TOOELE COUNTY
ORDINANCE 2024-03

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TOOELE COUNTY; REZONING APPROXIMATELY 1,102.55 ACRES OF LAND, LOCATED WEST OF SOUTH RIM, FROM MU-40 TO A-10

WHEREAS, Vincent Ulibarri requested a rezone of approximately 29.27 acres of land known as Parcel 14-029-0-0013, located west of Mormon Trail Road and Silver Avenue, which is west of South Rim, from MU-40 (Multiple-Use, 40-Acre Minimum Lot Size) to A-20 (Agriculture, 20-Acre Minimum Lot Size); and

WHEREAS, the property is part of a group of 26 parcels identified on the Record of Survey as the Stansbury Agricultural Properties which are properties that were subdivided as agriculturally protected parcels; and

WHEREAS, Planning Staff recommends that the entire 26 parcels be rezoned to A-10 (Agriculture, Ten-Acre Minimum Lot Size) to bring all parcels into compliance with minimum acreage requirements; 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 as proposed by Planning Staff for all parcels within the Stansbury Agricultural Properties to be rezoned to A-10 (Agriculture, Ten-Acre Minimum Lot Size);

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 1,102.55 acres, known as Parcels 14-029-0-0001, 14-029-0-0002, 14-029-0-0003, 14-029-0-0004, 14-029-0-0005, 14-029-0-0006, 14-029-0-0007, 14-029-0-0008, 14-029-0-0009, 14-029-0-0010, 14-029-0-0011, 14-029-0-0012, 14-029-0-0013, 14-029-0-0014, 14-029-0-0015, 14-029-0-0016, 14-029-0-0017, 14-029-0-0018, 14-029-0-0019, 14-029-0-0020, 14-029-0-0021, 14-029-0-0022, 14-029-0-0023, 14-029-0-0024, 14-029-0-0025, and 14-029-0-0026 in Tooele County, Utah from MU-40 (Multiple-Use, 40-Acre Minimum Lot Size) to A-10 (Agriculture, Ten-Acre Minimum Lot Size).

A map showing the area of the rezone as well as the Record of Survey Map for the Stansbury Agricultural Properties 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 Ordinances in conflict herewith are hereby repealed to the extent of such conflict.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 20th day of February, 2024.

ATTEST:

TRACY D. SHAW, County Clerk

TOOELE COUNTY COUNCIL:

JARED S. HAMNER, Chair

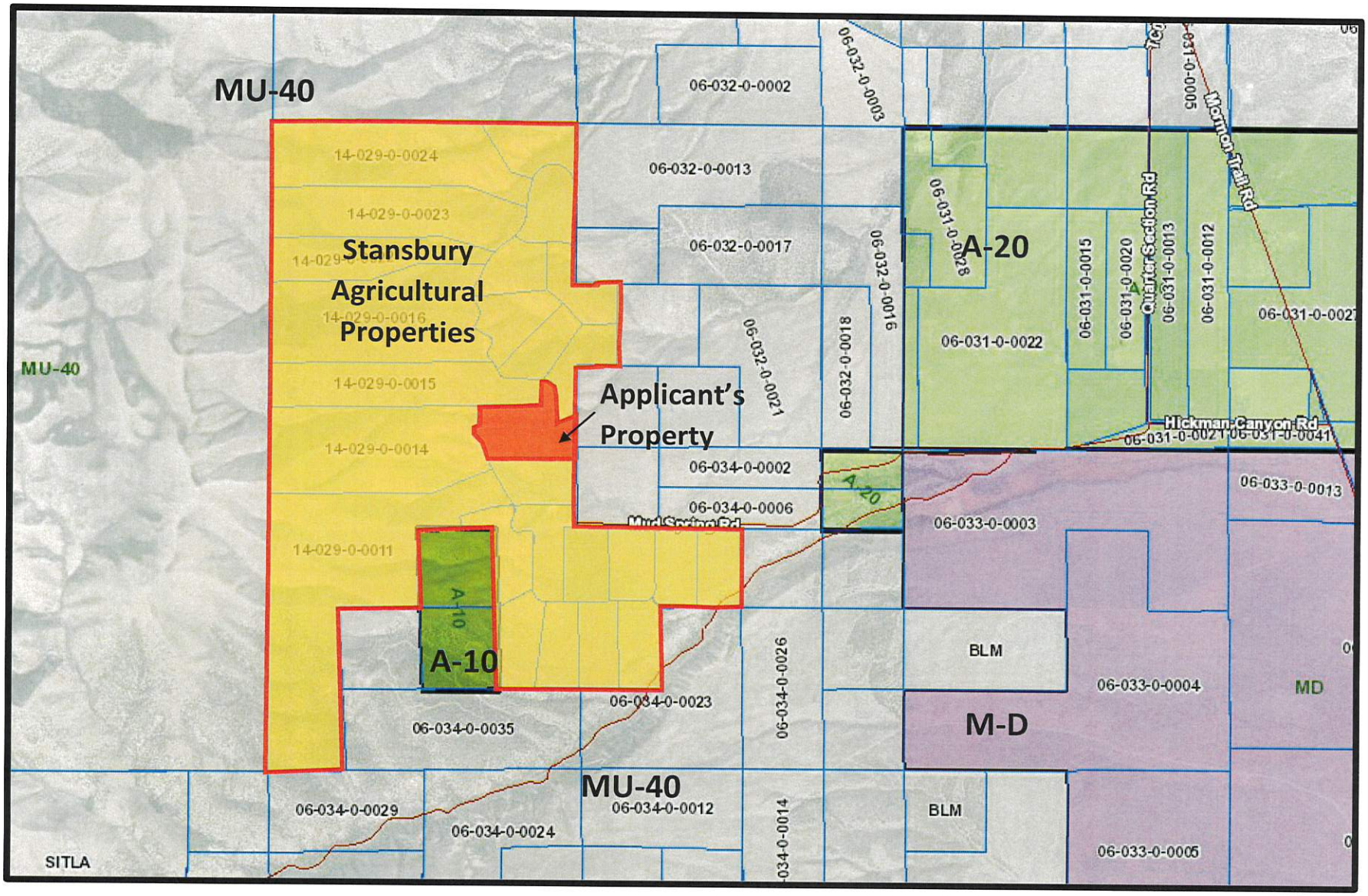
Council Member Hamner voted aye
Council Member Hoffmann voted absent
Council Member Stromberg voted absent
Council Member Thomas voted aye
Council Member Wardle voted aye

APPROVED AS TO FORM:

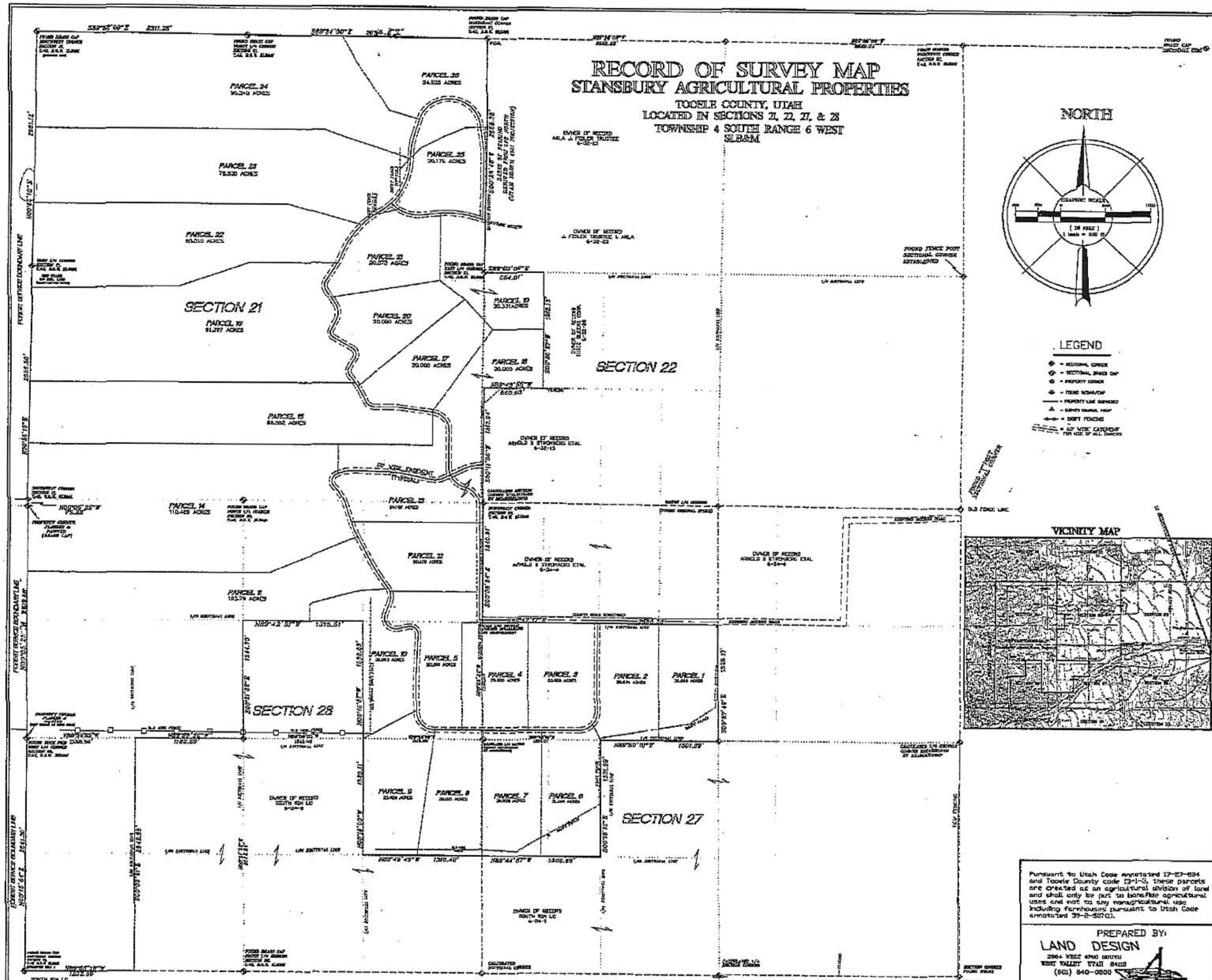
NATHAN HARRIS
Deputy Tooele County Attorney

REZ 2023-104/ORD 2024-03: Rezone from MU-40 (Multiple Use, 40-Acre Minimum) to A-20 or A-10 (Agricultural, 20-acre or 10-acre min.).

Off of Mud Spring Road. Parcels: 14-029-0-0001 through 0026



RECORD OF SURVEY MAP
STANSBURY AGRICULTURAL PROPERTIES
TOOELE COUNTY, UTAH
LOCATED IN SECTIONS 21, 22, 27, & 28
TOWNSHIP 4 SOUTH RANGE 6 WEST
SLB&M



Pursuant to Utah Code Annotated 17-27-804 and Tooele County code 13-1-3, these parcels are created as an agricultural division of land and shall only be put to bonafide agricultural uses and not to any nonagricultural use including farmhouses pursuant to Utah Code annotated 39-2-507(1).

PREPARED BY:
LAND DESIGN
2964 WEST 4700 SOUTH
WEST VALLEY UTAH 84118
(801) 840-0800

SURVEYOR'S CERTIFICATE

I, RICHARD K. JOHANSON do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 155892 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners I have made a survey of the tract of land shown on this plat and described below, and have made this Record of Survey of said tract of land hereafter to be known as STANSBURY AGRICULTURAL PROPERTIES and that same has been correctly surveyed and staked on the ground as shown on this plat.

Jan. 7, 2002
DATE

BOUNDARY DESCRIPTION

BOUNDARY LEGAL DESCRIPTION

Commencing at the Northeast Corner of Section 21, Township 4 South, Range 6 West, SLB&M; said point being a brass cap and the Northeast corner of the Boundary herein described; and running the following 25 courses:
thence South 00 28'48" West, a distance of 2,658.38 feet; along section line, to the East 1/4 Corner of said Section 21 (brass cap);
thence South 89 50'08" East, a distance of 654.01 feet; along the quarter sectional line,
thence South 00 20'27" West, a distance of 1,315.13 feet; along the sectional 1/16 line,
thence North 89 43'58" West, a distance of 650.63 feet; along the sectional 1/16 line,
thence South 00 11'35" West, a distance of 1,313.94 feet; along section line, to the Southeast Corner of said Section 21, and the Northeast Corner of Section 28;
thence South 00 08'34" East, a distance of 1,340.91 feet; continuing along section line,
thence South 89 47'17" East, a distance of 2,590.38 feet; along the sectional 1/4 line,
thence South 00 27'48" East, a distance of 1,329.17 feet; along the sectional 1/4 line,
thence North 89 50'16" West, a distance of 1,301.85 feet; along the sectional 1/16 line,
thence South 00 18'53" East, a distance of 1,331.99 feet; along the sectional 1/16 line,
thence North 89 44'57" West, a distance of 1,306.66 feet; along the sectional 1/16 line,
thence North 89 49'49" West, a distance of 1,310.48 feet; along the sectional 1/16 line,
thence North 00 15'00" East, a distance of 1,329.11 feet; along the sectional 1/16 line,
thence North 00 15'07" West, a distance of 1,338.03 feet; along the sectional 1/16 line,
thence North 89 42'31" West, a distance of 1,315.51 feet; along the sectional 1/16 line,
thence South 00 21'32" East, a distance of 1,314.70 feet; along the sectional 1/16 line,
thence North 89 59'55" West, a distance of 1,188.60 feet; along the sectional 1/4 line,
thence South 00 03'35" East, a distance of 2,642.69 feet; along the sectional 1/16 line,
thence North 89 55'19" West, a distance of 1,202.69 feet; to the Southwest corner (brass cap),
thence North 00 16'04" East, a distance of 2,641.30 feet; along section line, to the West 1/4 Corner of section 28; (Old rock pile with forest boundary sign post);
thence North 00°05'25" West, a distance of 2612.83 feet; along section line, to the Northwest corner of Section 28. (Brass Cap);
thence North 00 05'25" West, a distance of 73.22 feet continuing along section line to the Southwest corner of said section 21;
thence North 00 55'15" East, a distance of 2,668.50 feet; along section line, to the West 1/4 Corner of said section 21; thence continue Northerly along said line, N 00°50'15" E a distance of 2,061.12 feet; to the Northwest Corner of said Section 21; (brass cap)
thence South 89 22'09" East, a distance of 2,311.28 feet; along section line, to the North 1/4 Corner of said section 21; (brass cap);
thence South 89 34'00" East, a distance of 2,624.57 feet; continuing along section line to the Point of Beginning.

Containing 48,851,628 square feet or 1,121.77 acres, more or less.

OWNERS CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT COMMERCIAL DEBENTURE CORPORATION, THE OWNERS OF THE TRACK OF LAND DESCRIBED HEREON AS THE "STANSBURY AGRICULTURAL PROPERTIES" LOCATED ON SAID TRACT OF LAND, DO HEREBY CERTIFY THAT THEY HAVE CAUSED A SURVEY TO BE MADE AND HAVE HAD THIS RECORD OF SURVEY MAP, CONSISTING OF 3 SHEETS TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND THAT THEY HAVE CAUSED THIS INSTRUMENT TO BE.

Donald P. Skipworth Pres.
PRESIDENT
COMMERCIAL DEBENTURE CORP.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

On the Fourth day of January 2002, personally appeared before me Donald P. Skipworth, who being by me duly sworn did say that he is the President of Commercial Debenture Corporation, and that he signed the within Instrument on behalf of said Corporation, by authority of a resolution of its board of directors, and he duly acknowledged to me that said Corporation executed the same.

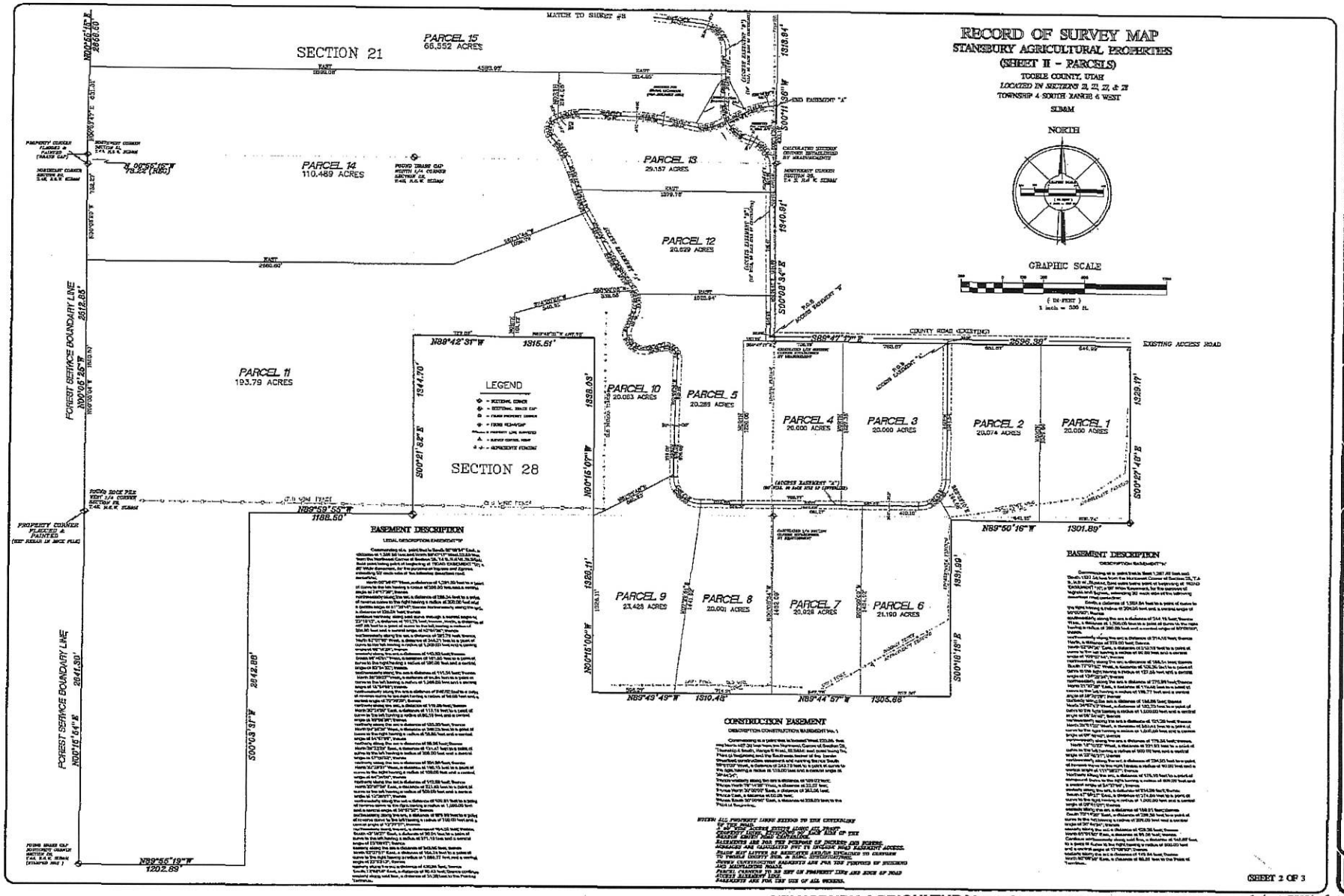
NOTARY PUBLIC

My Commission expires December 31, 03 Residing at Tooele, Utah

TOOELE CO. ENGINEERING DEPARTMENT	PLANNING COMMISSION	BOARD OF HEALTH	SURVEYORS CERTIFICATE	COUNTY ATTORNEY	COUNTY TREASURER	TOOELE COUNTY COMMISSION	COUNTY RECORDER
APPROVED THIS 19th DAY OF Feb A.D., 2002 BY THE TOOELE COUNTY ENGINEERING DEPT. TOOELE CO. ENGINEERING DEPT. TOOELE CO. ENGINEER	APPROVED THIS Second DAY OF January A.D., 2002 BY THE TOOELE COUNTY PLANNING COMMISSION. CHAIRMAN, TOOELE CO. PLANNING COMMISSION	APPROVED THIS 7th DAY OF January A.D. 2002 DIRECTOR TOOELE COUNTY BOARD OF HEALTH	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. 1-14-02 DATE TOOELE COUNTY SURVEYOR	APPROVED AS TO FORM THIS 5th DAY OF February A.D. 2002 TOOELE COUNTY ATTORNEY	APPROVED AS TO FORM THIS 15th DAY OF January A.D. 2002 TOOELE COUNTY TREASURER	PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS THIS DAY OF A.D. 2002, AT WHICH TIME THIS SUBDIVISION WAS APPROVED. ATTEST TOOELE COUNTY CLERK	RECORDED # 178926

RECORD OF SURVEY MAP
STANSBURY AGRICULTURAL PROPERTIES
(SHEET II - PARCELS)

TOOELE COUNTY, UTAH
LOCATED IN SECTIONS 21, 22, 27, & 28
TOWNSHIP 4 SOUTH RANGE 6 WEST
SL B&M



STANSBURY AGRICULTURAL PROPERTIES

LAND DESIGN LLC
1064 EAST 1000 SOUTH
SUITE 112-3
WEST VALLEY CITY, UTAH 84119
OFFICE (801) 840-0483
FAX (801) 840-0487

PROJECT SITE LOCATION
TOOELE UT
T.4 S. R.6.W SLB&M
SEC.21-22-28-27

SURVEYED BY: S.R./V.K./J.T./R.J.
DRAWN BY: S.R./V.K./J.
DATE: 11 05-01

STANSBURY PROPERTIES
AGRICULTURAL PARCELS

DWG NO. L-01-123L
FN: SHEETPLR.REV2
DON SKIPWORTH

SHEET SOUTH

STANSBURY AGRICULTURAL PROPERTIES 14-29 2 of 3

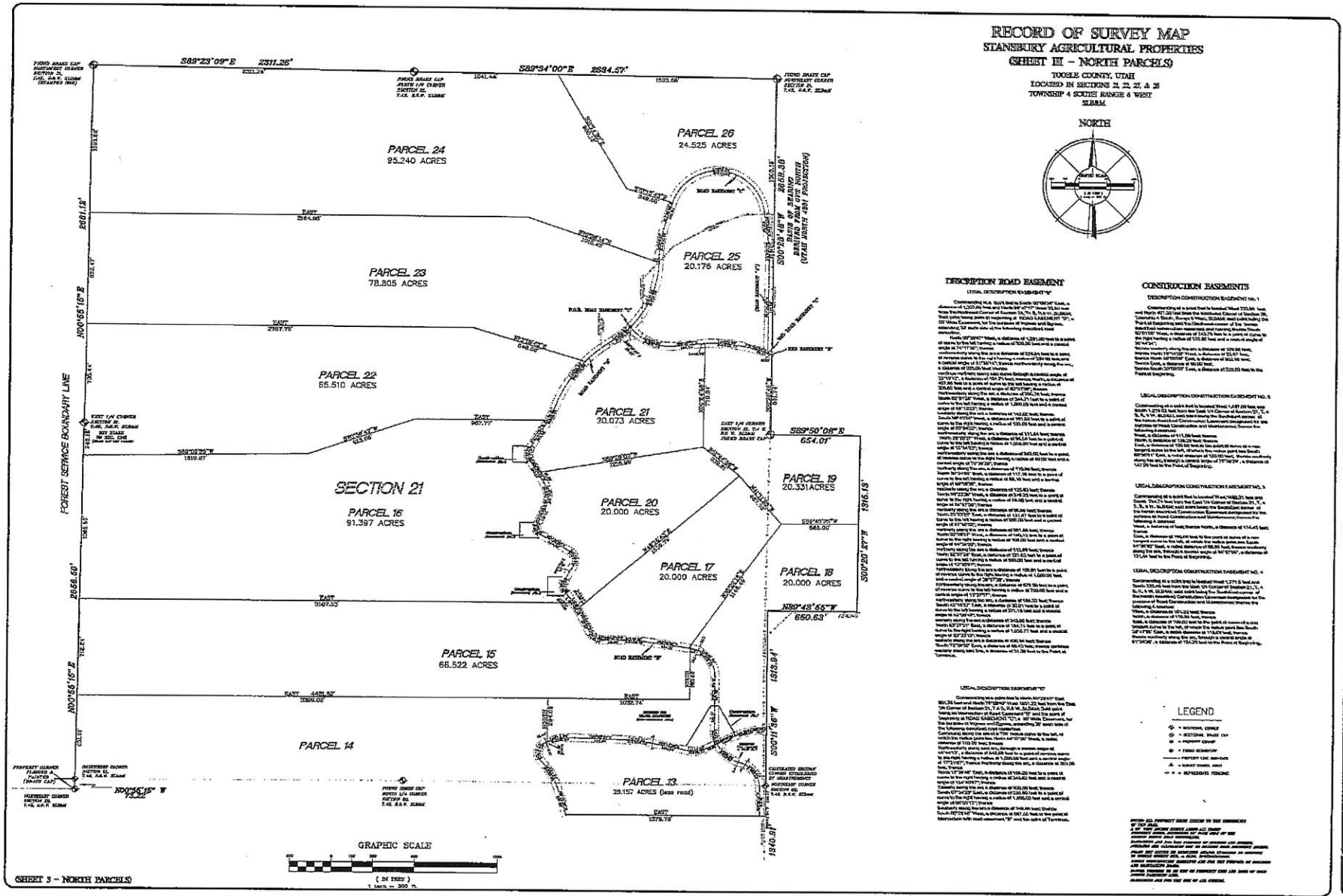
Entry # 173926 Book 715 page 829
2 of 3 pages

RECORD OF SURVEY MAP

STANSBURY AGRICULTURAL PROPERTIES

(SHEET III – NORTH PARCELS)

TOOELE COUNTY, UTAH
LOCATED IN SECTIONS 21, 22, 27, & 28
TOWNSHIP 4 SOUTH RANGE 6 WEST
SLB&M



DESCRIPTION ROAD EASEMENT

LEGAL DESCRIPTION EASEMENT "E"

Commencing at a point that is located West 2311.26 feet and South 1,272.52 feet from the East 1/4 Corner of Section 21, T. 4 S., R. 6 W., SLB&M; said point being the Southeast corner of Section 28, Township 4 South, Range 6 West, SLB&M; said point being the Point of Beginning; said Point of Beginning being on the boundary of the Stansbury Subdivision Phase Three; thence North 00°00'00" West, a distance of 1,291.30 feet to a point of curve to the right having a radius of 130.00 feet and a central angle of 74°11'30"; thence northerly along the arc, a distance of 336.24 feet to a point of reverse curve to the left having a radius of 1,291.30 feet and a central angle of 51°30'14"; thence northwesterly along the arc, a distance of 1,161.00 feet to a point of reverse curve to the right having a radius of 130.00 feet and a central angle of 74°11'30"; thence northerly along the arc, a distance of 336.24 feet; thence North 00°00'00" West, a distance of 1,291.30 feet to a point of curve to the left having a radius of 1,200.00 feet and a central angle of 22°14'21"; thence northwesterly along the arc, a distance of 466.00 feet to a point of reverse curve to the right having a radius of 130.00 feet and a central angle of 22°14'21"; thence northwesterly along the arc, a distance of 50.47 feet; thence North 00°00'00" West, a distance of 1,291.30 feet to a point of curve to the left having a radius of 1,200.00