

**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 Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

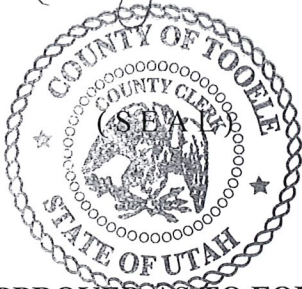
Tooele County
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SECTION III – EFFECTIVE DATE. This ordinance shall become effective fifteen (15) days after its passage, provided it has been published, or at such publication date if more than fifteen (15) days after passage.


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:

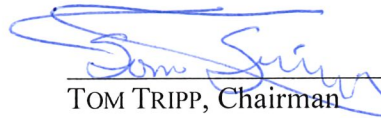

MARILYN K. GILLETTE, Clerk



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

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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).

