

Ent: 403320 - Pg 1 of 4
Date: 09/18/2014 02:15 PM
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Filed By: CF
Jerry Houshton, Recorder
Tooele County Corporation

ORDINANCE 2014-14

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TOOELE COUNTY; REZONING APPROXIMATELY 4.8 ACRES OF LAND IN STANSBURY PARK FROM C-N AND R-1-10 TO R-M-7

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 agent Greg Bennin on behalf of Pacific Fields Properties, LLC, and recommended the amendment to the official zoning map.

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 4.8 acres known as Parcel # 05-038-0-0026 and Parcel # 05-038-0-0029, located just south of the North Tooele Fire District station on Country Club Drive and north of Village Boulevard in Stansbury Park at approximately 200 Country Club Drive in Tooele County, Utah from C-N (Commercial Neighborhood) and R-1-10 (Residential, Single Family, 10,000 Square-Foot Minimum Lot Size) to R-M-7 (Residential, Multi-Family, 7,000 Square-Foot Minimum Lot Size). The legal descriptions of the rezoned property are:

PARCEL 05-038-0-0026

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 36, WHICH POINT IS N 12°05'52" E 1416.84 FEET FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF VILLAGE BOULEVARD AS INDICATED ON THE TOOELE COUNTY RECORDED PLAT OF COUNTY CLUB SUBDIVISION NO. 2; THENCE N 77°54'08" W 77.44 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE PER THE TOOELE COUNTY RECORDED PLANTS OF COUNTRY CLUB SUBDIVISIONS NOS. 1 AND 2 AS FOLLOWS:

BEG AT A PT ON THE W R/W LI OF HWY 36, WH PT IS N 12°05'52" E 1416.84 FT FR THE INTERSECTION OF SD R/W LI AND N R/W LI OF VILLAGE BLVD AS INDICATED ON THE TOOELE COUNTY RECORDED PLAT OF COUNTRY CLUB SUB NO. 2; TH N 77°54'08" W 77.44 FT TO A PT ON THE E R/W LI OF COUNTRY CLUB DR; TH ALG SD R/W LI PER THE TOOELE COUNTY RECORDED PLATS OF COUNTRY CLUB SUB NO 1 & NO 2 AS FOLL: BEG AT A PT ON A 864.13 FT RADIUS CURVE TO THE LEFT (BEARING TO CENTER RADIUS IS S 81°05'20" W); TH NWLY ALG SD CURVE AN ARC LENGTH OF 398.18 FT THRU A C/ANGLE OF 26°24'05"; TH TO A PT OF REVERSE CURVATURE OF A 265.00 FT RADIUS CURVE TO THE RIGHT; TH NLY ALG SD CURVE AN ARC LENGTH OF 303.18 FT THRU A C/ANGLE OF 65°33'06"; TH LEAVING SD R/W LI S 77°54'08" E 371.82 FT TO A PT ON THE WLY R/W LI OF HWY 36; TH ALG SD R/W LI S 12°05'52" W 603.99 FT BACK TO THE TRUE POB. BASIS OF BEARING BETWEEN THE SE COR OF SEC 21 AND THE S 1/4 COR OF SEC 21 IS N 89°39'29" E. SIT IN SEC 22, T2S, R4W, SLB&M. (LEGAL & ACREAGE FR 107253, 492/97- NOT SET UP CORRECTLY FOR 1999. CORRECTED 8/15/01 DAP AS PER ASSESSOR) 3.6 ACRES

PARCEL 05-038-0-0029

BEG AT A PT ON W R/W LI OF HWY 36, WH PT IS N 12°05'52" E 2020.83 FT FR INTERS OF SD R/W LI AND N R/W LI OF VILLAGE BLVD AS INDICATED ON TOOELE CO RECORDED PLAT OF COUNTRY CLUB SUB #2; TH N 77°54'08" W 371.82 FT, TO PT ON E R/W LI OF COUNTRY CLUB DR; TH ALG SD R/W LI PER TOOELE CO RECORDED PLAT OF COUNTRY CLUB SUB #1 AS FOLL; BEG AT PT ON A 265.00 FT RAD CRV TO RIGHT; (BEARING TO RAD = S 59°45'39" E) TH NELY ALG SD CRV AN ARC LENGTH OF 135.38 FT THRU A C/ANGLE OF 29°16'10"; TH TO PT OF REVERSE CURVATR OF 864.13 FT RAD CRV TO LEFT; TH NELY ALG SD CRV AN ARC LENGTH OF 70.98 FT THRU A C/ANGLE OF 04°42'23"; TH LEAVING SD R/W LI S 77°54'08" E 249.10 FT, TO PT ON WLY R/W LI OF HWY 36; TH ALG SD R/W LI S 12°05'52" W 162.72 FT BACK TO TRUE POB. BASIS OF BEARING BETWEEN THE SE COR OF SEC 21 AND THE S 1/4 COR OF SEC 21 IS N 89°39'29" E. OUT OF 5-38-26. 1.2 ACRES

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

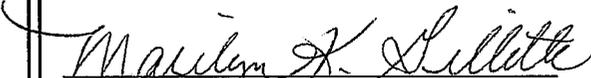
SECTION II - REPEALER. Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

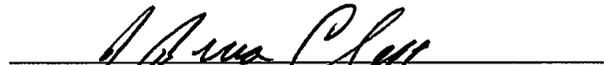
SECTION III - EFFECTIVE DATE. This ordinance shall become effective fifteen (15) days after its passage, provided it has been published, or at such publication date if more than fifteen (15) days after passage.

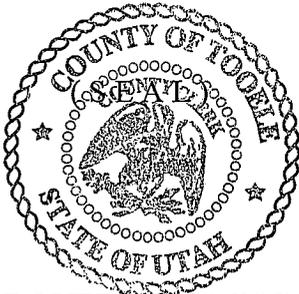
IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 16th day of September 2014.

ATTEST:

TOOELE COUNTY COMMISSION:


Marilyn K. Gillette, Clerk

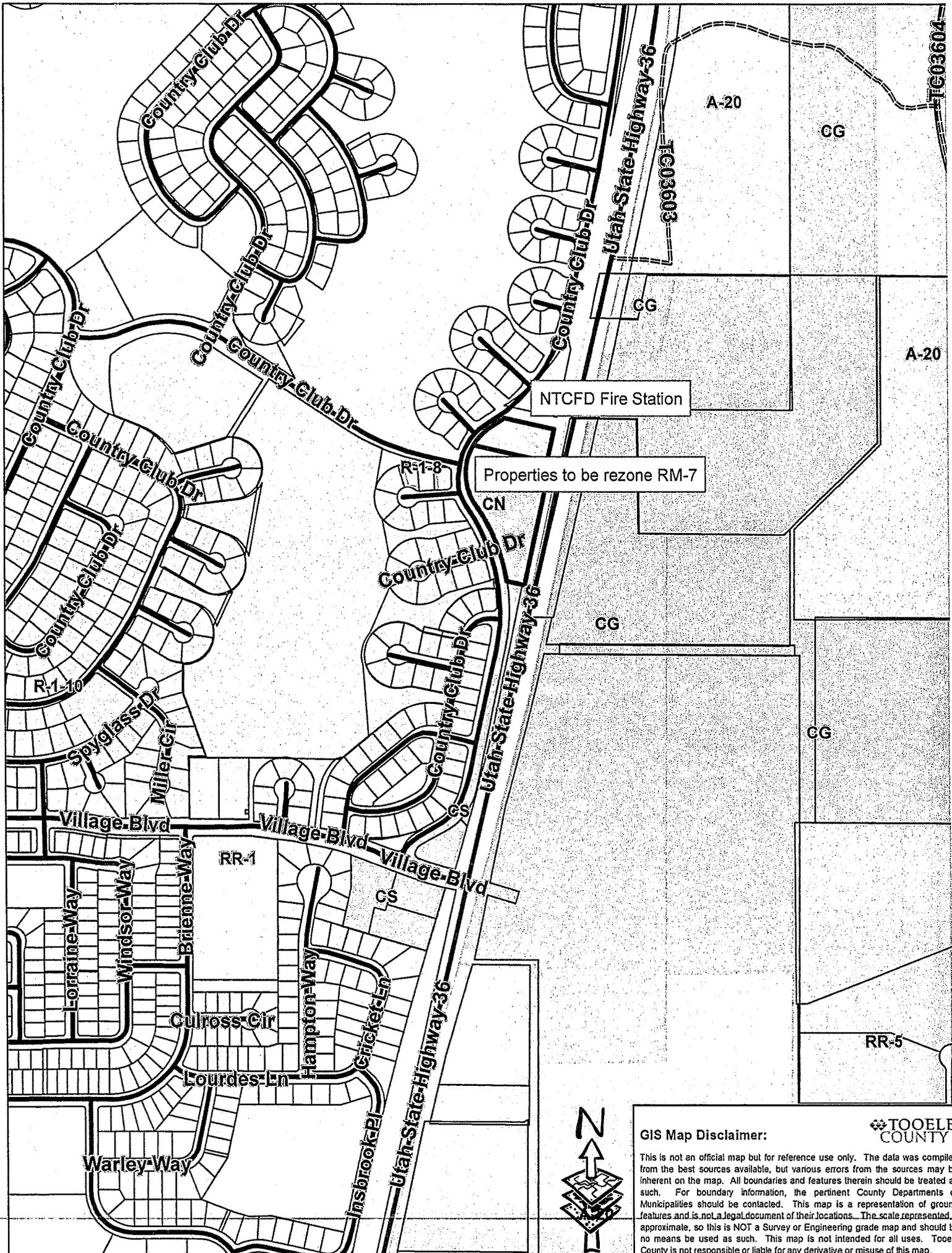

J. BRUCE CLEGG, Chairman



Commissioner Clegg voted aye
Commissioner Hurst voted aye
Commissioner Milne voted aye

APPROVED AS TO FORM:


DOUG HOGAN
Tooele County Attorney



NTCFD Fire Station

Properties to be rezone RM-7

GIS Map Disclaimer:



This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.