

ORDINANCE #15 - 05

AN ORDINANCE AMENDING DAGGETT COUNTY'S
DUTCH JOHN ZONING MAP IN TWO PLACES;
REZONING DESCRIBED AS PROPERTY PARCEL 1 FROM
MULTIPLE USE (MU-40) TO COMMERCIAL (C) AND
PROPERTY PARCEL 2 FROM MULTIPLE USE (MU-40) TO RURAL
RESIDENTIAL (R-R-1) ESTATE

PARCEL 1:

WHEREAS, Daggett County has filed an application to rezone property Parcel 1 described as the "The Draw" Subdivision from Multiple Use (MU-40) to Commercial (C); and

WHEREAS, after giving notice and conducting a public hearing on August 13, 2014, the Daggett County Planning Commission has recommended approval of the rezone as requested for the subject parcel; and,

WHEREAS, after giving notice and conducting a public hearing on September 16, 2014, the Daggett County Commissioners have accepted the Planning Commission recommendation and adopted findings to approve the rezone request.

PARCEL 2:

WHEREAS, Daggett County has filed an application to rezone property Parcel 2 described as the Pipe Creek Subdivision (Serial #408) from Multiple Use (MU-40) to Rural Residential (R-R-1) Estate; and

WHEREAS, after giving notice and conducting a public hearing on October 15, 2014, the Daggett County Planning Commission has recommended approval of the rezone as requested for the subject parcel; and,

WHEREAS, after giving notice and conducting a public hearing on November 18, 2014, the Daggett County Commissioners have accepted the Planning Commission recommendation and adopted findings to approve the rezone request.

Daggett County Zoning Ordinance Map Amendments
Page (2)

BE IT HEREBY ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS that:

SECTION 1. The following described properties are hereby rezoned on the official Dutch John Zoning map as indicated below:

Parcel 1: The Dutch John Draw Parcel “The Draw” from Multiple Use (MU-40) to Commercial (C). With a legal description of the parcel in Exhibit A, attached hereto and incorporated herein by reference.

Parcel 2: The Pipe Creek Subdivision (Serial #408) from Multiple Use (MU-40) to Rural Residential (R-R-1) Estate. With a legal description of the parcel in Exhibit B, attached hereto and incorporated herein by reference.

SECTION 2. Severability.

If any court of competent jurisdiction declares any Section of this Ordinance invalid, such decision shall be deemed to apply to that Section only, and shall not affect the validity of the Ordinance as a whole or any part thereof other than the part declared invalid.

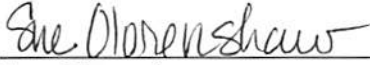
SECTION 3. Effective Date.

This Ordinance shall become effective fifteen (15) days after publication.

Daggett County Zoning Ordinance Map Amendments
Page (3)

DATED this 10th day of February, 2015.

ATTEST:



Sue Olorenshaw
County Clerk/Treasurer



DAGGETI COUNTY
BOARD OF COMMISSIONERS



Karen Perry, Chairwoman



Clyde Slaugh, Commissioner



Jack Lytle, Commissioner

EXHIBIT A

BEGINNING AT THE NORTHWEST CORNER OF SECTION 11, T2N, R22E, SLB&M. THENCE S89°52'37"E 1315.13' TO THE NORTHEAST CORNER OF THE NW1/4, NW1/4 OF SAID SECTION 11; THENCE S89°54'48"E 659.40' TO THE NORTHEAST CORNER OF THE NE1/4, NE1/4, NW1/4 OF SAID SECTION 11; THENCE S89°54'52"E 446.26', MORE OR LESS TO THE CENTERLINE OF THE US HIGHWAY 191 EASEMENT, THENCE SOUTHWESTERLY ALONG SAID HIGHWAY EASEMENT CENTERLINE MORE OR LESS DESCRIBED BY THE FOLLOWING: ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 716.20' FOR A DISTANCE OF 413.05' (CHORD BEARS S52°58'27"W FOR 407.35'), THENCE ALONG A TANGENT LINE S69°29'46"W 494.10', THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 3819.70' FOR A DISTANCE OF 1639.96' (CHORD BEARS S57°11'47"W FOR 1627.39') MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE NW1/4 NW1/4 OF SECTION 11, T2N, R22E, SLB&M, THENCE WESTERLY ALONG SAID SECTION LINE N89°48'22"W 267.18' TO THE SOUTHWEST CORNER OF THE NW1/4 NW1/4 OF SECTION 11, T2N, R22E, SLB&M, THENCE NORTHERLY ALONG THE WEST SECTION LINE OF THE NW1/4 NW1/4 SECTION 11, T2N, R22E, SLB&M WHICH BEARS N0°06'00"E FOR 1303.60' TO THE POINT OF BEGINNING. PARCEL CONTAINS +-37.469 ACRES MORE OR LESS. BASIS OF BEARINGS IS WEST SECTION LINE OF THE NW1/4 NW1/4 OF SECTION 11, T2N, R22E, SLB&M, BEARING IS ASSUMED TO BE N0°06'00"W 1303.60 FT.

EXHIBIT B

Legal Description for Pipe Creek Subdivision

A 5.00 acre parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 11, Township 2 North, Range 22 East, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at the Southeast Corner of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 11, Township 2 North, Range 22 East, Salt Lake Base and Meridian, and running thence North 00°01'12" West 132.66 feet along the east line of said Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 11 to the centerline of an existing dirt road; thence along the centerline of said dirt road the following 2 (two) courses 1) South 63°21'14" East 31.11 feet, 2) South 78°46'32" East 342.72 feet; thence South 396.96 feet; thence West 538.10 feet; thence North 344.82 feet to the south line of said Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 11; thence North 89°57'12" East 174.18 feet along said south line to the point of beginning.