

ORDINANCE NO. CO-19-04

AN ORDINANCE OF MORGAN COUNTY AMENDING THE MORGAN COUNTY OFFICIAL ZONING MAP, FROM THE A-20 ZONE TO THE TOWN CENTER ZONE, OTHERWISE KNOWN AS THE STAKER PARSON ZONE CHANGE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to State law, Morgan County has adopted a General Plan and a Future Land Use Map as an advisory guide to orderly development and growth within the County; and

WHEREAS, the 2010 General Plan Land Use Map (as amended) designates areas of the unincorporated Morgan County within the Mountain Green Area as Town Center areas; and

WHEREAS, a landowner, owning land in said certain area of unincorporated Morgan County, as better described in Exhibit "A", has petitioned the County for a zone change of their land to the Town Center zone; and

WHEREAS, it has been determined that the zone change is in conformance with the Morgan County General Plan and that changed or changing conditions exist to merit the request; and

WHEREAS, the Planning Commission held a public hearing, received meaningful input, and formulated a recommendation to present to the County Council; and

WHEREAS, all required notices have been provided and public hearings have been held in accordance with State law and County Ordinances to amend the Morgan County Zoning Map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF MORGAN COUNTY, STATE OF UTAH, AS FOLLOWS:

Section 1. Map Amendment. The Morgan County Zoning Map is hereby amended for a property in the Mountain Green area more particularly described in the attached Exhibit "A" from the A-20 zone to the Town Center zone.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This ordinance shall become effective after subsequent publication in accordance with State Law, but not before 15 days after passage.

PASSED AND ADOPTED BY THE COUNTY COUNCIL OF MORGAN COUNTY, STATE OF UTAH, THIS 7th DAY OF May, 2019.

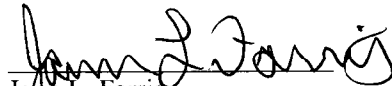
ATTEST:

MORGAN COUNTY GOVERNING BODY


Stacy Lafitte
Morgan County Clerk


Roland Haslam, County Council Chair

APPROVED AS TO FORM


Jani L. Farris
Morgan County Attorney

Council members

Voting:

AYE NAY ABSENT

Roland Haslam	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert McConnell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert Kilmer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Daryl Ballantyne	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sarah Swan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Newton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tina Cannon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

A TRACT OF LAND SIT IN THE NW1/4 OF SEC 25 & THE NE1/4 OF SEC 26 & THE SW1/4 OF SEC 24, T5N, R1E, SLB&M, U.S. SUR. BEING MORE PART DESC OF FOLS: COM AT THE NW COR OF SD SEC 25; TH S 89°43'35" E 418.18 FT ALG THE SEC LN; TH S 00° E 151.43 FT TO A PT ON THE SE'LY LN OF STATE HWY NO. 167 THE T.POB; TH S 39°45'59" E 34.71 FT ALG A FNC LN; TH N 69°02'40" E 1069.80 FT ALG A FNC LN; TH N 69°02'40" E 51.94 FT TO THE CTR OF THE OLD TRAPPERS LOOP RD; (THE FOL 2 COURS FOL THE CTR OF THE OLD TRAPPERS LOOP RD); TH S 04°14'35" E 228.88 FT TO A PT ON THE N LN OF SD NW1/4 OF SEC 25; TH S 04°13'35" E 995.35 FT; TH LEAV OLD TRAPPERS LOOP RD N 90° W 511.02 FT; TH S 00°09'40" E 656 FT TO A PT ON THE N LN OF OLD HWY RD; (THE FOL 3 COURS FOL THE N'LY LN OF OLD HWY RD) TH 184.12 FT ALG A CUR TO THE L, HV A RAD OF 1472.70 FT AN INCLUDES ANG OF 07°09'48" & A L.C. BEAR S 86°15'26" W 184 FT; TH S 82°40'32" W 780.90 FT; TH 50.76 FT ALG A CUR TO THE RGT HAV A RAD OF 2824.90 FT AN INCLUDED ANG OF 01°01'47" & A L.C. BEAR S 83°11'25" W 50.76 FT; TH LEAV SD N'LY LN OF OLD HWY RD N 00°41'40" E 218.70 FT ALG A FNC LN; TH N 62°19'37" W 514.41 FT ALG A FNC LN; TH N 15°50'55" W 256.23 FT ALG A FNC LN TO A PT ON THE E'LY LN OF STATE HWY NO. 167; (THE FOL 6 COURS FOL THE SE'LY LN OF STATE HWY NO. 167); TH 149.82 FT ALG A CUR TO THE RGT HV A RAD OF 920.92 FT AN INCLUDED ANG OF 09°19'16" & A L.C. BEAR N 40°47'03" E 149.66 FT; TH N 11°33'46" E 206.96 FT; TH N 54°11'41" E 162.69 FT TO A PT OF TNGY; TH N 54°11'41" E 326.21 FT TO A PT OF SPIRAL CUR; TH ALG A SEC OF A SPIRAL CUR HV A L.C. BEAR N 49°59'43" E 370.62 FT; TH 97.16 FT ALG A CUR TO THE L HV A RAD OF 918.51 FT AN INCLUDED ANG OF 06°03'38" & A L.C. BEAR N 38°54'52" E 97.11 FT TO THE POB. CONT 56.513 AC M/L (56.51 AC. M/L) RE: LESS (.113 AC) GOING TO -03-005-044-01-1-1 & (3.89 AC) - GOING TO 03-005-044-02-1-2 LEAV 52.51 AC. RE: LESS 28.18 AC GOING TO #03-005-044-02-1-3 LEAV 24.33 AC, M. OR L. SUBJ TO EASE, RESTRICTIONS, & R. OF W OF RECORD

And

PT OF THE NW1/4 OF SEC 25, T5N, R1E, SLB&M, DESC AS FOLS: BEG AT A PT ON AN EXIST FNC LN SD PT BEING LOC S 89°55'18" E ALG SEC LN 665.65 FT & S 91.87 FT FRM AN IRON PIPE MARKING THE NW COR OF SD SEC 25, & RUN TH NE'LY ALG SD FNC LN THE FOL (4) COURS: (1) N 68°41'10" E 90.93 FT, (2) N 68°44'21" E 200.83 FT, (3) N 68°52'49" E 186.86 FT & (4) N 68°39'59" E 162.46 FT TO THE NW'LY COR OF THE ROLLINS RANCH L.L.C. PROP AS RECORDED IN BK 249, PG 822, AT THE OFFICE OF THE MORGAN CO RECORDER, JUNE 27, 2007, TH SE'LY COINCIDENT WITH THE W LN OF SD PROP (7) COURS AS FOLS: (1) S 05°25'36" E 192.32 FT, (2) S 41°57'05" E 110.48 FT, (3) N 72°35'14" E 66.68 FT, (4) S 05°32'54" E 122.44 FT TO A PT OF CURV, (5) SW'LY 218.21 FT ALG THE ARC OF A 442.00 FT RAD CUR TO THE RGT THRU A CTRL ANG OF 28°17'13" (CHORD BEARS S 08°35'33" W 216.01 FT) TO A PT OF REVERSE CURV, (6) SE'LY 510.30 FT ALG THE ARC OF A 356.50 FT RAD CUR TO THE L THRU A CTRL ANG OF 82°00'46" (CHORD BEARS S 18°16'04" E 467.83 FT) & (7) S 04°25'07" E 100.99 FT TO THE N'LY LN OF THE PAUL WARNER SUB, A PLAT RECORDED AT THE OFFICE OF THE MORGAN CO RECORDER, TH S 89°48'17" W COINCIDENT WITH SD N'LY LN 482.30 FT TO THE NW COR OF SD SUB, TH S 00°21'23" E COINCIDENT WITH THE W LN OF SD SUB 591.00 FT TO THE N'LY LN OF THE QUESTAR GAS PROP AS RECORDED AT THE OFFICE OF THE MORGAN CO RECORDER IN BK 249, PG 820, JUNE 27, 2007, TH S 89°38'37" W COINCIDENT WITH THE N LN OF SD PARCEL 75.00 FT TO THE NW COR THEREOF, TH S 00°21'23" E COINCIDENT WITH THE W LN OF SD PARCEL 66.91 FT TO THE N LN OF OLD HWY RD AS DEPICTED ON THAT CERTAIN RECORD OF SURVEY NUMBER 256 ON FILE AT THE OFFICE OF THE MORGAN CO RECORDER OF THE PAUL WARNER PROP PERFORMED BY WILLIAM L. HOLYOAK, JULY OF 1996, TH W'LY COINCIDENT WITH TH N LN OF SD ST

(2) COURS AS FOLS: (1) SWLY 109.97 FT ALG THE ARC OF A 1472.70 FT RAD CUR TO THE L
THRU A CTRL ANG OF 04°14'36" (L.C. BEAR S 84°36'07" W 109.05