

ORDINANCE NO. CO-20-~~14~~ 153981 Bk 370 Pg 85

Date: 12-NOV-2020 5:32:01PM

Fee: None Filed By: JP

BRENDA NELSON, Recorder

MORGAN COUNTY

AN ORDINANCE OF MORGAN COUNTY AMENDING ~~A PORTION OF~~ THE MORGAN COUNTY ZONING MAP FROM THE RURAL RESIDENTIAL (RR-1) ZONE TO THE RESIDENTIAL (R1-20) ZONE IN THE MOUNTAIN GREEN AREA.

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 designates areas of the unincorporated Morgan County within the Mountain Green area as Residential; 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 Residential (R1-20) zone from the current Rural Residential (RR-1) 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 Morgan County Planning Commission held public hearings, received meaningful input, and formulated a recommendation to present to the County Council regarding the request; 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. Map Amendment. The Morgan County Zoning Map is hereby amended for a two acre property in the Mountain Green area more particularly described in the attached Exhibit "A" from the Rural Residential (RR-1) zone to the Residential (R1-20) zone.

Section 2. Severability. If any section, sentence, clause, phrase or word of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding or invalidity shall not affect the remainder thereof and it shall be construed to have been the legislative intent to pass this ordinance without such unconstitutional, invalid or inoperative part thereon. The remainder of this ordinance, after exclusion of such part or parts, shall be deemed and held to be valid as if such part or parts had not been included therein.

Section 2. Effective Date. This Ordinance shall become effective after subsequent publication in accordance with State Law, but not before 15 days after its passage.

PASSED AND ADOPTED BY THE COUNTY COUNCIL OF MORGAN COUNTY, STATE OF UTAH, THIS 20th DAY OF OCTOBER 2020.

ATTEST:

MORGAN COUNTY GOVERNING BODY

Stacy Clark
 Stacy Clark
 Morgan County Clerk

Robert McConnell
 Robert McConnell, County Council Chair

APPROVED AS TO FORM

Jann L. Farris
 Jann L. Farris
 Morgan County Attorney

Council members	Voting:
	AYE NAY ABSENT
Robert McConnell	✓
Sarah Swan	✓
Roland Haslam	✓
Randy Averett	✓
Michael Newton	✓
Tina Cannon	✓
Robert Kilmer	✓

Exhibit A

SMITH ZONING MAP AMENDMENT LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter of Section 23, Township 5 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing between a found Stone monument for the Northeast Corner and a rebar and cap monument for the East Quarter corner of said Section 23 of South 00°29'17" West, said tract being described as follows;

BEGINNING at the Southeast corner of Lot 49, Trapper's Pointe P.R.U.D. Plat "B" as recorded in the Morgan County Recorder's office as County Recorder No. 74271 as M 133-123 on December 15, 1997, (said point being located the following 4 (four) courses,

- 1) 2526.37 feet North 89°16'00" West (N 89°16'10" W by plat record), and
- 2) 1427.56 feet South 00°00'10" West (South by plat record), and
- 3) 1021.68 feet North 88°41'50" East said line being coincident with the south lot line of said Lot 49 (said south lot line has a bearing of record of N 88°41'40" E),
- 4) 61.77 feet South 77°33'23" East along a portion of the south boundary of said Trapper's Pointe P.R.U.D. Plat "B", (said south boundary having a bearing of record of N 77°33'34" W), to the southwest corner of Lot 50 said Trapper's Pointe P.R.U.D. Plat "B",

FROM said Northeast corner of Section 23;

RUNNING thence leaving said subdivision boundary, South 01°18'05" East 191.76 feet;

Thence along the arc of a curve to the Right 111.31 feet, having a radius of 461.83 feet with a chord bearing and distance of South 05°36'11" West 111.04 feet;

Thence South 12°30'27" West 10.40 feet;

Thence along the arc of a curve to the Left 66.52 feet, having a radius of 384.78 feet with a chord bearing and distance of South 07°33'16" West 66.44 feet;

Thence South 02°36'06" West 302.15 feet;

Thence along the arc of a curve to the Left 17.92 feet, having a radius of 100.00 feet with a chord bearing and distance of South 02°31'28" East 17.90 feet, to the point of compound curve;

Thence along the arc of a compound curve to the Left 41.36 feet, having a radius of 25.00 feet with a chord bearing and distance of South 55°03'26" East 36.80 feet, to the point of a reverse curve;

Thence along the arc of a reverse curve to the Right 89.90 feet, having a radius of 55.00 feet with a chord bearing and distance of South 55°37'11" East 80.22 feet, to the point of a reverse curve;

Thence along the arc of a reverse curve to the Left 34.47 feet, having a radius of 25.00 feet and a chord bearing and distance of South 48°17'53" East 31.81 feet;

Thence South 87°48'14" East 3.93 feet;

Thence North 02°11'46" East 789.03 feet, to the southeast corner of said Lot 50;

Thence South 88°41'51" West 123.92 feet, along the south boundary of said Lot 50, to the point of beginning.

Containing two acres more or less

Parcel ID : 03-005-019-13

Parcel # : 00-0087-4351