

**TOOELE COUNTY  
ORDINANCE 2022-21**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF  
TOOELE COUNTY; REZONING APPROXIMATELY 3,109 ACRES OF  
LAND, LOCATED WEST OF SOUTH RIM, FROM MU-40 TO M-D ZC**

**WHEREAS**, Mark Davidson, on behalf of Invenergy, requested a rezone of approximately 3,109 acres of land located one mile west and southwest of the Benches at South Rim PUD, on both sides of Mormon Trail Road, from MU-40 (Multiple-Use, 40-Acre Minimum Lot Size) to M-D (Manufacturing Distribution); 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;

**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 3,109 acres, known as Parcels 06-031-0-0036, 06-033-0-0003, 06-033-0-0013, 06-033-0-0011, 06-033-0-0012, 06-033-0-0004, 06-033-0-0005, 06-033-0-0006, 06-033-0-0008, 06-063-0-0014, 06-063-0-0009, 06-063-0-0013, and 06-063-0-0005 in Tooele County, Utah from MU-40 (Multiple-Use, 40-Acre Minimum Lot Size) to M-D ZC (Manufacturing Distribution) with the following condition: Tooele County will neither authorize nor disburse tax increment for the development or operation of improvements or infrastructure on the re-zoned parcels.

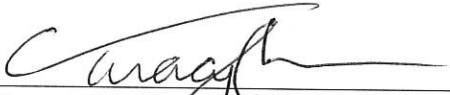
A map showing the area of the rezone is attached hereto and by this reference made a part hereof.

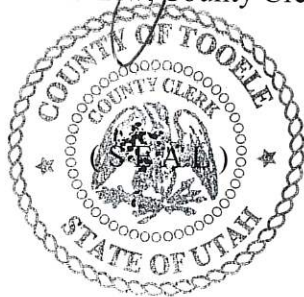
**SECTION II – REPEALER.** Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**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 16<sup>th</sup> day of August, 2022.

**ATTEST:**

  
\_\_\_\_\_  
TRACY D. SHAW, County Clerk



**TOOELE COUNTY COUNCIL:**

  
\_\_\_\_\_  
JARED S. HAMNER, 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>no</u>  |
| Council Member Wardle voted   | <u>no</u>  |

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
COLIN R. WINCHESTER  
Deputy Tooele County Attorney

**ORD 2022-21: Rezone from MU-40 (Multiple Use, 40 Acre Min) to M-D (Manufacturing Distribution).**

*Located one mile west and southwest of the Benches at South Rim PUD (Parcel IDs: Listed on Staff Report & Rezone Ordinance).*

