SEC 28, T2S, R4W, SLB&M (BASIS OF BEARINGS FOR THIS DESCRIPTION BEING N 89°39'42" E BETWEEN THE N 1/4 COR OF SEC 28 AND NE COR OF SEC 28 OF SAID TOWNSHIP AND RANGE, SAID CORNERS BEING REPRESENTED BY TOOELE COUNTY SURVEYOR'S BRASS CAP MONUMENT PLACED CIRCA 1985) AND

RUNNING THN 89°41'16" E 265.39 FT ALONG THE N LINE OF SEC 27, SAID TOWNSHIP AND RANGE; TH S 0°28'01" E 36.50 FT TO THE WESTERLY R/W LINE OF SR-36, TH ALG SD R/W LI THE FOLLOWING 6 COURSES; 1. N 89°31'59" E 79.36 FT; 2. S 39°10'42" E 43.62 FT; 3. S 12°06'36" W 477.15 FT TO A POINT ON A 10,067.00 FT RADIUS CURVE TO THE LEFT; 4. TH ALONG SAID CURVE 439.06 FT (CHORD BEARS S 10°51'38" W 439.025 FT; 5. S 9°36'40" W 483.93. FT TO A POINT ON A 9,933.00 FT RADIUS CURVE TO THE RIGHT. 6. TH ALONG SAID CURVE 313.49 FT (CHORD BEARS S 10°30'55" W 313.47 FT.) 7. TH CONTINUING ALONG SAID 9933.00 FT RADIUS CURVE TO THE RIGHT 237.18 FT (CHORD BEARS S 12°06'12" W 237.18 FT); 8. S 12°47'15" W 366.94 FT TO A POINT OF CURVATURE OF A 3067.00 FT RADIUS CURVE TO THE LEFT; 9. ALONG SAID CURVE 147.93 FT (CHORD BEARS S 11°24'21" W 147.92 FT M/L TO A FENCE; TH LEAVING SAID WEST RIGHT OF WAY LINE AND RUNNING M/L ALG SD FENCE S 89°44'45" W 566.12 FT M/L TO A FENCE CORNER; TH CONTINUING ALONG A FENCE THE FOLLOWING 3 COURSES: 1. S 0°08'09" W 93.24 FT; 2. S 89°54'19" W 692.44 FT; 3. N 0°20'42" W 1250.02 FT M/L TO THE N LINE OF THE S 1/2 OF THE NE 1/4 OF SAID SEC 28; AND THE SW COR OF THAT PROPERTY CONVEYED TO JAY BUZIANIS BY QCD ON PEARL HARBOR DAY, DECEMBER 7 2006; TH ALONG THE LINES OF SAID QCD THE FOLLOWING 3 COURSES; 1. CONTINUING ALONG SAID FENCE N 0°27'39" W 952.78 FT; 2. CONTINUING ALONG SAID FENCE N 0°18'21" W 371.98 FT TO THE N LINE OF SAID SEC 28 FROM WHICH POINT THE TOOELE COUNTY SURVEYORS MONUMENT REPRESENTING THE N 1/4 COR OF SAID SEC 28 BEARS S 89°39'42" W 1258.25 FT; 3. ALONG THE N LINE OF SAID SEC 28 N 89°39'42" E 63.09 FT; TH CONTINUING ALONG SAID N LINE 1321.33 FT TO THE POB. COMBINES 5-44-58 AND 5-44-60 FOR 2009 YEAR. CONT 87.87 AC

COMMERCIAL PORTION LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 28, AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN TOOELE COUNTY, STATE OF UTAH. SAID PARCEL BEING A PORTION OF THAT ENTIRE TRACT OF LAND OWNED BY LINCOLN INVESTMENTS AS DEPICTED ON THE AMENDED ALTA SURVEY PREPARED BY WARD ENGINEERING GROUP, DATED DECEMBER 2006, ON FILE WITH THE TOOELE COUNTY SURVEYOR'S OFFICE. SAID PORTION OF ENTIRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27 & RUNNING THENCE NORTH 89° 41' 16" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 265.39 FEET; THENCE SOUTH 0° 28' 01" EAST, A DISTANCE

OF 36.50 FEET, TO THE SOUTH RIGHT OF WAY LINE OF BATES CANYON ROAD; THENCE NORTH 89° 31' 59" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 79.36 FEET; THENCE SOUTH 39° 10' 42" EAST, A DISTANCE OF 43.62 FEET, TO A STATE RIGHT OF WAY MARKER ON THE WEST LINE OF S.R. 36; THENCE ALONG THE WEST LINE OF S.R. 36 THE FOLLOWING TWO (2) COURSES (1) SOUTH 12° 06' 36" WEST, A DISTANCE OF 477.15 FEET, TO A STATE RIGHT OF WAY MARKER AND A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 10067.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0° 49' 02", A DISTANCE OF 143.61 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 11° 42' 05" WEST, A DISTANCE OF 143.61 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE AND TRAVERSING THE SOUTHERLY LINE OF A PROPOSED COMMERCIAL PARCEL THE FOLLOWING TWO (2) COURSES: (1) NORTH 78° 42' 26" WEST, A DISTANCE OF 122.39 FEET (NOTE: DEPARTURE BEARING BEING RADIAL TO PREVIOUS CURVE COURSE); (2) SOUTH 89° 39' 29" WEST, A DISTANCE OF 158.09 FEET, TO THE PROJECTED EAST LINE OF SUSSEX DRIVE, AS SHOWN ON THE COUNTRY CROSSING NEIGHBORHOOD PHASE 2B, PLAT 6 P.U.D., RECORDED AS ENTRY NO.: 244897, OF OFFICIAL RECORDS ON FILE WITH THE TOOELE COUNTY RECORDER'S OFFICE; THENCE NORTH 0° 20' 31" WEST, ALONG SAID EAST LINE PROJECTED, A DISTANCE OF 652.13 FEET, TO THE NORTH LINE OF SECTION 28; THENCE NORTH 89° 39' 42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 38.62 FEET, TO THE POINT OF BEGINNING. CONTAINS: 227,727 SQ.FT, OR 5.227 ACRES

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

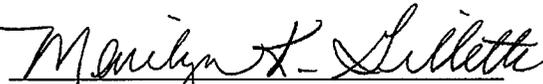
SECTION II - REPEALER. Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION III - EFFECTIVE DATE. This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date if more than 15 days after passage.

IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 17th day of July 2012.

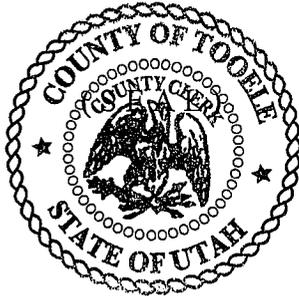
Ord. 2012-16

ATTEST:


MARILYN K. GILLETTE, Clerk

TOOELE COUNTY COMMISSION:

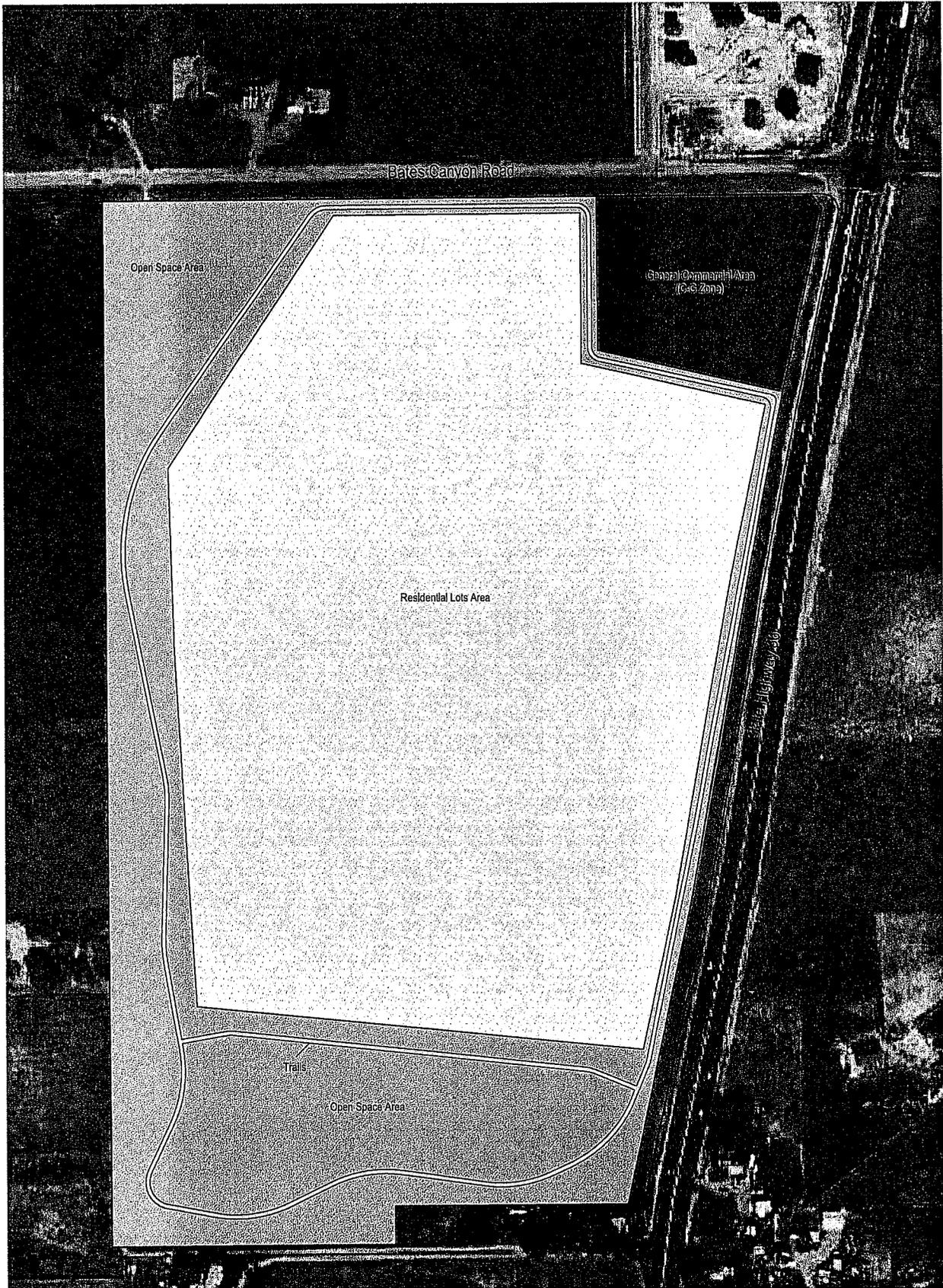

COLLEEN S. JOHNSON, Chairman



Commissioner Johnson voted aye
Commissioner Clegg voted aye
Commissioner Hurst voted aye

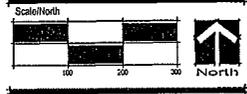
APPROVED AS TO FORM:


DOUG HOGAN
Tooele County Attorney



Overall Parcel Area: 88.7 Net Acres
 Proposed Zoning: RR-1 (83.7 Acres)
 C-G (5.0 Acres)

RR-1 Conservation Subdivision Area
 Overall Area: 83.7 Acres
 Required Open Space (35%): 29.3 Acres
 Length of Trails: 1.6 Miles
 Residential Area: (65%): 54.4 Acres



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Stansbury Equestrian Estates

CONCEPT PLAN

Date: May 29, 2012