

**TOOELE COUNTY  
ORDINANCE 2019-12**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF  
TOOELE COUNTY; REZONING APPROXIMATELY 69.87 ACRES OF  
LAND, LOCATED IN LAKE POINT, FROM C-H AND M-D TO C-G**

**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 Chris Robinson 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 69.87 acres, known as Parcels 05-017-0-0044, 05-017-0-0046, 05-017-0-0047, and 05-021-0-0012, located west of SR-36 near Sunset Road in Lake Point, Tooele County, Utah from C-H (Commercial Highway) and M-D (Manufacturing Distribution) to C-G (Commercial General).

The legal description and a map showing the area of the rezone are 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**SECTION II – REPEALER.** Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.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.

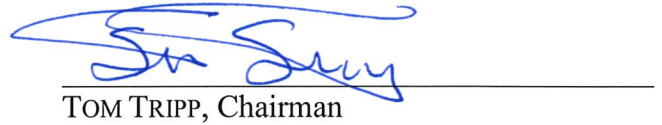
Tooele County  
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IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 20<sup>th</sup> day of August 2019.

ATTEST:

TOOELE COUNTY COMMISSION:

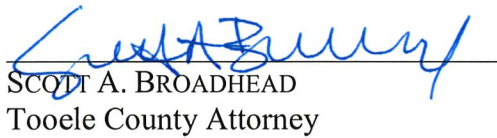
  
MARILYN K. GILLETTE, Clerk

  
TOM TRIPP, Chairman



Commissioner Milne voted absent  
Commissioner Thomas voted aye  
Commissioner Tripp voted aye

APPROVED AS TO FORM:

  
SCOTT A. BROADHEAD  
Tooele County Attorney

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**Legal Description of Rezone**

Beginning at a point on the south line of Interstate Highway 80 as defined in the documents for Highway Project 1-80-2(12)92, said point lies South 55°47'26" East 151.65 feet from the Northwest Corner of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian (a 1983 Tooele County Brass Cap Monument; basis of bearing being South 89°24'48" East between the Northwest Corner and North Quarter Corner of Section 2, T2S, R4W); and running thence North 89°49' 43" East along an existing barbed wire fence used as the Basis of a 2001 Boundary Line Agreement 631.55 feet to a point on the south line of a UDOT right-of-way as defined in the documents for Highway Project NH-0036(6)63, said point also being on the north line of a Tooele County Parcel as recorded by Quit Claim Deed in the office of the Tooele County Recorder as Entry No. 374418; thence along the north, west, and south lines of said County Parcel the following three (3) courses and distances: 1) South 34°10'31" West 20.56 feet, 2) South 55°49'29" East 60.00 feet and 3) North 34°10'31" East 187.07 feet to the west line of Sunset Road as defined in the documents for Highway Project NH-0036(6)63; thence South 56°17'20" East along said west line 199.92 feet to the north line of Utah State Highway 36 as defined in said Highway Project NH-0036(6)63 documents; thence South 34°10'25" West along said north line 3,178.65 feet to the Quarter Section line and the south line of the Salt Pointe Land Company Parcel 05-021-0-0012 ; thence North 89°47'57" West along said Quarter Section line and south parcel line 635.43 feet to an old chain-link fence; thence along said fence North 00°23'24" East 817.95 feet to the end of the chain link fence; thence along an old wire fence North 00°28' 40" West 200.15 feet to a very old fence line; thence North 00°08'40" West along said fence and its extension 311.17 feet to said south line of Interstate Highway 80; thence along said south line northeasterly along the arc of a 25,448.45 foot radius non-tangent curve to the left, through a central angle of 03°57'14" a distance of 1,756.02 feet (chord bearing N 48°46'37" E, chord distance 1,755.67') to the north corner of said Salt Pointe Land Company Parcel; thence along said south line of Interstate Highway 80 northeasterly along the arc of a 25,584.79 foot radius compound curve to the left, through a central angle of 00°28'37" a distance of 212.95 feet (chord bearing N 46°34'13" E, chord length 212.95') to the point of beginning.

Containing 3,043,717 square feet or 69.87 acres.

**REZ 2019-04: Proposed rezone from C-H (Commercial Highway) and M-D (Manufacturing Distribution) to C-G (Commercial General)**

*Unaddressed Parcels (Parcel IDs: 05-017-0-0044, 05-017-0-0046, 05-017-0-0047, & 05-021-0-0012)*

