

**ORDINANCE 2015-11**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TOOELE COUNTY; REZONING APPROXIMATELY 14.83 ACRES OF LAND IN ERDA, EAST OF SR-36, FROM RR-5 TO RR-1**

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

**SECTION I – AMENDMENT.** An application for rezone was submitted by Roselane Wrathall and Georgia Warr. The County Planner noticed four adjacent properties which are below the required lot size and determined they should also be included in the rezone. The properties belong to Gary Dekorver, Monte Warr, and Curtis Warr. Pursuant to Utah Code Annotated Sections 17-27a-502 and 17-27a-503, the Tooele County Planning Commission conducted a public hearing on the proposed rezone 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 14.83 acres which includes Parcel # 05-043-0-0022, Parcel # 05-043-0-0043, Parcel # 05-043-0-0046, Parcel # 05-043-0-0047, Parcel # 05-043-0-0048, Parcel # 05-043-0-0049, Parcel # 04-043-0-0050, Parcel # 05-043-0-0051, and Parcel # 05-043-0-0052, located in Section 27, Township 2 South, Range 4 West in Erda, east of SR-36, at approximately 4800 to 5000 North, in Tooele County, Utah from RR-5 (Rural Residential, Five Acre Minimum Lot Size) to RR-1 (Rural Residential, One Acre Minimum Lot Size). The legal descriptions of the rezoned property are as follows:

**PARCEL 05-043-0-0022**

BEG 476.5 FT S & 160.525 FT E OF NW COR OF SW 1/4 SEC 27, T2S, R4W, SLBM, N 183 FT, E 499.475 FT, S 183 FT, W 499.475 FT TO BEG. 2.10 AC

**PARCEL 05-043-0-0043**

A TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT OF PPTY SIT IN THE SW 1/4 NW 1/4 OF SEC 27, T2S, R4W, SLB&M. THE BDY OF SD PARCEL OF LAND ARE DESC AS FOLL: BEG IN THE ELY HWY R/W & LIMITED ACCESS LI OF SR-36, AT A PT 62.00 FT RADIALLY DISTANT ELY FROM THE CENTER LI OF SD SR-36, OPPOSITE ENGINEERS STATION 372+31.62, WH PT IS ALSO 645.54 FT (RECORD 40 RODS) N AND 121.95 FT E FR THE W 1/4 COR OF SD SEC 27; RUN TH E 146.17 FT; TH S 325.50 FT; TH W 221.35 FT TO SD ELY HWY R/W AND LIMITED ACCESS LI OF SR-36; TH N 13°00'22": E 325.82 FT ALG SD HWY R/W & LIMITED ACCESS LI OF SR-36 TO THE PT OF TANGENCY WITH A 10062.00 FT RADIUS CURVE TO THE LEFT; TH NLY 8.24 FT ALG THE ARC OF SD CURVE, CHORD TO SD CURVE BEARS N 12°58'58" E FOR A DISTANCE OF 8.24 FT, TO THE POB. (ROTATE ALL BEARINGS IN THE ABOVE DESC 0°12'09" COUNTER CLOCKWISE TO EQUAL HIGHWAY BEARINGS.) OUT OF 5-43-20 AFTER 0.136 AC TO UDOT FOR HWY 36 (211742) FOR 2004 YEAR. 1.37 AC

**PARCEL 05-043-0-0046**

BEG 535 FT S OF NW COR OF SW 1/4 OF SEC 27, T2S, R4W, SLB&M; TH RUN E 175.88 FT; TH S 125 FT; TH W 264.88 FT TO E LI OF WHY; TH N ALG E LI OF HWY 125.3 FT; TH E 82.6 FT TO POB. ---LESS 0.214 AC TO UDOT (223438). BALANCE DESC OF 5-43-32 AFTER 0.214 AC TO UDOT FOR 2005 YEAR. 0.54 AC

**PARCEL 05-043-0-0047**

BEG AT A POINT 293.5 FT S OF THE NW COR OF THE SW 1/4 SEC 27, T2S, R4W, W 61.5 FT, M/L TO E ROW LI OF HWY 36, SRTHLY ALG SD ROW 189 FT, M/L, E 77 FT M/L TO W LI OF SEC 27, E 160.525 FT, N 183.0 FT, W 160.525 FT TO POB.---LESS 0.134 AC TO UDOT (223441). BALANCE DESC OF 5-43-29 AFTER 0.134 AC TO UDOT FOR 2005 YEAR. 0.81 AC

**PARCEL 05-043-0-0048**

BEG 110 FT S OF NW COR OF SW 1/4 OF SEC 27, T2S, R4W, SLB&M; TH E 660 FT, TH S 183.5 FT, TH W 724.5 FT TO E LI OF U-36, TH N 19°36' E 194.5 FT TO POB. ---LESS 0.01 AC TO UDOT (223443). BALANCE DESC OF 5-43-21 AFTER 0.01 AC TO UDOT FOR 2005 YEAR. 2.90 AC

**PARCEL 05-043-0-0049**

BEG 30 FT E OF W 1/4 COR SEC 27, T2S, R4W, SLB&M ON E LI HWY 36, RUN E 237.526 FT; TH N 327.743 FT TO S LI OF BUZIANIS PPTY; TH E 66 FT; TH S 170.1 FT; TH E 328.84 FT TO A PT 660 FT E OF SEC; TH S 278.41 FT; TH W 687.43 FT TO E LI OF SD HWY; TH N 14°03' E 124.48 FT TO POB. ---LESS 0.06 AC TO UDOT (223443). BALANCE DESC OF 5-43-27 AFTER 0.06 AC TO UDOT FOR 2005 YEAR. 3.42 AC

**PARCEL 05-043-0-0050**

BEG 30 FT E OF W 1/4 COR OF SEC 27, T2S, R4W, SLB&M, ON E LI OF HWY 36; RUN N 14°03' E 111.321 FT ALG SD HWY TO S LI OF (DAVIS-WELLS PPTY); E 211 FT TO SE COR OF SD PPTY; TH S 108 FT; TH W 237.526 FT TO POB. ---LESS 0.04 AC TO UDOT (223446). BALANCE DESC OF 5-43-28 AFTER 0.04 AC TO UDOT FOR 2005 YEAR. 0.52 AC

**PARCEL 05-043-0-0051**

BEG 476.5 FT S OF NW COR OF W 1/4 SEC 27, T2S, R4W, SLBM, E 660 FT, S 183.5 FT, W 484.12 FT, N 125 FT, TH S 258.48 FT TO E R/W LI OF HWY, NERLY 58.7 FT ALG R/W, E 77 FT TO POB. ---LESS 0.13 AC TO UDOT (224063). BALANCE DESC OF 5-43-30 AFTER 0.13 AC TO UDOT FOR 2005 YEAR. 2.25 AC

**PARCEL 05-043-0-0052**

BEG 6 RDS & 9 FT N FR W 1/4 COR OF SEC 27, T2S, R4W, N 13 RDS 12 FT, E 10 RDS 8 FT, S 13 RDS 12 FT, W 12 RDS 14 FT M/L TO BEG. ---LESS 0.08 AC TO UDOT (224065). BALANCE DESC OF 5-43-18 AFTER 0.08 AC TO UDOT FOR 2005 YEAR. 0.92 AC

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.

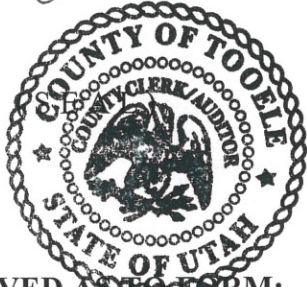
**SECTION III - EFFECTIVE DATE.** This ordinance shall become effective fifteen (15) days after its passage, provided it has been published, or at such publication date if more than fifteen (15) days after passage.

**IN WITNESS WHEREOF** the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 21<sup>st</sup> day of April 2015.

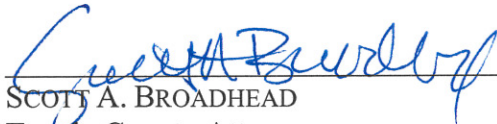
Ord. 2015-11

**ATTEST:**

  
Marilyn K. Gillette, Clerk/Auditor



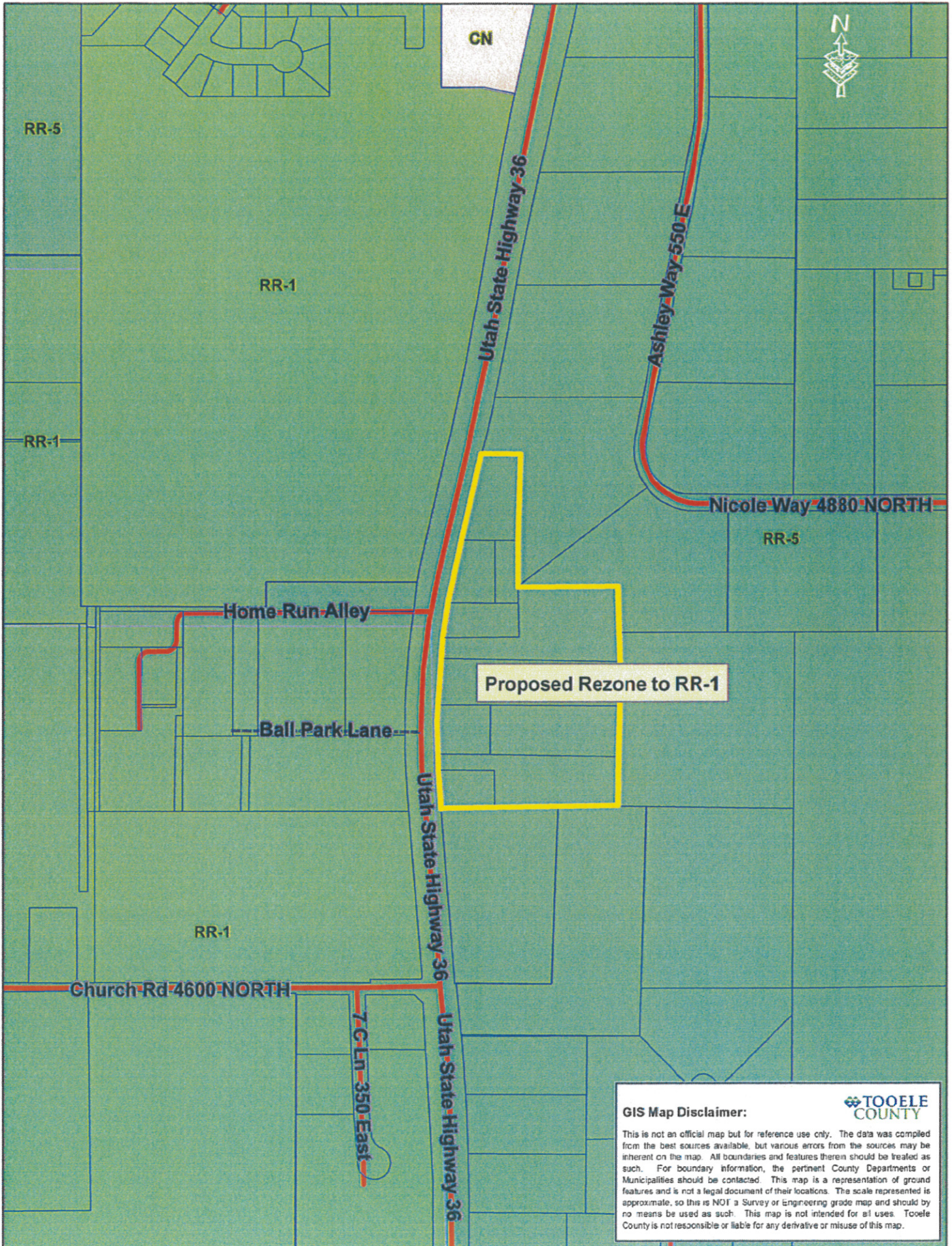
**APPROVED AS TO FORM:**

  
SCOTT A. BROADHEAD  
Tooele County Attorney

**TOOELE COUNTY COMMISSION:**


  
WADE B. BITNER, Chairman

Commissioner Bateman voted aye  
Commissioner Bitner voted aye  
Commissioner Milne voted aye



Proposed Rezone to RR-1

**GIS Map Disclaimer:**

 **TOOELE COUNTY**

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 by no means 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.