

00193540

B: 602 P: 453 Fee \$33.00 Page 1 of 6  
Connie Hansen, Millard Recorder  
10/06/2015 02:04:10 PM By MILLARD COUNTY



MILLARD COUNTY, UTAH  
ORDINANCE NO. 15-10-06A

AN ORDINANCE OF THE MILLARD COUNTY COMMISSION  
AMENDING THE ZONING MAP OF MILLARD COUNTY TO  
RECLASSIFY CERTAIN PROPERTY FROM AGRICULTURAL (AG) TO  
RANGE & FOREST (RF).

**RECITALS:**

The County Commission of the County of Millard, Utah referred to herein as the "County Commission" hereby recites the following as the basis for adopting this ordinance,

A. Millard County has adopted a master plan and zoning ordinance pursuant to Chapter 27a of Title 17, Utah Code Annotated (1953 edition), *as amended*. The zoning ordinance adopted thereunder is set out in Title 10 of the Millard County Code (2005), *as amended*.

B. McCornwood Enterprises, LLC submitted a zone change application to the Planning Commission to change the zone classifications of certain properties located approximately one mile west of the intersection of 8900 North (Sheep Trail Road) and 400 West (North Coats Road) in Millard County, Utah, as more particularly described below.

C. The zone change requested for this property is from AG to RF. The Planning Commission has previously considered recommending to the County Commission that the area which is the subject of this zone change be re-classified from AG to RF as a more appropriate zone.

D. The Planning Commission conducted a public hearing on the proposed zone changes on September 2, 2015, after posting and publishing notice as required by law, and there received public comments relative to the requested zone change.

E. The Planning Commission reviewed the zone change proposal in conjunction with the information provided by zoning administrator Sheryl Dekker. The Planning Commission thereafter made a recommendation to the Millard County Commission that the proposed zone changes be approved.

F. The County Commission conducted a public hearing on the proposed zone change on October 6, 2015, after posting and publishing notice as required by law, and there received public comments relative to the requested zone change.

G. After consideration of the Planning Commission's recommendations and the public comments received at the public hearing, the County Commission has determined that the amendments to the zoning ordinance and zoning map of Millard County, Utah represent the best interests of the residents of Millard County and will promote the general health, safety and welfare, and that such amendments will provide for orderly development of land within Millard County.

NOW, THEREFORE, the County legislative body of Millard County ordains as follows:

1. Zone District Re-classification. The following real property currently classified as AG on the official zoning map of Millard County, Utah, is hereby re-classified from the AG zone to the RF zone:

\_\_\_\_\_ Those parcels of property located approximately one mile west of the intersection of 8900 North (Sheep Trail Road) and 400 West (North Coats Road) Fillmore Grid in Millard County, Utah, and more particularly described as follows:

- PARCEL 1: The Northeast Quarter of Section 13, Township 19 South, Range 5 West, Salt Lake Base and Meridian. Tax Serial No. 5909
- PARCEL 2: The Southwest Quarter of the Southeast Quarter of Section 13, Township 19 South, Range 5 West, Salt Lake Base and Meridian. Tax Serial No. 5910-1.
- PARCEL 3: The West Half of Section 13, Township 19 South, Range 5 West, Salt Lake Base and Meridian. Less beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 13; thence South 1740 feet to west side of existing canal; thence Northwesterly 2230 feet to the north boundary of Section 13; thence East 1370 feet to beginning. Tax Serial No. 5911
- PARCEL 4: Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 13, Township 19 South, Range 5 West, Salt Lake Base and Meridian; thence South 1750 feet more or less to the west canal boundary; thence Northwesterly along the west canal boundary 2230 feet more or less to the north boundary of said Section 13; thence East 1370 feet more or less to the beginning. Tax Serial No. 5912
- PARCEL 5: The Southeast Quarter of Section 13, Township 19 South, Range 5 West, Salt Lake Base and Meridian. Less the Southwest Quarter of the Southeast Quarter of said Section 13. Tax Serial No. 5910
- PARCEL 6: All of Section 18, Township 19 South, Range 4 West, Salt Lake Base and Meridian. Less the Southeast Quarter of the Northeast Quarter. Less 12.5 feet road right of way along the north boundary of the Southeast Quarter of the Northeast Quarter. Less the Southeast Quarter of the Southeast Quarter, the South Half of the South Half of the Northeast Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of said Section 18. Tax Serial No. 5745
- PARCEL 7: All of Section 14, Township 19 South, Range 5 West, Salt Lake Base and Meridian. Less Railroad Right of Way. Tax Serial No. 5913

**00193540**

B: 602 P: 454 Fee \$33.00 Page 2 of 6  
Connie Hansen, Millard Recorder  
10/08/2015 02:04:10 PM By MILLARD COUNTY



2. Change in Official Zone Map. The zoning administrator is hereby authorized and directed to enter the amendments set out in Section 1 of this ordinance, on the official zoning map for the County of Millard, Utah.

3. Effective Date. This ordinance shall take effect fifteen (15) days from the passage thereof and upon publication of this ordinance or a summary thereof in the *Millard County Chronicle-Progress*, a newspaper having general circulation within Millard County, Utah.

4. Conflict. To the extent that any ordinances, resolutions or policies of Millard County conflict with the provisions of this ordinance, they are hereby amended to be in accordance with the provisions hereof.

ORDINANCE ADOPTED by the unanimous vote of the Millard County Commission this 6th day of October, 2015.

VOTING

Commissioner Roper

✓ \_\_\_\_\_  
Yes No

Commissioner Draper

✓ \_\_\_\_\_  
Yes No

Commissioner Withers

✓ \_\_\_\_\_  
Yes No

MILLARD COUNTY COMMISSION

By: James I. Withers  
JAMES I. WITHERS, Chairperson

ATTEST: Mark Rowley  
MARK ROWLEY, Clerk

**00193540**

B: 602 P: 455 Fee \$33.00  
Connie Hansen, Millard Recorder Page 3 of 6  
10/06/2015 02:04:10 PM By MILLARD COUNTY



MILLARD COUNTY  
SECTION 18, T 19 S, R 4 W, S 1 E, & M

JAMES D & TRACIE LARSEN  
5717

(8)

BOOK 19 PAGE 48  
SCALE: 1" = 400'  
MARCH 30, 2010

THIS PLAT IS MADE SOLELY FOR THE PURPOSE  
OF ASSISTING IN LOCATING THE LAND, AND  
THE RECORDOR ASSUMES NO LIABILITY FOR  
VELOCATIONS, IF ANY, WITH AN ACTUAL SURVEY.

S 89°29'53" E 5338.64'

6.30'

6.30'

McCORNWOOD  
ENTERPRISES  
LLC  
5909

McCORNWOOD  
ENTERPRISES  
LLC  
5744

S 89°22'23"

LOT 1  
38.41 AC

LOT 2  
38.41 AC

LOT 3  
38.41 AC

LOT 4  
38.41 AC

PAVANT SOLAR II  
PROPOSED ZONE  
CHANGE AREA  
PART OF SECTION 18  
EXISTING ZONING:  
AGRICULTURAL  
PROPOSED ZONING:  
RANGE AND FOREST

McCORNWOOD ENTERPRISES LLC  
S 422 P 217

McCORNWOOD ENTERPRISES LLC  
S 422 P 217  
38.42 AC

McCORNWOOD ENTERPRISES LLC  
S 422 P 217  
40.00 AC

McCORNWOOD ENTERPRISES LLC  
S 422 P 217  
80.00 AC

S 89°12'51"

S 00°41'32" W

McCORNWOOD  
ENTERPRISES  
LLC  
5744-1

McCORNWOOD  
ENTERPRISES  
LLC  
5910

N 00°21'07" E

N 88°15'46" W 6315.26'

McCORNWOOD  
ENTERPRISES LLC  
5748

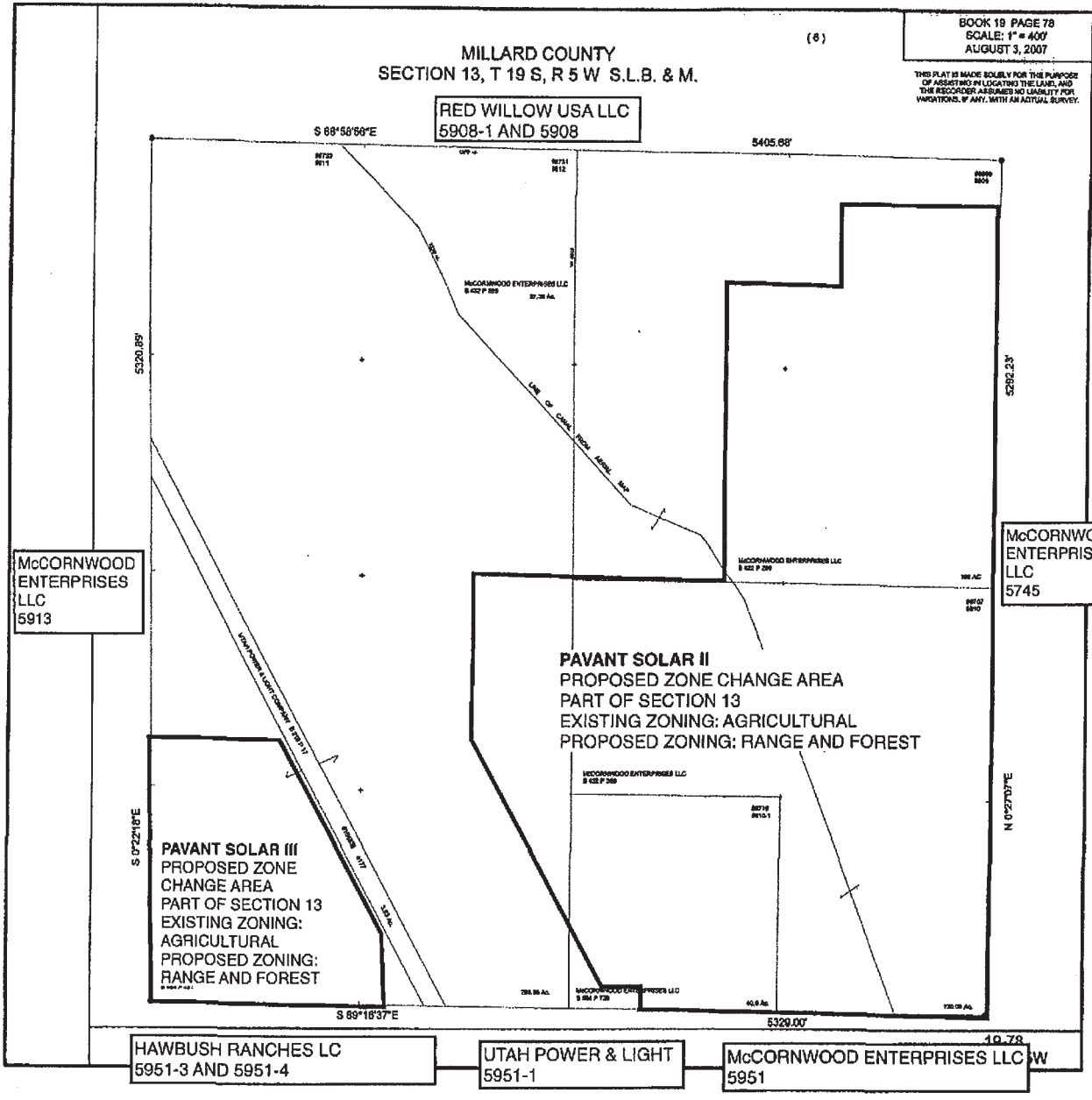
19-48  
18-19S-04W

DRAWER COPY

00193540

B: 602 P: 456 Fee \$33.00 Page 4 of 6  
Connie Hansen, Millard Recorder By MILLARD COUNTY  
10/06/2015 02:04:10 PM

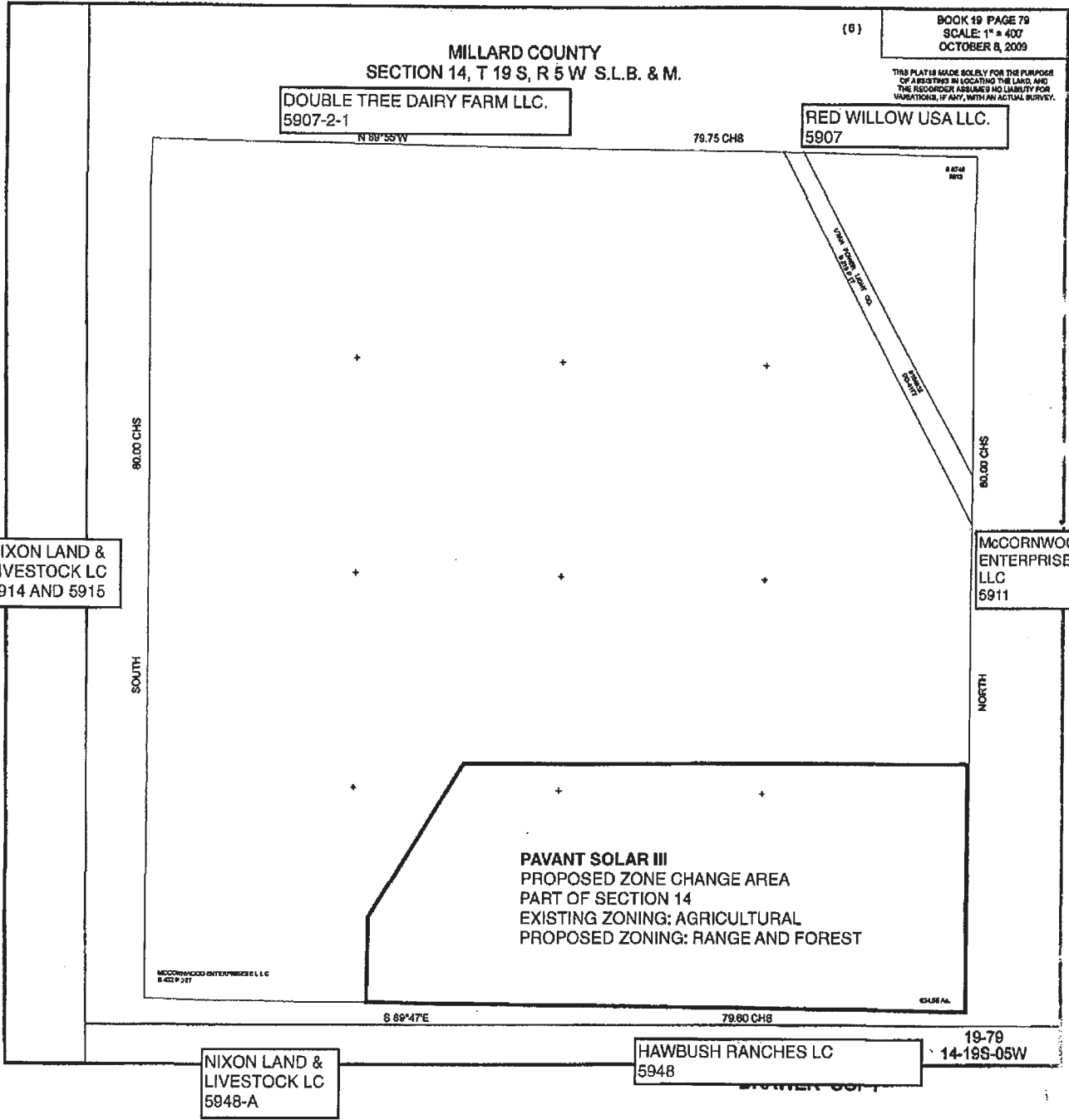




**00193540**

B: 602 P: 457 Fee \$33.00  
 Connie Hansen, Millard Recorder Page 5 of 6  
 10/06/2015 02:04:10 PM By MILLARD COUNTY





(8) BOOK 49 PAGE 79  
SCALE: 1" = 400'  
OCTOBER 8, 2009

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF A RECORD IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.

MILLARD COUNTY  
SECTION 14, T 19 S, R 5 W S.L.B. & M.

DOUBLE TREE DAIRY FARM LLC.  
5907-2-1

RED WILLOW USA LLC.  
5907

NIXON LAND &  
LIVESTOCK LC  
5914 AND 5915

McCORNWOOD  
ENTERPRISES  
LLC  
5911

PAVANT SOLAR III  
PROPOSED ZONE CHANGE AREA  
PART OF SECTION 14  
EXISTING ZONING: AGRICULTURAL  
PROPOSED ZONING: RANGE AND FOREST

NIXON LAND &  
LIVESTOCK LC  
5948-A

HAWBUSH RANCHES LC  
5948

19-79  
14-19S-05W

**00193540**

B: 502 P: 458 Fee \$33.00 Page 6 of 6  
Connie Hansen, Millard Recorder 10/06/2015 02:04:10 PM By MILLARD COUNTY

