

**TOOELE COUNTY
ORDINANCE 2021-08**

**AN ORDINANCE AMENDING THE TOOELE COUNTY GENERAL
PLAN BY CHANGING THE LAND USE ELEMENT ZONING MAP TO
ALLOW COMMERCIAL USE ON LAND IMMEDIATELY NORTH OF
TOOELE CITY**

WHEREAS, Samuel Howard requested a rezone of approximately 7.58 acres of land located at the western end of Pine Canyon Road, immediately east of the railroad tracks and immediately north of Tooele City, from RR-5 (Rural Residential, Five-Acre Minimum Lot Size) to C-G (Commercial General); and

WHEREAS, the subject parcel is currently envisioned to have residential development between one acre and twenty acres in size at build out according to the Tooele County General Plan; and

WHEREAS, Mr. Howard requested an amendment to the General Plan since the requested rezone does not coincide with the current zoning designation in the General Plan; and

WHEREAS, public notice of the requested change was provided as required by UCA Section 17-27a-204; and

WHEREAS, the Planning Commission conducted a public hearing and discussed the requested change; and

WHEREAS, the Planning Commission voted to recommend the requested change;

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

SECTION I – GENERAL PLAN AMENDED. The Tooele County General Plan Land Use Element Zoning Map is amended by changing the zoning designation of Parcel 03-014-0-0020 as shown on the map attached hereto, which attachment is, 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 Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.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 Council, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 2nd day of March, 2021.

ATTEST:

TOOELE COUNTY COUNCIL:



MARILYN K. GILLETTE, Clerk


TOM TRIPP, Chair



Council Member Hamner voted	<u>aye</u>
Council Member Hoffmann voted	<u>aye</u>
Council Member Thomas voted	<u>aye</u>
Council Member Tripp voted	<u>aye</u>
Council Member Wardle voted	<u>absent</u>

APPROVED AS TO FORM:


COLIN R. WINCHESTER
Deputy Tooele County Attorney

ORD 2021-08: General Plan Amendment allowing for commercial uses/zones.

Parcel: (03-014-0-0020)

