

**MAGNA METRO TOWNSHIP
ORDINANCE**

ORDINANCE NO. 21-04-02

Apr. 1 27, 2021

AN ORDINANCE, AMENDING TITLE 19, ENTITLED "ZONING" OF THE MAGNA METRO TOWNSHIP CODE OF ORDINANCES, 2017, BY RECLASSIFYING CERTAIN PROPERTY LOCATED IN MAGNA METRO TOWNSHIP FROM THE A-20 (AGRICULTURAL) TO PLANNED COMMUNITY (P-C) ZONE.

The Magna Metro Township, Salt Lake County, State of Utah, ordains as follows:

Section 1: Section, 19.06.020, The Zoning Map of the Magna Metro Township, Magna Municipal Code of Ordinances 2017, is hereby amended, as follows:

The property described in **Application REZ2021-000256** filed by Ivory Homes and located at 8230 West 4100 South., within Magna Metro Township, is hereby reclassified from the A-20 zone to P-C zone, said property being described as follows:

PARCEL #:14-32-451-004-0000

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THAT ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED DECEMBER 6, 2012 AS ENTRY NO. 11529897 IN BOOK 10084, AT PAGE 9622 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, COUNTY OF SALT LAKE, STATE OF UTAH. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF U-111 AT A POINT WHICH IS S89°52'43"E 146.13 FEET AND N00°00'00"E 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES: 1) N00°13'38"E 44.42 FEET; 2) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A DISTANCE OF 109.96 FEET, A CHORD DIRECTION OF N44°46'22"W AND A CHORD DISTANCE OF 99.00 FEET; 3) N00°13'38"E 271.49 FEET; 4) N90°00'00"E 57.19 FEET; 5) N00°00'00"E 75.00 FEET; 6) N90°00'00"W 56.89 FEET; 7) N00°13'38"E 1200.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S88°42'37"E 1028.11 FEET; THENCE S13°02'03"E 113.53 FEET; THENCE S88°42'37"E 836.39 FEET TO THE BOUNDARY OF BURNING TOWER SUBDIVISION AS RECORDED AS ENTRY NO. 9987373; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: 1) S00°01'50"W 885.35 FEET; 2) S89°52'06"E 660.00 FEET

TO THE WESTERLY RIGHT OF WAY LINE OF 8000 WEST STREET; THENCE ALONGS SAID WESTERLY RIGHT OF WAY LINE S00°01'50"W 627.01 FEET TO THE NORTH RIGHT OF WAY LINE OF 4100 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N89°52'43"W 2485.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 78.49 ACRES IN AREA

Pursuant to Section 19.90.060 of the Magna Metro Township, Code of Ordinances, 2017, development of property is subject to the following conditions:

- 1. That the P-C Plan as proposed by the applicant (Ivory Homes) be followed and approved as part of the Rezone for the subject property.

Section 2: The map showing such change shall be filed with the Magna Metro Township Planning Commission in accordance with Section 19.06.020 of the Magna Municipal Code of Ordinances, 2017.

Section 3: This ordinance shall take effect fifteen (15) days after its passage and upon at least one publication in a newspaper published in and having general circulation in the Magna Metro Township, and if not so published within fifteen (15) days then it shall take effect immediately upon its first publication.


IN WITNESS WHEREOF, the Magna Metro Township Council has approved and adopted this ordinance this 27th day of April, 2021.

FOR THE MAGNA METRO TOWNSHIP:

Dan W. Peay
Dan W. Peay, Mayor

APPROVED AS TO FORM:
Paul H. Ashton
Paul H. Ashton
Metro Township Attorney

ATTESTED



Sherrie Swensen
Salt Lake County Clerk
Metro Township Clerk – Recorder

VOTING:

Council Member Hull voting "AYE"
Mayor Peay voting "AYE"
Council Member Peel voting "AYE"
Council Member Pierce voting "AYE"
Council Member Prokopis voting "AYE"

Date ordinance published in newspaper:

Effective Date of Ordinance: