

ORDINANCE NO. 17-01

AN ORDINANCE REZONING PROPERTIES LOCATED IN THE TS-1 TRADES AND SERVICES ZONE IN THE AREAS NORTH AND SOUTH OF 400 SOUTH; AND AMENDING THE OFFICIAL ZONING MAP.

ENT 95335;2001 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Sep 20 10:41 am FEE 0.00 BY SS
RECORDED FOR SPRINGVILLE CITY

Be it ordained by the City Council of Springville, Utah:

Section 1: To the extent that the following-described area is in any zone other than the TS-1 Trades and Services Zone, the following described area is hereby rezoned from its existing zone to the SC-2 Community Shopping Center Zone, and hereafter all rules and regulations applicable to the SC-2 Community Shopping Center Zone shall apply within said area:

Beginning at a point North 89°15'55" East 844.149 feet from the southwest quarter corner of section 31, Township 7 South, Range 3 East, Salt Lake Base & Meridian; thence North 89°15'56" East 1672.387 feet; thence northeasterly 459.15 feet along the arc of a non-tangential 1400 foot radius curve to the right through a central angle 18°47'27" (chord bears North 33°35'00" East 459.14 feet); thence northeasterly 203.43 feet along the arc of a non-tangential 275 foot radius curve to the left through a central angle 42°23'03" (chord bears North 29°47'15" East 196.83); thence North 19°30'27" East 41.176 feet; thence East 3.75 feet; thence North 89°46'57" East 197.501 feet; thence North 89°48'01" East 143.376 feet; thence South 89°40'45" East 1674.401 feet; thence South 00°00'47" West 550.875 feet; thence South 89°12'01" West 671.69 feet; thence South 00°20'21" West 211.191 feet; thence North 88°45'06" West 659.782 feet; thence South 00°32'44" East 367.579 feet; thence North 89°09'05" West 1063.367 feet; thence North 89°07'26" West 40.87 feet; thence North 89°34'05" West 1625.171 feet; thence North 00°11'23" West 490.565 feet to the point of beginning. The said parcel containing 64.411 acres.

Beginning at a point North 00°01'39" West 1133.76 feet from the southwest quarter corner of section 31, Township 7 South, Range 3 East, Salt Lake Base & Meridian; thence North 00°26'21" West 48.939 feet; thence North 00°27'28" West 359.949 feet; thence North 87°17'08" East 188.712 feet; thence North 89°27'59" East 664.404 feet; thence South 88°45'10" East 327.328 feet; thence North 88°27'22" East 336.372 feet; thence North 08°57'48" West 40.115 feet; thence South 88°29'50" East 414.643 feet; thence South 86°43'44" East 809.444 feet; thence North 30°15'56" West 56.299 feet; thence northwesterly 646.24 feet along the arc of a non-tangential 1050 foot radius curve to the right through a central angle 35°15'49" (chord bears North 17°56'00" West 642.05 feet); thence North 01°13'03" West 52.949 feet; thence South 88°45'00" East 406.847 feet; thence South 89°39'57" East 332.131 feet; thence South 88°45'15" East 330.578 feet; thence South 01°41'45" East 675.796 feet; thence South 89°34'40" East 984.027 feet; thence South 88°44'26" East 164.915 feet; thence South 00°19'50" West 433.507 feet; thence North 89°40'46" West 1508.024 feet; thence South 89°47'35" West 346.127 feet; thence North 89°48'32" West 2677.765 feet; thence North 89°52'42" West 205.875 feet to the point of beginning. The said parcel containing 63.244 acres.

Section 2: The Zoning Administrator shall cause the official Zoning Map of the City to be amended to show the rezoning made by Section 1 above.

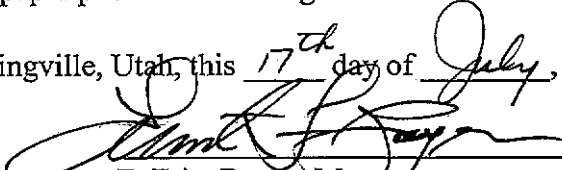
Section 3: The foregoing zone change was submitted to and considered by the Planning Commission. The Planning Commission thereafter submitted the same to the City Council with its recommendation that the zone change be made. The City Council held a public hearing on the matter on July 17, 2001, 2001, notice of which was given as required by law. At said hearing, all interested parties were given an opportunity to be heard.

Section 4: All ordinances, resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 5: This ordinance shall become effective one day after publication hereof in the manner required by law.

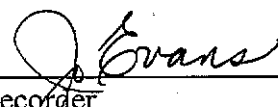
Section 6: The City Recorder shall cause this ordinance, or a short summary hereof, to be published in the *Springville Herald*, a newspaper published and of general circulation in the City.

Adopted by the City Council of Springville, Utah, this 17th day of July, 2001.



E. Fritz Boyer, Mayor

ATTEST:



City Recorder

