

ORDINANCE 2008-17

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TOOELE COUNTY; REZONING APPROXIMATELY 181.64 ACRES OF THE STANSBURY PARK PARCEL 9 PUD

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

WHEREAS, pursuant to Utah Code Sections 17-27a-502 and 503, the Tooele County Planning Commission conducted a public hearing on proposed rezones totaling 181.64 ± acres in the Stansbury Park Parcel 9 PUD, as petitioned by the property owners Leucadia Financial, DeLaun & Willhelmena W. Blake, and C & J Warr Family Properties, LC and recommended the amendments to the official zoning map; and

WHEREAS, notice having been provided as required by Subsection 17-27a-205(1)(b) and having held a public meeting;

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

SECTION I - AMENDMENT. The official zoning map of Tooele County is hereby amended by reducing the current 10.15 ± acre C-G (Commercial General) zone from Ordinance 2001-23 to 3.596 acres, known as sub-parcel 9G, with the following legal description:

Beginning at a point which is South 89°42'13" West 2,810.24 feet and South 0°17'47" East 1,832.28 feet from the South quarter corner of Section 9, Township 2 South, Range 4 West, Salt Lake Base and Meridian and running South 26°48'42" East 341.13 feet; thence South 63°11'16" West 462.00 feet; thence North 26°48'44" West 336.94 feet; thence North 62°40'02" East 462.02 feet to the point of beginning. Contains 156,636 square feet or 3.596 acres.

SECTION II - AMENDMENT. The official zoning map of Tooele County is hereby amended by rezoning the following land, known as sub-parcel 9H, from M-D (Manufacturing Distribution) to R-M-7 (Residential, Multi-Family):

Beginning at a point which is South 89°42'13" West 2,091.80 feet and South 0°17'47" East 3,272.30 feet from the South quarter corner of Section 9, Township 2 South, Range 4 West, Salt Lake Base and Meridian and running thence North 26°48'42" West 1,609.30 feet; thence North 62°34'10" East 1,021.27 feet; thence South 30°36'02" East 682.06 feet; thence South 78°28'14" East 472.92 feet; thence South 85°50'46" East 113.66 feet; thence South 30°14'40" East 592.61 feet; thence South 63°19'17" West 1,570.16 feet to the point of beginning. Contains 2,074,295 square feet or 47.619 acres.

SECTION III - AMENDMENT. The official zoning map of Tooele County is hereby amended by rezoning the following land, known as sub-parcel 9I, from C-G (Commercial General) and M-D (Manufacturing Distribution) to R-M-7 (Residential, Multi-Family):

Beginning at a point which is South 89°42'13" West 2,091.80 feet and South 0°17'47" East 3,272.30 feet from the South quarter corner of Section 9, Township 2 South, Range 3 West, Salt Lake Base and Meridian and running thence South 63°20'16" West 30.83 feet to a point on a 3,500.00 foot radius curve to the left; thence Southwesterly along said curve 166.05 feet (chord bears South 61°58'43" West 166.04 feet); thence South 60°37'10" West 866.49 feet; thence North 30°05'42" West 1,642.76 feet; thence North 62°35'12" East 694.57 feet; thence South 26°48'44" East 336.94 feet; thence North 63°11'16" East 462.00 feet; thence South 26°48'42" East 1,268.16 feet to the point of beginning. Contains 1,644,913 square feet or 37.762 acres.

SECTION IV - AMENDMENT. The official zoning map of Tooele County is hereby amended by rezoning the following land from M-D (Manufacturing Distribution) to R-1-10 (Residential, Single Family, 10,000 Square-Foot Minimum Lot Size):

Beginning at a point South 89°42'13" West 262.21 feet and South 0°17'47" East 629.38 feet from the South quarter corner of Section 9, Township 2 South, Range 4 West, Salt Lake Base and Meridian and running thence South 62°46'14" West 578.61 feet; thence North 27°10'09" West 29.56 feet; thence South 62°34'10" West 1,213.13 feet; thence North 30°36'02" West 60.09 feet; thence North 62°34'10" East 729.51 feet to a point on a 2,018.57 foot radius non-tangent curve to the left, of which the center bears North 26°49'08" West; thence 210.30 feet Northeasterly along said curve (chord bears North 60°11'48" East 210.20 feet); thence North 33°51'33" West 197.20 feet; thence North 17°14'36" East 289.36 feet; thence North 07°18'21" East 394.18 feet; thence South 88°56'30" West 278.33 feet; thence North 00°51'11" East 103.03 feet; thence North 01°25'54" East 969.96 feet; thence South 86°00'41" East 868.28 feet; thence South 70°16'25" East 88.69 feet; thence South 33°36'16" East 149.32 feet; thence South 56°08'01" East 65.71 feet; thence North 88°46'23" East 76.43 feet;

Ord. 2008-17

thence South 39°10'13" East 82.68 feet; thence South 75°20'45" East 130.26 feet; thence North 74°40'06" East 177.05 feet; thence South 82°30'27" East 136.98 feet; thence North 23°28'58" East 58.58 feet; thence North 83°17'40" East 19.77 feet; thence South 42°33'28" East 106.22 feet; thence North 58°29'06" East 146.33 feet; thence South 79°44'38" East 69.54 feet; thence South 28°26'22" East 312.12 feet; thence South 81°17'50" East 96.26 feet; thence South 41°35'54" East 308.95 feet; thence South 63°09'08" West 1,585.37 feet; thence South 26°53'21" East 91.56 feet to the point of beginning. Contains 2,774,369 square feet or 63.691 acres.

SECTION V - AMENDMENT. The official zoning map of Tooele County is hereby amended by rezoning the following land from M-D (Manufacturing Distribution) to C-N (Commercial Neighborhood) for the Stansbury North Park:

Beginning at a point which is South 89°42'13" West 659.16 feet and South 0°17'47" East 831.05 feet from the South quarter corner of Section 9, Township 2 South, Range 4 West, Salt Lake Base and Meridian and running thence South 26°43'09" East 334.28 feet; thence South 14°37'33" West 710.84 feet; thence South 30°22'27" East 684.10 feet; thence South 63°24'27" West 373.18 feet; thence North 30°14'40" West 592.61 feet; thence North 85°50'46" West 113.66 feet; thence North 78°28'14" West 472.92 feet; thence North 30°36'02" West 621.97 feet; thence North 62°34'10" East 1,213.13 feet; thence South 27°10'09" East 29.56 feet; thence North 62°46'14" East 133.38 feet to the point of beginning. Contains 1,261,983 square feet or 28.971 acres.

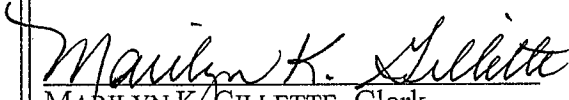
SECTION VI - REPEALER. Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

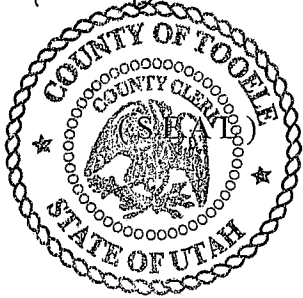
SECTION VII - EFFECTIVE DATE. This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date if more than 15 days after passage.

IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 5th day of August 2008.


Ord. 2008-17

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