

**TOOELE COUNTY
ORDINANCE 2023-04**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
TOOELE COUNTY; REZONING APPROXIMATELY 24.90 ACRES
OF LAND, LOCATED NORTH OF GRANTSVILLE, FROM MU-40 TO
A-20 ZC**

WHEREAS, Michael Drury, on behalf of Grantsville Real Estate, LLC, requested a rezone of approximately 24.90 acres of land located at approximately 5770 Higley Road, north of Grantsville, from MU-40 (Multiple-Use, 40-Acre Minimum Lot Size) to A-20 (Agriculture, 20-Acre Minimum Lot Size); and

WHEREAS, the 24.90 acres is part of a larger 67.50 acre parcel; 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 without planning staff's recommended conditions; and

WHEREAS, the County Council later directed planning staff to include planning staff's recommended conditions so those conditions could be considered by the County Council;

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 24.90 acres, which is a portion of 67.50-acre Parcel 05-054-0-0024, located at approximately 5770 Higley Road, north of

Grantsville in Tooele County, Utah, from MU-40 (Multiple-Use, 40-Acre Minimum Lot Size) to A-20 ZC (Agriculture, 20-Acre Minimum Lot Size) with the following zoning conditions:

1. The developer(s) of any future development on any portion of the current 67.50-acre property must provide a detailed traffic study by a certified traffic engineer that addresses the road concerns raised by planning staff and surrounding property owners and residents.
2. Given the recent study through FEMA of flood zone risk assessment with properties in Tooele County, the developer(s) of any future development on any portion of the current 67.50-acre property must submit a FEMA approved permit/documents to the county stating that development is possible in that area.

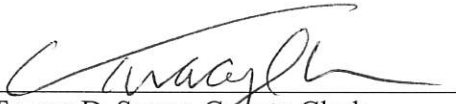
The legal description and a map showing the area of the rezone are attached hereto and by this reference made a part hereof.

SECTION II – REPEALER. Ordinances 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 8th day of February, 2023.

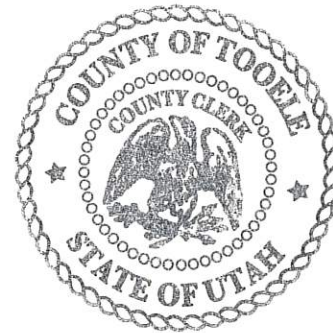
ATTEST:


TRACY D. SHAW, County Clerk



APPROVED AS TO FORM:

 02/13/2023
COLIN R. WINCHESTER
Deputy Tooele County Attorney



TOOELE COUNTY COUNCIL:


JARED S. HAMNER, Chair

Council Member Hamner voted aye
Council Member Hoffmann voted aye
Council Member Stromberg voted absent
Council Member Thomas voted aye
Council Member Wardle voted aye

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**Legal Description of Rezone
(Portion of Parcel # 05-054-0-0024)**

**LOT 1
(NORTH PARCEL)**

A parcel of land, situate in the Northwest Quarter of Section 8, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the south line of Higley Road, said point being, South 89°48'50" West 660.00 feet along the Section line and South 0°32'44" East 33.00 feet from the found monument at the North Quarter Corner of Section 8, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South 0°32'44" East 627.00 feet;
thence North 89°48'50" East 660.00 feet to the Quarter Section line;
thence South 0°32'42" East 651.38 feet along said Quarter Section line;
thence South 89°27'35" West 1168.75 feet;
thence North 0°32'25" West 1285.61 feet to the south line of said Higley Road;
thence North 89°48'50" East 508.66 feet along said south line, to the Point of Beginning.

Parcel contains: 1,084,448 square feet or 24.90 acres.

ORD 2023-04 previously REZ 2022-193: Split rezone from MU-40 (Mixed use, 40-Acre Min) to A-20 ZC (Agricultural, 20-Acre Min).

Approximately 5770 Higley Rd, Grantsville, UT 84029 (Parcel ID: 05-054-0-0024)

