

HERRIMAN, UTAH
ORDINANCE NO. 2023-

**Z2022-175 – AMENDING THE HERRIMAN CITY OFFICIAL ZONING MAP FOR
±8.23 ACRES OF PROPERTY LOCATED APPROXIMATELY AT
12400 S MOUNTAIN VIEW CORRIDOR FROM
A-1-43 AGRICULTURAL TO AMSD AUTO MALL SPECIAL DISTRICT**

WHEREAS, the City of Herriman, pursuant to the Utah State Code, may adopt an ordinance to establish land development regulations, which includes the adoption or amendment of a zoning map; and

WHEREAS, pursuant to Utah State Code, the Planning Commission shall prepare and recommend any zoning map amendments to the City Council; and

WHEREAS, pursuant to the City of Herriman Land Development Code, the Planning Commission shall hold a public hearing and provide reasonable notice at least ten (10) days prior to the said public hearing to recommend any zoning map amendments to the City Council; and

WHEREAS, a notice of Planning Commission public hearing on a zoning map amendment was mailed to all affected property owners and entities on December 21, 2022, for a meeting to be held on January 4, 2023, at 7:00 p.m.; and

WHEREAS, the Planning Commission made a recommendation for the zoning map amendment in a public meeting held on January 4, 2023, at 7:00 p.m. in the City Council Chamber; and

WHEREAS, pursuant to Herriman City Code, it is the responsibility of the City Council to consider the zoning map amendment and Planning Commission recommendation in a public meeting; and

WHEREAS, a City Council public meeting was held on January 25, 2023, at 7:00 p.m. to discuss the zoning map amendment; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Herriman City to adopt the zoning map amendment, which was recommended by the Planning Commission and documented in City File No. Z2022-175;

NOW, THEREFORE, be it ordained by the Herriman City Council approval to amend the Herriman City Official Zoning Map for ±8.23 acres of property located approximately at 12400 S Mountain View Corridor from A-1-43 Agricultural to AMSD Auto Mall Special District as described in Exhibit A.

This Ordinance assigned Ordinance No. 2023-____, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

PASSED AND APPROVED this 25th day of January 2023.

HERRIMAN CITY

ATTEST:

Mayor Lorin Palmer

Jackie Nostrom, City Recorder

Exhibit A

A parcel of land situated within the Southwest Quarter of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, County of Salt Lake, State of Utah, and being more particularly described as follows:

Beginning at the southwest corner of said tract of land, which corner is 224.67 feet N 89°53'36" West along the quarter section line and 268.31 feet S 37°30'36" East and 1,523.14 feet South and 843.12 feet West from the East Quarter corner of said Section 25, and running thence North 1,318.05 feet along the westerly boundary line of said tract of land to the westerly right of way and limited access line of the existing highway State Route 85 (Mountain View Corridor) at a point in a 6,060.00 foot radius non-tangent curve to the right (Note: Radius bears South 63°05'21" West) said point is 240.00 feet radially distant westerly from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station 1156+65.44; thence along said westerly right of way and limited access line the following two (2) courses: (1) southerly 1,323.04 feet along the arc of said curve concentric with said control line, through a central angle of 12°30'32" (Note: Chord to said curve bears South 20°39'23" East for a distance of 1,320.40 feet) to a point opposite engineer station 1142+90.00; thence (2) South 07°16'59" East for a distance of 1,320.40 feet to a point opposite engineer station 1142+90.00; thence (2) South 07°16'59" East 83.20 feet to the southerly boundary line of said tract of land; thence West 476.34 feet along said southerly boundary line to the point of beginning.

The above described parcel of land contains 358,394 square feet in area or 8.228 acres, more or less.

