



ORDINANCE NO. 2018- 16

AN ORDINANCE AMENDING THE OFFICIAL UTAH COUNTY ZONING MAP, A PART OF THE UTAH COUNTY LAND USE ORDINANCE, TO CHANGE THE ZONING OF CERTAIN PROPERTY LOCATED IN SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, FROM THE RR-5, RURAL RESIDENTIAL ZONE TO THE TR-5, TRANSITIONAL RESIDENTIAL ZONE

WHEREAS, the County Commission initiated a review of the zoning designation of property located in Sections 18 & 19, Township 5 South, Range 2 East, to determine the propriety of amending the Utah County Land Use Ordinance (UCLUO), Official Zoning Map, to change the zoning of that certain property, as more particularly described in Exhibit AA, @ attached hereto and incorporated herein by this reference (the Subject Property), from the RR-5, Rural Residential Zone to the TR-5, Transitional Residential Zone; and

WHEREAS, the Planning Commission addressed the proposed amendment to the Utah County Land Use Ordinance, Official Zoning Map, during a regularly scheduled meeting of the Planning Commission, scheduled and held a public hearing regarding the proposed amendment, and made a recommendation to the Board of County Commissioners regarding the proposed amendment; and

WHEREAS, the Subject Property is not located within an Agriculture Protection Area; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the recommendation from the Planning Commission regarding the proposed amendment, and the minutes from the Utah County Planning Commission meeting and public hearing regarding the proposed General Plan and zone map amendment; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the input, documents, and testimony from the public regarding the proposed zone map amendment; and

WHEREAS, the Board of County Commissioners finds the proposed zone map amendment is in the best interest of the health, safety, and welfare of the citizens of Utah County; and

WHEREAS, the Board of County Commissioners finds the TR-5, Transitional Residential Zone is the most appropriate zone for the Subject Property, considering all factors.

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

Part I:

The Official Utah County Zoning Map, a part of the Utah County Land Use Ordinance, is hereby amended to show and specify that the land described in Exhibit AA, @ which exhibit is attached hereto and incorporated herein by this reference, shall lie in the TR-5, Transitional Residential Zone, and shall be subject to the regulations applicable to said zone.

Part II:

A copy of the Official Utah County Zoning Map, a part of the Utah County Land Use Ordinance, as amended herein, is hereby ordered to be filed in the office of the Utah County Clerk/Auditor.

Part III:

If any of the sections, sentences, clauses or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

Part IV:

This ordinance shall become effective fifteen (15) days after it is passed and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

PASSED and ordered published this 31st day of July 2018.

UTAH COUNTY COMMISSION

VOTE



NATHAN IVIE, CHAIR

aye



WILLIAM C. LEE, VICE-CHAIR

aye



GREG GRAVES, COMMISSIONER

aye

ATTEST:
BRYAN E. THOMPSON
County Clerk/Auditor

By: *Bryan E. Thompson*
Deputy



APPROVED AS TO FORM:
JEFFREY R. BUHMAN
County Attorney

Approved

Disapproved

By: *Jeffrey R. Buhman*
Deputy

Date of Publication: Once only, as soon as possible

Serial	Legal Description
140180026	COM. 1348 FT E ALONG SEC LINE & 37.6 FT S FR NW COR SEC 18, T5S, R2E, SLB&M.; S 288.48 FT; E 151 FT; N 288.48 FT; W 151 FT ALONG S LINE OF ROAD TO BEG. AREA 1 ACRE.
140180080	COM E 1499 FT & S 37.6 FT FR NW COR. SEC. 18, T5S, R2E, SLB&M.; E S FT; S 288.48 FT; W 5 FT; N 288.48 FT TO BEG. AREA 0.033 AC.
140180067	COM S 2502.34 FT & E 9.71 FT FR N 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; N 89 DEG 36' 20" W 167.86 FT; S 0 DEG 20' 47" W 674.15 FT; S 89 DEG 7' 51" E 7.59 FT; N 503.54 FT; E 165 FT; N 0 DEG 13' 21" W 169.56 FT TO BEG. AREA 0.729 AC.
140170254	COM N 2628.42 FT & W 1489.23 FT FR S 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; S 89 DEG 52' 7" E 172.98 FT; S 1 DEG 40' 23" W 222.09 FT; N 89 DEG 32' 2" W 167.73 FT; ALONG A CURVE TO L (CHORD BEARS: N 0 DEG 14' 25" W 204.06 FT, RADIUS = 75050 FT); N 7 DEG 0' 47" E 17.09 FT TO BEG. AREA 0.871 AC.
140170260	COM E 972.99 FT & S 94.63 FT FR W 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; N 89 DEG 39' 32" E 119.8 FT; ALONG A CURVE TO R (CHORD BEARS: S 0 DEG 14' 1" E 110.01 FT, RADIUS = 74950 FT); S 89 DEG 25' 4" W 120.25 FT; N 0 DEG 0' 16" W 110.52 FT TO BEG. AREA 0.304 AC.
140170259	COM S 0 DEG 25' 18" E 93.92 FT & E 1092.1 FT FR W 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; N 89 DEG 39' 32" E 3.57 FT; N 1 DEG 10' 41" E 38.59 FT; S 89 DEG 37' 0" E 7.85 FT; S 148.44 FT; S 89 DEG 25' 4" W 11.77 FT; ALONG A CURVE TO L (CHORD BEARS: N 0 DEG 14' 1" W 110.01 FT, RADIUS = 74950 FT) TO BEG. AREA 0.038 AC.
140170509	COM S 89 DEG 32' 54" W 1503.95 FT & N 2621.31 FT FR S 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; S 0 DEG 43' 29" E 202.02 FT; N 89 DEG 32' 6" W 4.19 FT; N 0 DEG 27' 54" E 201.98 FT TO BEG. AREA 0.010 AC.
140170253	COM N 2628.45 FT & W 1503.7 FT FR S 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; S 89 DEG 52' 7" E 14.47 FT; S 7 DEG 0' 47" W 17.09 FT; ALONG A CURVE TO R (CHORD BEARS: S 0 DEG 14' 25" E 204.06 FT, RADIUS = 75050 FT); N 89 DEG 32' 2" W 10.85 FT; N 0 DEG 43' 20" W 202.02 FT; N 0 DEG 27' 58" E 18.96 FT TO BEG. AREA 0.060 AC.

140170156 COM S 463.99 FT & E 867.07 FT FR W 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; N 77.03 FT; N 89 DEG 58' 12" E 106 FT; S 77.09 FT; W 106 FT TO BEG. AREA 0.188 AC.

140170248 COM S 543.9 FT & E 1175.93 FT & E 86.18 FT FR W 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; E 214.12 FT; S 165 FT; W 281.02 FT; N 0 DEG 8' 35" E 132.33 FT; N 65 DEG 43' 43" E 73.01 FT; N 0 DEG 10' 18" E 2.66 FT TO BEG. AREA 1.036 AC.

140170032 COM S 24'55"E 542.75 FT & E 2162 FT FR W1/4 COR SEC 18, T5S, R2E, SLM; S 660 FT; N 89-23'W 165.01 FT; N 657.98 FT; E 165 FT TO BEG. AREA 2.50 AC.

140170034 COM S 8.53 CH & E 35.3 CH FR W 1/4 COR. SEC. 18 T5S R2E SLB&M.; S 89 DEG 20' 0" E 2.53 CH; S 0 DEG 46' 0" W 639.444 FT; S 89 DEG 51' 19" W 165.779 FT; N 0 DEG 39' 30" E 640.948 FT TO BEG. AREA 2.447 AC.

140170181 COM N 2088.04 FT & W 175.1 FT FR S 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; E 209.14 FT; S 1 DEG 0' 0" W 1320 FT; W 204.4 FT; N 0 DEG 29' 52" E 453.11 FT; N 1 DEG 2' 40" E 575.96 FT; N 1 DEG 3' 54" E 199.05 FT; N 0 DEG 6' 6" E 91.83 FT TO BEG. AREA 6.287 AC.

140200017 COM N 768.24 FT & E 11 FT FR SW COR SE 1/4 SEC 18, T5S, R2E, SLM; E 110 FT; N 1 DEG E 1320 FT; W 110 FT; S 1 DEG W 1320 FT TO BEG. AREA 3.32 ACRES.

140220106 COM N 89 DEG 30' 0" E 1797.8 FT ALONG SEC. LINE & N 120.24 FT FR N 14 COR. SEC. 19, T5S, R2E, SLB&M.; S 89 DEG 24' 0" E 6.52 FT; S 0 DEG 34' 24" W .66 FT; S 89 DEG 23' 16" E 158.87 FT; S 0 DEG 33' 0" W 661.67 FT; N 89 DEG 22' 26" W 164.65 FT; N 0 DEG 29' 0" E 662.32 FT TO BEG. AREA 2.507 AC.

140220311 COM S 267.43 FT & E 1153.69 FT FR NW COR. SEC. 19, T5S, R2E, SLB&M.; S 89 DEG 46' 0" E 222.87 FT; S 253.49 FT; N 89 DEG 22' 26" W 41.75 FT; N 86.83 FT; W 189.88 FT; N 0 DEG 36' 6" E 105.26 FT; N 7 DEG 53' 48" E 55.13 FT; N 0 DEG 36' 6" E 7.25 FT TO BEG. AREA 0.960 AC.

140220242 COM S 434.52 FT & E 1134.54 FT FR NW COR. SEC. 19, T5S, R2E, SLB&M.; S 0 DEG 42' 4" W 5 FT; S 89 DEG 46' 0" E 198.33 FT; S 80.99 FT; S 89 DEG 22' 26" E 2 FT; N 86.82 FT; W 200.27 FT TO BEG. AREA 0.029 AC.

140220541 COM N 89 DEG 32' 54" E 1132.6 FT & S 286.45 FT FR NW COR. SEC. 19, T5S, R2E, SLB&M.; S 89 DEG 46' 0" E 3.95 FT; S 0 DEG 58' 22" W 61.81 FT; S 0 DEG 5' 13" W 26.27 FT; S 0 DEG 42' 4" W 73.91 FT; W 1.62 FT; N 162 FT TO BEG. AREA 0.009 AC.

140220546 COM S 0 DEG 24' 14" E 267.36 FT & E 1134.82 FT FR NW COR. SEC. 19, T5S, R2E, SLB&M.; S 89 DEG 46' 0" E 16.99 FT; S 0 DEG 36' 6" W 7.25 FT; S 7 DEG 53' 48" W 55.13 FT; S 0 DEG 36' 6" W 105.26 FT; W 10.34 FT; N 0 DEG 42' 4" E 68.92 FT; N 0 DEG 5' 13" E 26.27 FT; N 0 DEG 58' 22" E 72 FT TO BEG. AREA 0.045 AC.

140220512 COM E 1792.11 FT & S 527.01 FT FR N 14 COR. SEC. 19, T5S, R2E, SLB&M.; N 0 DEG 29' 0" E .67 FT; S 89 DEG 22' 26" E 164.65 FT; S 0 DEG 33' 0" W .5 FT; N 89 DEG 26' 0" W 164.65 FT TO BEG. AREA 0.002 AC.

140220513 COM E 1332.83 FT & S 534.52 FT FR NW COR. SEC. 19, T5S, R2E, SLB&M.; N 13.19 FT; S 89 DEG 22' 26" E 43.73 FT; S 12.73 FT; W 43.73 FT TO BEG. AREA 0.013 AC.
