

**TOOELE COUNTY
ORDINANCE 2022-12**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
TOOELE COUNTY; REZONING APPROXIMATELY 1.19 ACRES OF
LAND, LOCATED IN LAKE POINT, FROM RR-1 TO R-1-21 ZC**

WHEREAS, Derek Young requested a rezone of approximately 1.19 acres of land located at 1857 East Sunset Road in Lake Point, from RR-1 (Rural Residential, One-Acre Minimum Lot Size) to R-1-21 (Residential, Single Family, 21,780 Square-Foot Minimum Lot Size); and

WHEREAS, public notice of the requested zone change was provided as required by UCA Section 17-27a-205; and

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

WHEREAS, the Planning Commission voted to recommend the requested zone change with certain zoning conditions;

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF TOOELE COUNTY ORDAINS AS FOLLOWS:

SECTION I – AMENDMENT. The official zoning map of Tooele County is hereby amended by changing the zoning designation of approximately 1.19 acres, known as Parcel 05-019-0-0043 in Tooele County, Utah from RR-1 (Rural Residential, One-Acre Minimum Lot Size) to R-1-21 ZC (Residential, Single Family, 21,780 Square-Foot Minimum Lot Size) with the following zoning conditions:

1. Only single-family dwellings;
2. Height limited to a maximum of 35 feet;

3. Setbacks as follows: Front yard – 30 feet, side yard – 10 feet for all buildings, rear yard – 10 feet for all buildings; and
4. Minimum lot width of 100 feet.

A map showing the area of the rezone is attached hereto and by this reference made a part hereof.

SECTION II – REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.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 5th day of April, 2022.

ATTEST:



TRACY D. SHAW, County Clerk

TOOELE COUNTY COUNCIL:



JARED S. HAMNER, Chair



Council Member Hamner voted aye
Council Member Hoffmann voted aye
Council Member Thomas voted aye
Council Member Tripp voted Nay
Council Member Wardle voted aye

APPROVED AS TO FORM:



COLIN R. WINCHESTER
Deputy Tooele County Attorney

ORD 2022-12: Proposed Rezone from RR-1 to R-1-21.

1857 East Sunset Road (Parcel ID: 05-019-0-0043)

