

ORDINANCE NO. CO-19-12

AN ORDINANCE OF MORGAN COUNTY, UTAH AMENDING THE MORGAN COUNTY OFFICIAL ZONING MAP, FROM THE EXISTING F-1 AND MU-160 ZONING DISTRICT TO RESORT SPECIAL DISTRICT RSD-WASATCH PEAKS RANCH ZONING DISTRICT 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 occurring within the County; and

WHEREAS, the General Plan Future Land Use Map designates the Wasatch Peaks Ranch property as being suitable for a "Master Planned Community;" and

WHEREAS, the Owner of the Wasatch Peaks Ranch property, and described in Exhibit A, has presented a Land Use Application to the County for an amendment to the Zoning Map to change the zoning district from Multiple Use - 160 (MU-160) and Forestry (F-1) to Resort Special District – Wasatch Peaks Ranch (RSD- Wasatch Peaks Ranch); and

WHEREAS, it has been determined that the zone change is in conformance with the Morgan County General Plan; and

WHEREAS, the Planning Commission has now held a public hearing and has formulated a recommendation and transmitted the same 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 ORDAINED BY THE COUNTY COUNCIL OF MORGAN COUNTY, STATE OF UTAH, AS FOLLOWS:

Section 1. Zoning Map Amendment. Upon the approval of a Wasatch Peaks Ranch Development Agreement by the County Council, and execution by the authorized representatives of the Morgan County Council and the Wasatch Peaks Ranch Property Owner, and recorded as required by the Wasatch Peaks Ranch Development Agreement, the Morgan County Zoning Map shall be amended for the property described in Exhibit A. attached hereto, from the F-1 and MU-160 to RSD-Wasatch Peaks Ranch.

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 and alter execution and recordation of the Wasatch Peaks Ranch Development Agreement.

PASSED AND ADOPTED BY THE COUNTY COUNCIL OF MORGAN COUNTY,
STATE OF UTAH, THIS 30TH DAY OF OCTOBER, 2019.

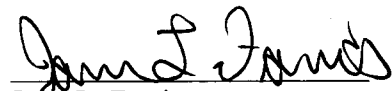
ATTEST:

MORGAN COUNTY GOVERNING BODY


Stacy Lafitte Netz Clark
Morgan County Clerk


Roland Haslam, County Council Chair

APPROVED AS TO FORM


Jarrn L. Farris
Morgan County Attorney

Council members	Voting:		
	AYE	NAY	ABSENT
Roland Haslam	_____	<u> x </u>	_____
Sarah Swan	<u> x </u>	_____	_____
Robert Kilmer	<u> x </u>	_____	_____
Daryl Ballantyne	<u> x </u>	_____	_____
Michael Newton	<u> x </u>	_____	_____
Tina Cannon	<u> x </u>	_____	_____
Robert McConnell	<u> x </u>	_____	_____

Exhibit A

Wasatch Peaks Ranch, LLC
Property South of the Gateway Canal (03/01/2019)

A tract of land located in Sections 27, 34 and 35 of Township 5 North, Range 1 East, Sections 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24, 26, 27 and 35 of Township 4 North, Range 1 East, the Northwest Quarter of Section 19, Township 4 North Range 2 East and Sections 2, 3 and 11 of Township 3 North, Range 1 East Salt Lake Base and Meridian., Morgan County, Utah, said tract being more particularly described as follows:

Beginning at the Northwest Corner of said Section 35, Township 5 North, Range 1 East, Salt Lake Base and Meridian and running thence, along the north line of said Section 35, South 89°27'09" East 599.96 feet to the land condemned for the Gateway Canal in Book R of deeds, Pages 119 through 122 and the land deeded to Weber Basin Water Conservancy District in Book 292 at Page 1337 and Book 297 at Page 794; thence, along the said Weber Basin Water Conservancy District land and Gateway Canal the following sixteen (16) courses: 1) South 0°02'27" East 100.00 feet; 2) South 89°27'08" East 342.77 feet; 3) South 16°51'46" West 184.70 feet; 4) South 61°03'35" West 146.60 feet; 5) South 17°38'14" West 525.18 feet; 6) South 03°23'01" West 605.82 feet; 7) South 77°11'13" East 777.08 feet; 8) North 19°14'48" East 105.30 feet; 9) South 76°00'27" East 1,000.39 feet; 10) North 23°37'19" East 445.13 feet; 11) South 71°17'20" East 928.88 feet; 12) North 23°28'35" East 561.30 feet; 13) South 71°29'49" East 1,458.42 feet; 14) North 32°17'18" East 347.72 feet; 15) easterly 61.24 feet along the arc of a 680.00 foot nontangent curve to the left, through a central angle of 5°09'35", (chord bears North 87°39'44" East 61.22 feet), 16) North 85°04'56" East 47.50 feet to the east line of said Section 35, Township 5 North, Range 1 East; thence, along said east line, South 00°05'04" East 4,026.96 feet to the Northwest Corner of said Section 1, Township 4 North, Range 1 East; thence, along said north line, South 89°40'39" East 808.50 feet; thence South 00°27'25" West 5,413.58 feet to the south line of said Section 1; thence, along said south line, North 89°45'46" West 808.49 feet to the Northwest Corner of said Section 12, Township 4 North, Range 1 East; thence, along the west line of said Section 12, South 00°11'58" West 1,320.00 feet to the south line of North Half of the North Half of said Section 12; thence, along said south line, South 89°41'38" East 5,313.91 feet to the east line of said Section 12; thence, along said east line, South 00°11' 22" West 1,326.37 feet to the East Quarter Corner of said Section 12, thence, continuing along said east line, South 00°11'24" West 2,662.32 feet to the Northeast Corner of said Section 13, Township 4 North, Range 1 East; thence, along the east line of said Section 13, South 00°09'33" West 5,360.38 feet to the Northwest Corner of said Section 19, Township 4 North, Range 2 East, thence, along the north line of said Section 19, North 89°27'31" East 2,730.99 to the North Quarter Corner of said Section 19; thence, along the east line of the northwest quarter of said Section 19, South 00°03'37" East 2,637.79 feet to the south line of the northwest quarter of said Section 19; thence, along said south line, South 89°25'07" West 2,739.67 feet to the East Quarter Corner of said Section 24, Township 4 North, Range 1 East; thence, along the east line of said Section 24, North 00°07'41" East 1,319.90 feet to the south line of the north half of the north half of said Section 24; thence, along said south line, North 88°04'34" West 5,279.87 feet to the east line of said Section 23, Township 4 North, Range 1 East; thence, along said east line, South 00°01'33" West 1,315.89, to the East Quarter Corner of said Section 23; thence, continuing along the east line of said Section 23, South 00°01'33" West 2,669.07 feet

to the Southeast Corner of said Section 23; thence, along the south line of said Section 23, South 89°27'47" West 2,638.30 feet to the North Quarter Corner of said Section 26 T4N, R1E; thence, along the east line of the northwest quarter of said Section 26, South 00°58'38" West 2,662.65 feet to the center of said Section 26, Township 4 North, Range 1 East; thence, along the north line of the southeast quarter of said Section 26, North 89°36'45" East 1,324.93 feet to east line of the west half of the southeast quarter of said Section 26; thence, along said east line, South 00°51'17" West 2,665.96 feet to the south line of said Section 26; thence, along said south line, South 89°45'39" West 1,330.56 feet to the South Quarter Corner of said Section 26; thence South 01°13'13" East 5327.16 feet to the South Quarter Corner of said Section 35 T4N, R1E; thence, along the south line of said Section 35, South 89°58'36" East 2634.39 feet to the Northeast Corner of Section 2, T3S, R1E; thence along the east line of said Section 2, South 02°11'27" West 5359.87 feet (record = South 01°58' West 81.18 chains), more or less, to the Northeast Corner of Section 11, T3N, R1E; thence, along the east line of said Section 11, South 01°27'28" East 5298.60 feet (record = South 01°42' East 80.26 chains), more or less, to the Southeast Corner of said Section 11; thence, along the south line of said Section 11, North 89°44'07" West 5285.28 feet (record = North 89°57' West 80.08 chains), more or less, to the Southwest Corner of said Section 11; thence, along the west line of said Section 11, North 01°09'07" West 5295.84 feet (record = North 01°22' West 80.24 chains), more or less, to the Southeast Corner of Section 3, T3N, R1E; thence, along the south line of said Section 3, North 89°46'07" West 5244.68 feet (record = North 89°59' West 79.60 chains), more or less, to the Southwest Corner of said Section 3; thence, along the west line of said Section 3, North 01°46'18" East 5331.73 feet (record = North 01°35' East 80.85 chains), more or less, to the Northwest Corner of said Section 3; thence, along the north line of said Section 3, South 89°51'40" East 2637.73 feet to the North Quarter Corner of said Section 3; thence, continuing along the said north line of Section 3, South 89°53'03" East 2634.50 feet, to the Southwest Corner of Section 35, T4N, R1E; thence, along the west line of said Section 35, North 01°30'19" West 2656.38 feet to the West Quarter Corner of said Section 35; thence, along the north line of the Southwest Quarter of said Section 35, North 89°54'25" East 1324.01 feet, to the west line of the east half of the Northwest Quarter of Section 35; thence, along the said west line, North 01°21'46" West 2659.61 feet, to the south line of Section 26, T4N, R1E; thence, along the said south line, South 89°45'39" West 1330.56 feet to the Southeast Corner of said Section 27, Township 4 North, Range 1 East; thence, along the south line of said Section 27, South 89°00'27" West 2,655.30 feet to the South Quarter Corner of said Section 27; thence, continuing along said south line, South 89°00'27" West 2,655.30 feet to the Southwest Corner of said Section 27; thence, along the west line of said Section 27, North 01°28'49" East 5,314.29 feet to the Northwest Corner of said Section 27; thence, along said north line, North 89°01'14" East 1,321.75 feet to the west line of the east half of the west half of said Section 22, Township 4 North, Range 1 East; thence, along said west line, North 00°05'50" West 5312.13 feet to the south line of said Section 15, Township 4 North, Range 1 East; thence, along the said south line, South 89°02'14" West 1,320.83 feet to the Southwest Corner of said Section 15; thence, along the west line of said Section 15, North 00°05'39" West 5312.52 feet to the Southeast Corner of said Section 9, Township 4 North, Range 1 East; thence, along said south line, North 89°42'37" West 4,824.90 feet to where said south line crosses the top of the mountain; thence, along the top of the mountain the following nineteen (19) courses: 1) North 63°52'18" West 29.02 feet, 2) North 76°43'01" West 39.61 feet, 3) North 61°14'43" West 25.60 feet, 4) North 39°27'22" West 23.03 feet, 5) North 03°40'41" West 47.37 feet, 6) North 22°40'41" West 36.47 feet, 7) North 09°27'25" West 23.48 feet, 8) North 09°44'47" East 48.90 feet, 9) North 45°30'50" West 53.85 feet, 10) North 54°08'15" West 77.08 feet, 11) North 20°19'51" West 90.11 feet, 12)

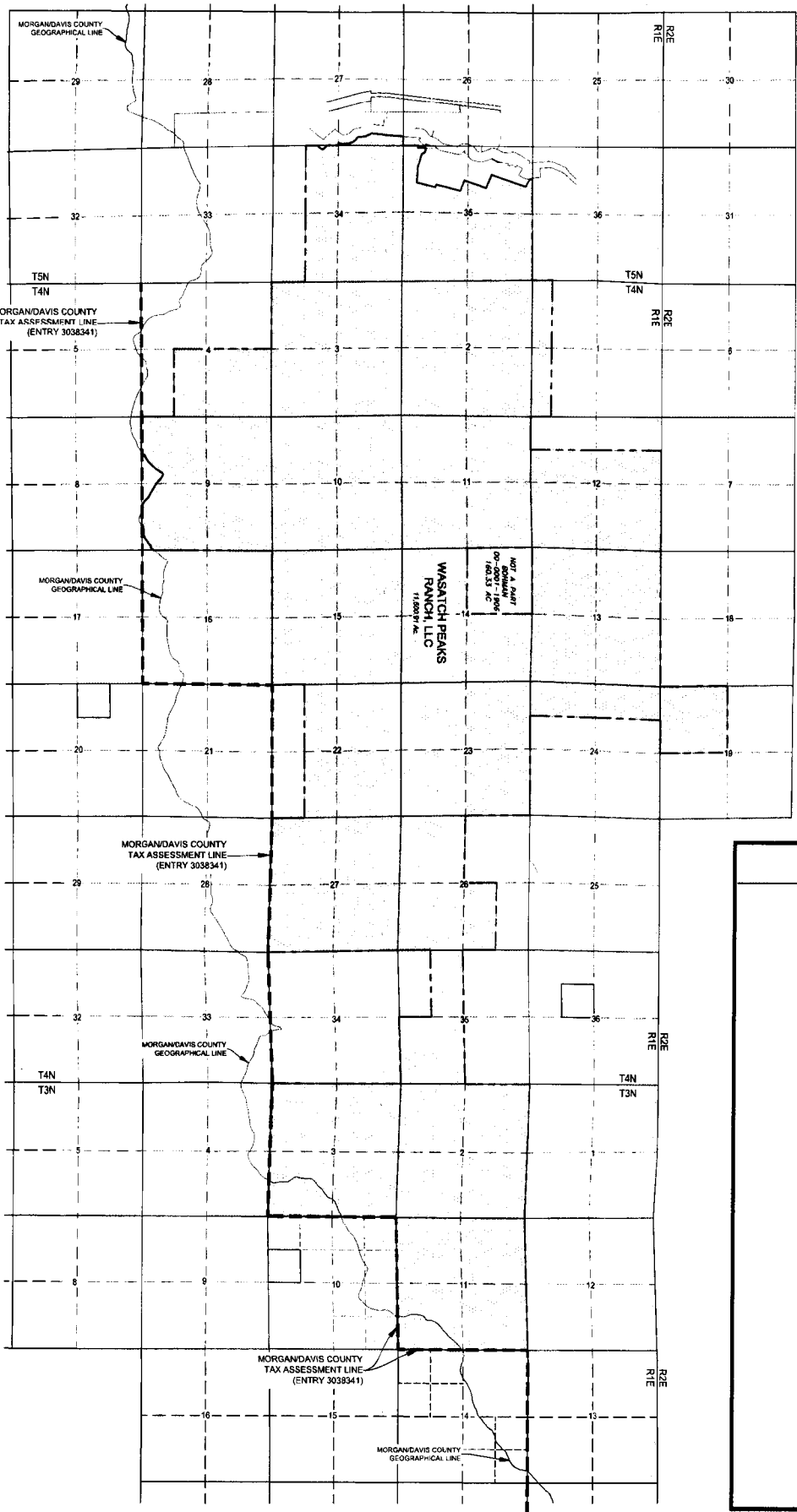
North 50°06'34" West 103.87 feet, 13) North 30°58'31" West 196.36 feet, 14) North 10°42'44" West 54.53 feet, 15) North 06°30'04" East 56.90 feet, 16) North 08°14'34" East 74.77 feet, 17) North 09°49'45" West 80.92 feet, 18) North 27°17'17" West 58.91 feet, 19) North 44°32'48" West 55.75 feet to the west line of said Section 9; thence, along said west line, North 00°36'55" West 747.66 feet to the afore said top of the mountain; thence, along said top of the mountain, the following twelve (12) courses: 1) North 19°00'58" East 119.93 feet, 2) North 30°36'05" East 150.40 feet, 3) North 46°35'55" East 224.76 feet, 4) North 29°59'34" East 306.25 feet, 5) North 30°40'16" East 337.88 feet, 6) North 48°06'58" East 117.76 feet, 7) North 43°19'09" East 150.38 feet, 8) North 27°49'42" East 183.94 feet, 9) North 55°32'25" West 389.50 feet, 10) North 46°31'04" West 380.82 feet, 11) North 30°43'15" West 333.30 feet, 12) North 60°14'27" West 157.19 feet to the afore said west line of Section 9, thence, along said west line, North 00°36'55" West 1,431.15 feet to the north line of said Section 9; thence, along said north line, South 89°57'29" East 1,344.24 feet to the west line of the east half of the southwest quarter of said Section 4, Township 4 North, Range 1 East; thence, along said west line, North 00°18'57" West 2,658.65 feet to the north line of the southwest quarter of said Section 4; thence, along said north line, North 89°47'24" East 1,320.18 feet to the northwest quarter of the northeast quarter of said Section 4; thence, along the north line of the said northeast quarter of Section 4, North 89°47'24" East 2,667.70 feet to the West Quarter of said Section 3, Township 4 North, Range 1 East; thence, along the west line of said Section 3, North 00°07'26" East 2,676.19 feet to the Northwest Corner of said Section 3; thence, along the north line of said Section 3, North 89°31'45" East 1,362.10 feet to the west line of the east half of the west half of said Section 34, Township 5 North, Range 1 East; thence, along the said west line, North 00°13'30" East 5,411.31 feet to the north line of said Section 34; thence, along said north line, North 89°16'20" East 453.61 feet to the aforesaid land conveyed to Weber Basin Water Conservancy District; thence, along said land conveyed to Weber Basin Water Conservancy District, the following two (2) courses: 1) South 53°22'40" East 297.66 feet, 2) North 49°44'20" East 283.70 feet to the aforesaid north line of Section 34; thence, along said north line, North 89°16'20" East 417.40 feet to the South Quarter Corner of said Section 27, Township 5 North, Range 1 East; thence, along the west line of the southeast quarter of said Section 27, North 00°18'58" East 95.17 feet to the aforesaid land conveyed to Weber Basin Water Conservancy District; thence, along said land conveyed to Weber Basin Water Conservancy District, the following twelve (12) courses: 1) easterly 236.17 feet along the arc of a 350.00 non-tangent radius curve to the left, through a central angle of 38°39'44", (chord bears South 79°23'30" East 231.72 feet); 2) North 81°16'38" East 259.80 feet, 3) northeasterly 232.22 feet along the arc of a 350.00 foot radius curve to the left, through a central angle of 38°00'57", (chord bears North 62°16'07" East 227.99 feet), 4) North 43°15'38" East 153.09 feet, 5) northeasterly 35.15 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 40°16'44", (chord bears North 63°24'16" East 34.43 feet), 6) North 83°32'38" East 254.70 feet, 7) easterly 116.38 feet along the arc of a 350.00 foot radius curve to the left, through a central angle of 19°03'03", (chord bears North 74°01'10" East 115.84 feet, 8) North 64°29'38" East 189.48 feet, 9) easterly 28.15 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 32°15'27", (chord bears North 80°37'55" East 27.78 feet, 10) South 83°14'22" East 676.10 feet, 11) easterly 59.57 feet along the arc of a 1150.00 foot radius curve to the left, through a central angle of 2°58'05", (chord bears South 84°43'19" East 59.56 feet), 12) South 86°12'22" East 553.41 feet to the east line of said Section 27 T5N R1E; thence, along said east line, South 00°06'34" West 358.28 feet to the Point of Beginning.

Less and Excepting the Northeast Quarter of Section 14, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast Corner of said Section 14, marked with a 4 inch concrete monument (said Northeast Corner of Section 14 being North 88°14'16" West 5424.32 feet from the Northeast Corner of Section 13, Township 4 North, Range 1 East), and running thence, along the east line of said Section 14, South 00°04'07" East 2641.94 feet to the East Quarter Corner of said Section 14, marked with a 4 inch concrete monument, thence, along the south line of the northeast quarter of said Section 14, North 89°56'54" West 2669.76 feet to the southwest quarter of the northeast quarter of said Section 14, marked with a 4 inch concrete monument; thence along the west line of the northeast quarter of said Section 14, North 00°10'53" East 2601.16 feet to the North Quarter Corner of said Section 14; thence, along the north line of said Section 14, North 89°10'22" East 2658.64 feet to the Point of Beginning.

Contains:

Overall Boundary	11,661.23 Acres.
<u>Less and Excepting</u>	<u>160.33 Acres</u>
Total Area	11,500.91 Acres



SERIAL NUMBER
01-003-002
01-003-003
01-003-004
07-008-0001
01-004-007
01-004-008
01-004-009
01-004-010
01-004-012
01-004-013
01-004-014
01-004-015
01-004-019
01-004-020
01-004-022
01-004-023
01-004-024
01-004-040
01-004-041
01-004-047
01-004-262
01-005-071
01-005-072
01-004-149
01-004-142

3 1

SRV
SRV

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

EXHIBIT
WPR PROPERTY SOUTH OF CANAL
MORGANDAVIS COUNTY, UTAH

DATE 03/01/2019
FILE NAME
SCALE 1"=2000'