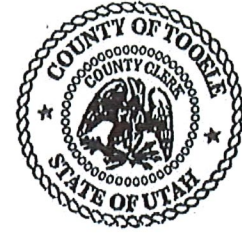


Tooele County's Official



Proposition Information Pamphlet

For the referendum that has been filed against Ordinance 2020-25 — An Ordinance Amending the Official Zoning Map of Tooele County; Rezoning Approximately 246.64 Acres of Land in Erda, From A-20 to P-C.

NOTE:

This electronic version of the Proposition Information Pamphlet contains information to help you, the voter, make a decision on the referendum petition on Tooele County Ordinance 2020-25.

WHAT'S IN THIS PAMPHLET?

Referendum Application

Sponsors argument against Ordinance 2020-25

Initial Fiscal Impact Statement — Alison McCoy, County Auditor

Legal Impact Statement — Scott Broadhead, County Attorney

Ordinance 2020-25

September 21, 2020

The adjacent and surrounding property owners are filing an Application for a Referendum for Tooele County Ordinance 2020-25 (the "Application"). We respectfully request that Tooele County Ordinance 2020-25, entitled "An Ordinance Amending the Official Zoning Map of Tooele County; Rezoning Approximately 246.64 Acres of Land in Erda, From A-20 to P-C," passed by the Tooele County Commission, be referred to the voters for their approval or rejection at the regular general election to be held on November 3, 2020, or at a special election to be held on an undetermined future date.

Each sponsor confirms that they have personally signed the Application, they are registered to vote in Utah, they have voted in the past three years, and that their residence and post office address are written correctly after their names.

If there is any information to need to be corrected or provided to perfect the Application, please contact Kathleen H. Mallis as soon as possible.

The three contact sponsors are as follows:

Kathleen H. Mallis
2192 Pony Street
Erda, UT 84074
(435) 830-9381

Diane J. Haney
4196 Palmer Road
Erda, UT 84074
(801) 230-3322

Kyle T. Mathews
3189 West Erda Way
Erda, UT 84074
(435) 830-4652

RECEIVED
SEP 22 2020
TOOELE COUNTY
CLERK/AUDITOR

Application for a Referendum Tooele County Ordinance 2020-25
 Utah Code § 20A-7

Sponsor Statement State of Utah,
County of Tooele


I, Kathleen H. Mallis affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

2192 Pony Street Kat Mallis
Residence Address Sponsor's Signature

Erda, UT 84074 435 830-9381 Notary Seal
City, State, Zip Phone Number

Khmallis@aol.com
Email

Subscribed and affirmed before me this 17th day of September 2020,
 by [Signature]
Notary Public



Notary Public - State of Utah
DIANE J. HANEY
 Comm. #703923
 My Commission Expires
 January 11, 2023

Sponsor Statement State of Utah,
County of Tooele


I, Diane J. Haney affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

4196 Palmer Rd. #100 Diane J Haney
Residence Address Sponsor's Signature

ERDA, UT 84074 801230-3322 Notary Seal
City, State, Zip Phone Number

dianetzar4@aol.com
Email

Subscribed and affirmed before me this 17 day of September 2020,
 by Wendy Payne
Notary Public



Notary Public - State of Utah
WENDY PAYNE
 Comm. #705760
 My Commission Expires
 April 21, 2023

Sponsor Statement State of Utah,
County of Tooele


I, Hyle T. Mathews affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

3189 West Erda Way Hyle Math
Residence Address Sponsor's Signature

Erda UT. 84074 435-830-4652 Notary Seal
City, State, Zip Phone Number

mathewbrothers5@gmail.com
Email

Subscribed and affirmed before me this 17th day of September 2020,
 by [Signature]
Notary Public



Notary Public - State of Utah
DIANE J. HANEY
 Comm. #703923
 My Commission Expires
 January 11, 2023

Application for a Referendum Tooele County Ordinance 2020-25
 Utah Code § 20A-7

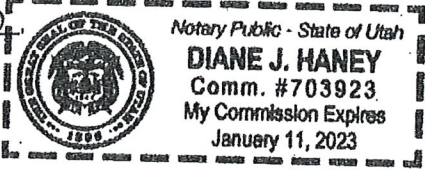
Sponsor Statement State of Utah,
County of Tooele

I, Rebecca Allison Carman-Kipp affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

332 OLD FARM RD [Signature]
Sponsor's Signature
Residence Address

ERDA LET 84074 Notary Seal
City, State, Zip Phone Number

Subscribed and affirmed before me this 17th day of September 2020,
 by [Signature] Notary Public



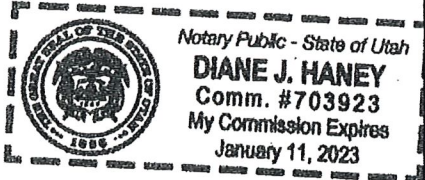
Sponsor Statement State of Utah,
County of Tooele

I, Mary Victoria Carman affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

332 Old Farm Rd [Signature]
Sponsor's Signature
Residence Address

ERDA, UT 84074 Notary Seal
City, State, Zip Phone Number

Subscribed and affirmed before me this 17th day of September 2020,
 by [Signature] Notary Public



Sponsor Statement State of Utah,
County of Tooele

I, MARK S. Haney affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

4196 PALMER RD. [Signature]
Sponsor's Signature
Residence Address

ERDA, UT 84074 Notary Seal
City, State, Zip Phone Number

Subscribed and affirmed before me this 17 day of September 2020,
 by [Signature] Notary Public



Application for a Referendum Tooele County Ordinance 2020-25
Utah Code § 20A-7


Sponsor Statement State of Utah,
County of Tooele

I, Zachary Carman affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

332 Old Farm Rd Zachary Carman
Residence Address Sponsor's Signature

ERDA UT 84074 _____
City, State, Zip Phone Number Notary Seal

Subscribed and affirmed before me this 17th day of September, 2020.
by Diane J. Haney
Notary Public



Notary Public - State of Utah
DIANE J. HANEY
Comm. #703923
My Commission Expires
January 11, 2023


Sponsor Statement State of Utah,
County of Tooele

I, DAVID RIPP affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

332 OLD FARM RD _____
Residence Address Sponsor's Signature

ERDA UT 84074 _____
City, State, Zip Phone Number Notary Seal

Subscribed and affirmed before me this 7th day of September, 2020.
by Diane J. Haney
Notary Public



Notary Public - State of Utah
DIANE J. HANEY
Comm. #703923
My Commission Expires
January 11, 2023

Sponsor Statement State of Utah,
County of Tooele


I, Jerald J. Mallis affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

2192 Pony Street Jerald J. Mallis
Residence Address Sponsor's Signature

Erda, UT 84074 801 971-0586
City, State, Zip Phone Number Notary Seal

khmallis@aol.com
Email

Subscribed and affirmed before me this 17th day of September, 2020.
by Diane J. Haney
Notary Public



Notary Public - State of Utah
DIANE J. HANEY
Comm. #703923
My Commission Expires
January 11, 2023

Application for a Referendum Tooele County Ordinance 2020-25
Utah Code § 20A-7

Sponsor Statement State of Utah,
County of Tooele

I, Trisha Brown affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

4248 Palmer Rd. Trisha Brown
Residence Address Sponsor's Signature

Erda, Ut. 84074 435-224-0042 Notary Seal
City, State, Zip Phone Number

to

Subscribed and affirmed before me this 17th day of September 2020
by Diane J. Haney
Notary Public

Notary Public - State of Utah
DIANE J. HANEY
Comm. #703923
My Commission Expires
January 11, 2023

Sponsor Statement State of Utah,
County of Tooele

I, Wade Mathews affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

522 S. 380 W. Wade Mathews
Residence Address Sponsor's Signature

Tooele, UT 84074 Notary Seal
City, State, Zip Phone Number

Subscribed and affirmed before me this 17th day of September 2020
by Diane J. Haney
Notary Public

Notary Public - State of Utah
DIANE J. HANEY
Comm. #703923
My Commission Expires
January 11, 2023

Sponsor Statement State of Utah,
County of Tooele

I, BRETT J. MATHEWS affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years.
Name of Sponsor (please type or print)

364 South 200 West Brett Mathew
Residence Address Sponsor's Signature

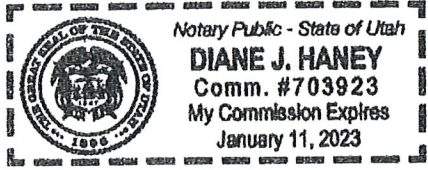
Tooele, UT 84074 435-224-4440 Notary Seal
City, State, Zip Phone Number

Subscribed and affirmed before me this 17th day of September 2020
by Diane J. Haney
Notary Public

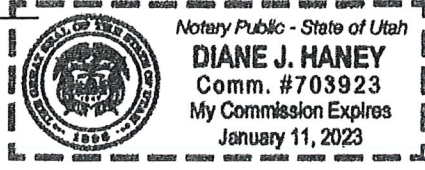
Notary Public - State of Utah
DIANE J. HANEY
Comm. #703923
My Commission Expires
January 11, 2023

Application for a Referendum Tooele County Ordinance 2020-25
 Utah Code § 20A-7

| | | |
|---|----------------------|--|
| Sponsor Statement | | State of Utah, County of Tooele |
| I, <u>Terry Mathews</u> | | affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years. |
| Name of Sponsor (please type or print) | | |
| <u>3189 W. Enda Way</u> | <u>Terry Mathews</u> | Sponsor's Signature |
| Residence Address | | |
| <u>Enda Utah 84074</u> | <u>435-884-6141</u> | Notary Seal |
| City, State, Zip | Phone Number | |
| Subscribed and affirmed before me this <u>17th</u> day of <u>September</u> 20 <u>20</u> . by <u>Diane J. Haney</u> Notary Public | | |



| | | |
|---|-----------------------|--|
| Sponsor Statement | | State of Utah, County of Tooele |
| I, <u>Sallie Mathews</u> | | affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years. |
| Name of Sponsor (please type or print) | | |
| <u>3189 W Enda Way</u> | <u>Sallie Mathews</u> | Sponsor's Signature |
| Residence Address | | |
| <u>Enda, Ut 84074</u> | | Notary Seal |
| City, State, Zip | Phone Number | |
| Subscribed and affirmed before me this <u>17th</u> day of <u>September</u> 20 <u>20</u> . by <u>Diane J. Haney</u> Notary Public | | |



| | | |
|---|--------------|--|
| Sponsor Statement | | State of Utah, County of Tooele |
| I, _____ | | affirm that I am a resident of Utah and I have voted in an election in Utah in the last three years. |
| Name of Sponsor (please type or print) | | |
| _____ | _____ | Sponsor's Signature |
| Residence Address | | |
| _____ | _____ | Notary Seal |
| City, State, Zip | Phone Number | |
| Subscribed and affirmed before me this _____ day of _____ 20_____. by _____ Notary Public | | |

**TOOELE COUNTY
ORDINANCE 2020-25**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
TOOELE COUNTY; REZONING APPROXIMATELY 246.64 ACRES OF
LAND IN ERDA, FROM A-20 TO P-C**

**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 Jay Nielsen on behalf of Skywalk Development and made a favorable recommendation to amend 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 246.64 acres, known as Parcels 05-062-0-0011, 05-062-0-0012, 05-062-0-0043, 05-062-0-0045, and 05-062-0-0046, located south of SR-138 and west of the Tooele Valley Airport in Erda, Tooele County, Utah from A-20 (Agriculture, 20-Acre Minimum Lot Size) to P-C (Planned Community).

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.

Tooele County
Ord. 2020-25

IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body
of Tooele County, passed, approved and enacted this ordinance this _____ day of
_____ 2020.

ATTEST:

TOOELE COUNTY COMMISSION:

MARILYN K. GILLETTE, Clerk

TOM TRIPP, Chairman

(S E A L)

Commissioner Milne voted _____

Commissioner Thomas voted _____

Commissioner Tripp voted _____

APPROVED AS TO FORM:

SCOTT A. BROADHEAD
Tooele County Attorney

DRAFT

**TOOELE COUNTY
ORDINANCE 2020-25**

Legal Description of Rezone

BEGINNING AT A WITNESS CORNER (FOUND BRASS CAP) MARKING THE SOUTH ¼ CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN;

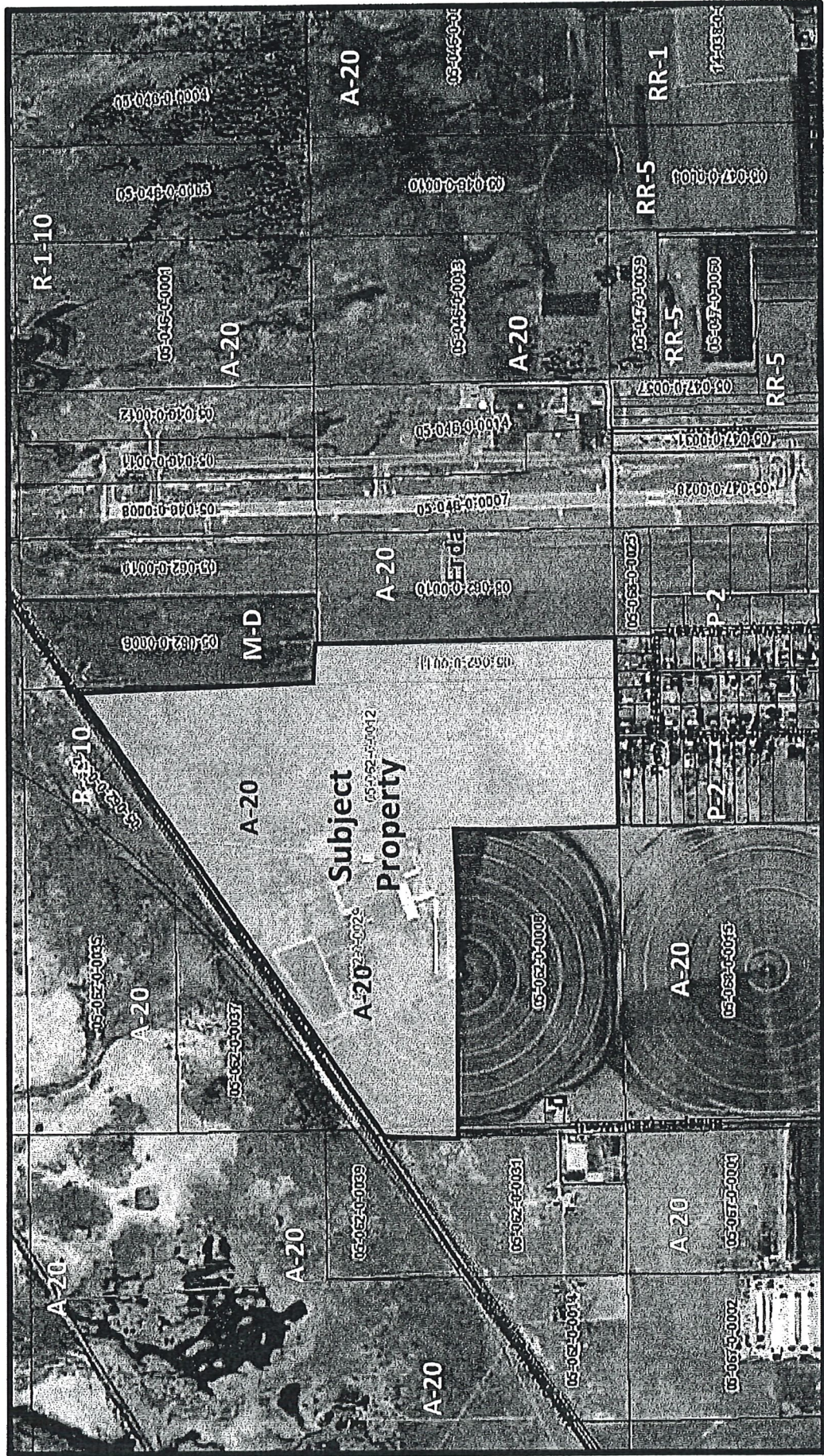
THENCE, N 00° 12' 00" W FOR A DISTANCE OF 1448.74 FEET TO A POINT ON A LINE.
THENCE, S 89° 30' 54" W FOR A DISTANCE OF 2689.49 FEET TO A POINT ON A LINE.
THENCE, N 00° 51' 26" W FOR A DISTANCE OF 687.18 FEET TO A POINT ON A LINE.
THENCE, N 56° 40' 07" E FOR A DISTANCE OF 1172.47 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06° 12' 01.8", HAVING A RADIUS OF 8720.00 FEET, AND WHOSE LONG CHORD BEARS N 53° 34' 06" E FOR A DISTANCE OF 943.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 56° 40' 18" E FOR A DISTANCE OF 1125.18 FEET TO A POINT ON A LINE.
THENCE, N 00° 07' 49" E FOR A DISTANCE OF 33.32 FEET TO A POINT ON A LINE.
THENCE, N 87° 39' 18" E FOR A DISTANCE OF 181.10 FEET TO A POINT ON A LINE.
THENCE, N 56° 16' 00" E FOR A DISTANCE OF 1393.91 FEET TO A POINT ON A LINE.
THENCE, S 00° 12' 14" E FOR A DISTANCE OF 2095.77 FEET TO A POINT ON A LINE.
THENCE, N 89° 37' 31" E FOR A DISTANCE OF 314.43 FEET TO A POINT ON A LINE.
THENCE, S 00° 12' 23" E FOR A DISTANCE OF 2642.87 FEET TO A POINT ON A LINE.
THENCE, S 89° 30' 5" W A DISTANCE OF 1645.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 248.98 ACRES OF LAND.

ORD 2020-25: Rezone from A-20 (Agricultural, 20 Acre Minimum) to the P-C (Planned Community) Zone.

Located South of SR-138 and West of the Tooele Valley Airport on Unaddressed Parcels: (Parcels IDs: 05-062-0-0043, 05-062-0-0045, 05-062-0-0046, 05-062-0-0012, & 05-062-0-0011).



Arguments against Skywalk Planned Community Rezone

The Skywalk Planned Community Rezone will change zoning in a primarily agricultural area from A-20 (agricultural, 20-acre minimum) to P-C (Planned Community). The density would increase from 2 existing homes to 984 dwellings consisting of:

- 116 detached homes
- 186 town homes
- 168 apartments
- 514 apartment-style units above ground floor commercial uses
- commercial businesses and light industrial uses.

Tooele County residents want our representatives to enforce existing zoning laws, allowing growth but in a responsible way. Rather than succumb to high density, we desire to set an irreversible precedent for our valley.

In the recent case with South Rim residents and the Tooele County Commission, Judge Gibson ruled: "As a legislative body and appeal authority, the Tooele County Commission is obligated to act for the good of the public, in accordance with Utah law, and not just for the benefit of one private citizen."

As Utah does not require impact fees, the costs for the new residents' infrastructure (roads, schools, government services) will be borne by the taxpayer which will cause an increase in property taxes.

Allowing this rezone to Planned Community establishes a precedent for high density in Erda in an otherwise rural and agricultural area.

Many reasons exist to vote against the zone change taking effect. Increased traffic and congestion, inadequate road systems, a limited water supply, and additional stresses on our overcrowded school system are a few reasons a citizen may choose to sign the referendum against this zone change taking effect.

The most significant reason to sign the referendum against the zone change is that the development is not appropriate for, nor in harmony with, the surrounding rural area. Signing the referendum will place the proposed development on a future ballot for Tooele County voters to vote yes or no.

The existing residential properties adjacent to the proposed Skywalk development are RR-1 (rural-residential single-family 1-acre) and Skywalk shares a border with the Tooele Valley Airport. According to the Tooele County Land Use Ordinance 3-9, a rezone application must be analyzed to see if the requested development will be "***in harmony with and compatible with surrounding land uses and present development.***" The proposed development is not in harmony with the existing area.

Zoning designations exist to protect ALL property owners and their property rights, not just the property rights of those who seek to change zoning

designations. We have nothing to gain personally from encouraging you to **sign the referendum** other than the preservation of a small part of the rural community we love and in which we live.



Office of the Tooele County Auditor

Alison H. McCoy

47 South Main Street

Tooele, Utah 84074

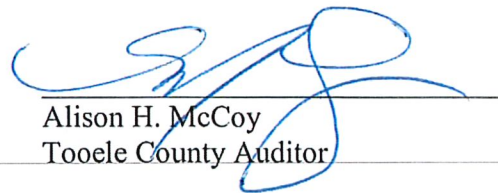
TOOELE COUNTY ESTIMATED FISCAL & LEGAL IMPACT STATEMENT

(Not Exceeding 100 Words)

To: Marilyn Gillette, Tooele County Clerk
From: Alison H. McCoy, Tooele County Auditor
cc: Scott Broadhead, Tooele County Attorney
Re: Application for Referendum of Tooele County Ordinance 2020-25
Date: September 25, 2020

At this time, and pursuant to UCA §20A-7-602.5(2)(a)(vii), the aforementioned referendum will have the following fiscal and legal impacts:

1. No significant effects on a person's vested property rights determined at this time.
2. No significant effects on other Tooele County laws or ordinances at this time.
3. No significant legal liability incurred by Tooele County determined at this time.
4. No other significant legal impact as determined by county budget officer and legal counsel at this time.
5. Highly variable fiscal impact. Difficult to reasonably express.
6. Estimated cost of printing and distribution of voter information: \$10,000.00



Alison H. McCoy
Tooele County Auditor

7018 0040 0001 1164 4885
7018 0040 0001 1164 4878
7018 0040 0001 1164 4861

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

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Terry Matthews and Sallie Matthews
3189 West Erda Way
Erda, Utah 84074

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Trisha Brown
4248 Palmer Road
Erda, Utah 84074

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Kyle T. Matthews
3189 West Erda Way
Erda, Utah 84074

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Brett J. Matthews
364 South 200 West
Tooele, Utah 84074

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Mary Victoria Carmichael
332 Old Farm Road
Erda, Utah 84074

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Diane J. Haney and Mark Haney
4196 Palmer Road
Erda, Utah 84074

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Wade Matthews
522 South 380 West
Tooele, Utah 84074

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Rebecca Allison Carman
Zachary Carman and
332 Old Farm Road
Erda, Utah 84074

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Kathleen H. Mallis and Jerald J. Mallis
2192 Pony Street
Erda, Utah 84074

TOOELE COUNTY ATTORNEY'S OFFICE



Scott A. Broadhead, County Attorney
Gary K. Searle, Chief Deputy Attorney
Spencer P. Call, Deputy Attorney

Robert L. Clegg, Deputy Attorney
Wayne A. Freestone, Deputy Attorney
Scott Shields, Deputy Attorney

LEGAL IMPACT OPINION

To: Marilyn Gillette, Tooele County Clerk
From: Scott A. Broadhead, Tooele County Attorney
Re: Application for a Referendum for Tooele County Ordinance 2020-25
Date: September 23, 2020

An “Application for a Referendum for Tooele County Ordinance 2020-25” was filed on or about July 15, 2020. Pursuant to UCA §20A-7-602.5(2)(a)(vi), I am required to provide a statement estimating the proposed law’s legal impact. This section lists four specific impacts which I will address in order.

1. Any significant effects on a person’s vested property rights. None that can be determined at this time.
2. Any significant effects on other laws or ordinances. I estimate no significant effects on other laws or ordinances by the possible repeal of this zoning ordinance other than those stated in paragraph 1 above.
3. Any significant legal liability the city, county, or town may incur. None that can be determined at this time.
4. Any other significant legal impact as determined by the budget officer and the legal counsel. I find no other significant legal impacts.

/s/ Scott A. Broadhead

**TOOELE COUNTY
ORDINANCE 2020-25**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
TOOELE COUNTY; REZONING APPROXIMATELY 246.64 ACRES OF
LAND IN ERDA, FROM A-20 TO P-C ZC**

**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 Jay Nielsen on behalf of Skywalk Development and made a favorable recommendation to amend 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 246.64 acres, known as Parcels 05-062-0-0011, 05-062-0-0012, 05-062-0-0043, 05-062-0-0045, and 05-062-0-0046, located south of SR-138 and west of the Tooele Valley Airport in Erda, Tooele County, Utah from A-20 (Agriculture, 20-Acre Minimum Lot Size) to P-C (Planned Community) with the following zoning conditions. First, Developer shall establish an alternate collector road (other than Palmer Road) without drive approaches for the southern section of the development. Second, Palmer Road shall be maintained as a neighborhood street and secondary access to the development.

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.

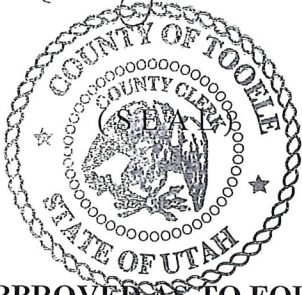
Tooele County
Ord. 2020-25

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 15th day of Sept. 2020.

ATTEST:

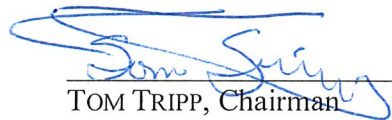

MARILYN K. GILLETTE, Clerk



APPROVED AS TO FORM:


SCOTT A. BROADHEAD
Tooele County Attorney

TOOELE COUNTY COMMISSION:


TOM TRIPP, Chairman 18 Sep 2020

Commissioner Milne voted aye
Commissioner Thomas voted aye
Commissioner Tripp voted nay

**TOOELE COUNTY
ORDINANCE 2020-25**

Legal Description of Rezone

BEGINNING AT A WITNESS CORNER (FOUND BRASS CAP) MARKING THE SOUTH ¼ CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN;

THENCE, N 00° 12' 00" W FOR A DISTANCE OF 1448.74 FEET TO A POINT ON A LINE.
THENCE, S 89° 30' 54" W FOR A DISTANCE OF 2689.49 FEET TO A POINT ON A LINE.
THENCE, N 00° 51' 26" W FOR A DISTANCE OF 687.18 FEET TO A POINT ON A LINE.
THENCE, N 56° 40' 07" E FOR A DISTANCE OF 1172.47 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06° 12' 01.8", HAVING A RADIUS OF 8720.00 FEET, AND WHOSE LONG CHORD BEARS N 53° 34' 06" E FOR A DISTANCE OF 943.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 56° 40' 18" E FOR A DISTANCE OF 1125.18 FEET TO A POINT ON A LINE.
THENCE, N 00° 07' 49" E FOR A DISTANCE OF 33.32 FEET TO A POINT ON A LINE.
THENCE, N 87° 39' 18" E FOR A DISTANCE OF 181.10 FEET TO A POINT ON A LINE.
THENCE, N 56° 16' 00" E FOR A DISTANCE OF 1393.91 FEET TO A POINT ON A LINE.
THENCE, S 00° 12' 14" E FOR A DISTANCE OF 2095.77 FEET TO A POINT ON A LINE.
THENCE, N 89° 37' 31" E FOR A DISTANCE OF 314.43 FEET TO A POINT ON A LINE.
THENCE, S 00° 12' 23" E FOR A DISTANCE OF 2642.87 FEET TO A POINT ON A LINE.
THENCE, S 89° 30' 5" W A DISTANCE OF 1645.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 248.98 ACRES OF LAND.

ORD 2020-25: Rezone from A-20 (Agricultural, 20 Acre Minimum) to the P-C (Planned Community) Zone.

Located South of SR-138 and West of the Tooele Valley Airport on Unaddressed Parcels: (Parcels IDs: 05-062-0-0043, 05-062-0-0045, 05-062-0-0046, 05-062-0-0012, & 05-062-0-0011).

