

**PERRY CITY
ORDINANCE NO. 25-Q**

ZONING MAP AMENDMENT

AN ORDINANCE OF PERRY CITY, UTAH, AMENDING THE ZONING MAP FOR A CERTAIN PROPERTY(S) WHERE A ZONING AMENDMENT APPLICATION WAS FILED;

WHEREAS, Perry City (hereafter "City") is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 20, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its land use ordinances in order to meet the challenges presented by development and to protect public health, safety, and welfare; and,

WHEREAS, the City received an amended application to Amend the Zoning Map to the R 1/3 zoning district;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on October 2, 2025, to take public comment on the proposed ordinance. The Planning Commission gave its recommendation to deny this Ordinance on November 6, 2025 with a 6-0 vote. City Council considered this application in a public meeting on December 11, 2025 and sent the application back to Planning Commission with an option for the applicant to amend their application. Planning Commission recommended approval of the amended application on February 5, 2026 to change the zoning to R 1/3. City Council considered the Planning Commission recommendation in a public meeting on February 26, 2026 and tabled the application, directing the applicant to consider an amended request for the Conservation Subdivision Overlay zoning district with R1/2 zoning.

WHEREAS, the City Council received the recommendation from the Planning Commission and approved the Application in a public meeting on March 12, 2026;

NOW, THEREFORE, be it ordained by the City Council of Perry City as follows:

Section 1: **Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: **Zoning Map Amendment.** The Official Zoning Map of Perry City, Utah, is hereby amended to apply the R 1/2 zoning district and the Conservation Subdivision Overlay zoning district, for the following parcels located at approximately 1425 W 2250 S (Davis

Dr): 03-157-0156, 03-157-0119, and 03-1570124.

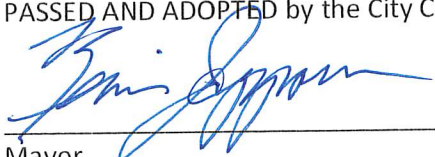
Section 3: Conservation Subdivision: This application is approved subject to the submitted subdivision plan shown in Exhibit A and subsequent subdivision applications shall be substantially similar to this plan and follow the general layout and density of the subdivision plan. The property has been approved for a Conservation Subdivision and shall pay a fee in lieu of improving and conserving open space. The fee shall total \$260,000, which shall be broken into three equal payments and be paid to the city prior to recording the plat for each of the three phases. The money collected shall be used exclusively for the improvement of the Dale Young Nature Park and/or Perry Park.

Some adjustments to the plans shown in Exhibit A may be required by Perry City as part of the subdivision approval process, such as: road layout, utilities, and storm water management.

Section 4: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

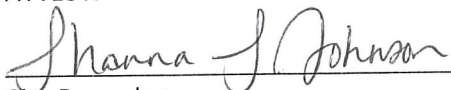
Section 5: Effective date. This Ordinance shall take effect immediately upon approval and posting.

PASSED AND ADOPTED by the City Council on this 12th day of March 2026.



Mayor

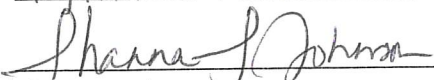
ATTEST:



City Recorder

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Perry City, hereby certify that foregoing Ordinance was duly passed and published or posted at: 1) city Hall, 2) website, and 3) PMN website, on the above referenced dates.



City Recorder

DATE: 3/19/2026

Property Descriptions

03-157-0156

A PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2250 SOUTH STREET LOCATED NORTH 00°35'13" WEST 2684.81 FEET ALONG THE EAST LINE OF SAID SECTION 34 AND NORTH 88°53'41" WEST 624.67 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°53'41" WEST 357.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD; THENCE ALONG EAST RIGHT-OF-WAY LINE NORTH 15°09'20" EAST 1392.90 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE NORTH 87°31'42" EAST 364.02 FEET; THENCE SOUTH 15°09'20" WEST 1416.32 FEET TO THE POINT OF BEGINNING.

LESS: [03-157-0154] A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE SE/4 NE/4 AND NE/4 NE/4 OF SECTION 34, T 09N, R 02W, SLBM. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT WHICH CORNER IS 2,684.81 FT N 00°35'13" W AND 982.29 FT N 88°53'41" W FROM THE SOUTHEAST CORNER OF SAID SECTION 34; AND RUNNING THENCE N 15°09'17" E 1,392.90 FT ALONG THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A NORTHWEST CORNER OF SAID ENTIRE TRACT; THENCE N 87°31'42" E 49.55 FT ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A LINE 30.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE FRONTRUNNER NORTH EXTENSION CONTROL LINE; THENCE S 15°09'17" W 1,396.09 FT ALONG SAID PARALLEL LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE N 88°53'41" W 48.68 FT ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH TRANSIT AUTHORITY.

LESS: [03-157-0155] A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE SE/4 NE/4 AND NE/4 NE/4 OF SECTION 34, T 09N, R 02W, SLBM. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT WHICH IS 2,684.81 FT N 00°35'13" W AND 982.29 FT N 88°53'41" W AND 48.68 FT S 88°53'41" E FROM THE SOUTHEAST CORNER OF SAID SECTION 34; AND RUNNING THENCE N 15°09'17" E 1,396.09 FT ALONG A LINE PARALLEL WITH AND 30.00 FT PERPENDICULARLY DISTANT EASTERLY FROM THE FRONTRUNNER NORTH EXTENSION CONTROL LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE N 87°31'42" E 104.93 FT ALONG SAID NORTHERLY BOUNDARY LINE TO A LINE PARALLEL WITH AND 130.00 FT PERPENDICULARLY DISTANT EASTERLY FROM SAID CONTROL LINE; THENCE S 15°09'17" W 1,402.84 FT ALONG SAID PARALLEL LINE TO SAID SOUTHERLY BOUNDARY LINE; THENCE N 88°53'41" W 103.08 FT ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH TRANSIT AUTHORITY.

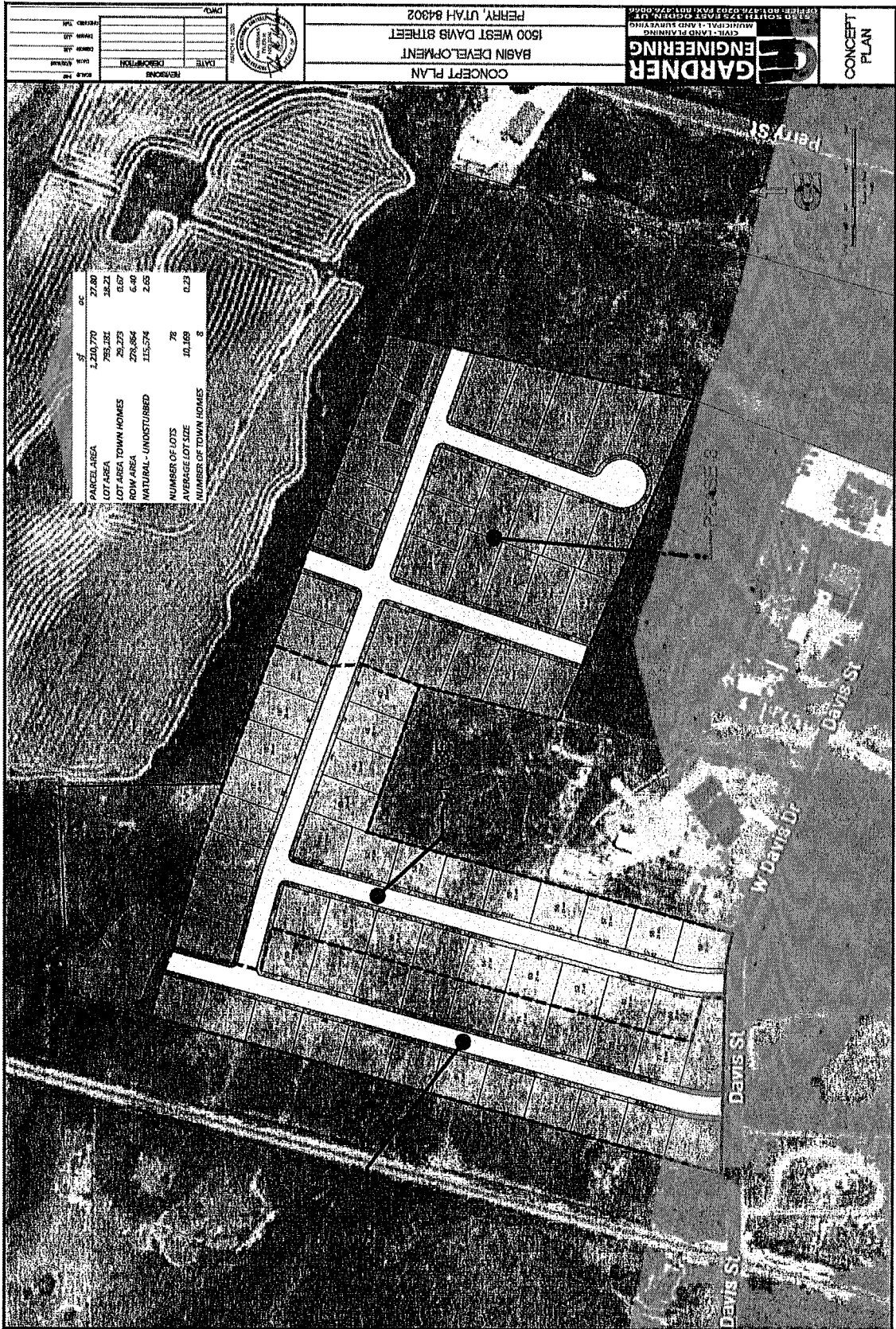
03-157-0119

A PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2250 SOUTH STREET LOCATED NORTH 00°35'13" WEST 2684.81 FEET ALONG THE EAST LINE OF SAID SECTION 34 AND NORTH 88°53'41" WEST 624.67 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34;; RUNNING THENCE NORTH 15°09'20" EAST 1416.32 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 87°31'42" EAST 214.66 FEET; (2) SOUTH 01°18'40" EAST 339.30 FEET; THENCE NORTH 70°05'56" WEST 17.67 FEET; THENCE SOUTH 15°09'20" WEST 1100.28 FEET ALONG TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) TO THE LEFT ALONG THE ARE OF A 470.05 FOOT RADIUS CURVE A DISTANCE OF 112.18 FEET, HAVING A CENTRAL ANGLE OF 13°40'26", CHORD BEARS NORTH 82°03'28" WEST 111.91 FEET; (2) NORTH 88°53'41" WEST 177.43 FEET TO THE POINT OF BEGINNING.

03-157-0124

A PART OF THE EAST HALF OF SECTION 34, AND A PART OF THE WEST HALF OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2250 SOUTH STREET LOCATED NORTH $00^{\circ}35'13''$ WEST 2540.76 FEET ALONG THE EAST LINE OF SAID SECTION 34 AND NORTH $67^{\circ}09'51''$ WEST 20.49 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34; RUNNING THENCE NORTH $13^{\circ}33'29''$ EAST 802.25 FEET; THENCE NORTH $70^{\circ}05'56''$ WEST 320.34 FEET; THENCE NORTH $15^{\circ}09'20''$ EAST 313.23 FEET; THENCE SOUTH $70^{\circ}05'56''$ EAST 1003.67 FEET; THENCE SOUTH $11^{\circ}28'27''$ WEST 619.04 FEET; THENCE SOUTH $20^{\circ}29'51''$ WEST 31.48 FEET; THENCE NORTH $67^{\circ}09'51''$ WEST 685.55 FEET; THENCE SOUTH $13^{\circ}33'29''$ WEST 505.40 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH $67^{\circ}09'51''$ WEST 30.40 FEET TO THE POINT OF BEGINNING.

EXHIBIT A



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|------|----------|---|-----------------------------------|
| | | CONCEPT PLAN BASIN DEVELOPMENT 1500 WEST DAVIS STREET PERRY, UTAH 84302 | |
| DATE | REVISION | | CONCEPT PLAN PERRY, UTAH 84302 |
| DATE | REVISION | | |