

ORDINANCE #18 – 13

AN ORDINANCE AMENDING DAGGETT COUNTY'S ZONING MAP AND  
REZONING CERTAIN PROPERTIES FROM AN EXISTING  
AGRICULTURAL (A-20) ZONING DISTRICT TO A RESIDENTIAL (R-R-1/2)  
ZONING DISTRICT

**WHEREAS**, Daggett County maintains the Amended Zoning and Subdivision Ordinance for the Unincorporated Area of Daggett County, found in Title 8 of the Daggett County Code, and an accompanying Zoning Districts Map which identifies the requirements and regulations applicable to all land uses allowed within the County; and

**WHEREAS**, the Amended Zoning and Subdivision Ordinance for the Unincorporated Area of Daggett County and Zoning Districts Map are utilized by Daggett County to implement the Daggett County General Plan; and

**WHEREAS**, to effectively implement the Daggett County General Plan, the Board of County Commissioners may amend the Amended Zoning and Subdivision Ordinance for the Unincorporated Area of Daggett County and the Zoning Districts Map, from time to time, after the receipt of a Planning Commission recommendation by following the requirements of the Daggett County Code and §17-27a et. seq. Utah Code Annotated (U.C.A.) 1953, as amended, to effectively implement the Daggett County General Plan; and

**WHEREAS**, it is the goal of the Daggett County Board of County Commissioners to balance the needs and goals of the community with the desires of all property-owners within the County; and

**WHEREAS**, prior to amending the Daggett County Zoning Ordinance and Zoning Districts Map the County is required to follow the procedures as identified by the laws of the State of Utah, as contained in § 17-27a et. seq. U.C.A., 1953, as amended; and

**WHEREAS**, to effectively implement the Daggett County General Plan the County has considered the need to rezone certain property located in unincorporated Daggett County, and identified in Exhibit 1; and

**WHEREAS**, the Daggett County Planning Commission considered the rezone of property, identified in Exhibit 1, and after thorough and deliberate consideration has forwarded a recommendation to the Board of County Commissioners for the designation of the property, identified in Exhibit 1, for a Residential RR-1/2; and

**WHEREAS**, the Daggett County Board of County Commissioners held a Public Hearing on July 25, 2018 to receive public comment and input on the recommendation of the Planning Commission; and

**WHEREAS**, the Daggett County Board of County Commissioners now finds that it is in the best interests of the citizens of Daggett County, and in order to protect the health, safety and welfare of County residents, and to maintain efficiencies in the provision of publicly provided services and facilities a Zoning District designation of RR-1/2 for the property identified in Exhibit 1 is required,

NOW THEREFORE, THE COUNTY LEGISLATIVE BODY OF THE COUNTY OF DAGGETT ORDAINS AS FOLLOWS:

**Section 1:** The Property identified as contained in Exhibit 1 be identified as RR-1/2 District on the Daggett County Zoning Districts Map.

**Section 2:** This ordinance shall take effect upon its passage by a majority vote of the County Commission.

IN WITNESS THEREOF, this Ordinance is passed and adopted by the Daggett County Board of County Commissioners this 31<sup>st</sup> day of July, 2018

ATTEST:

  
\_\_\_\_\_  
Brian Raymond  
County Clerk

DAGGETT COUNTY  
BOARD OF COMMISSIONERS  
  
\_\_\_\_\_  
Jack Lytle, Chairman



  
\_\_\_\_\_  
Clyde Slaugh, Commissioner

  
\_\_\_\_\_  
Randy Asay, Commissioner

**EXHIBIT 1**

# LOT SPLIT FOR NED AND CHAD BRADY IN SECTION 19, T3N, R20E, SLM DAGGETT COUNTY, UTAH



**ORIGINAL DESCRIPTION**  
 THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 20 EAST, SALT LAKE MERIDIAN SUBJECT TO A STATE HIGHWAY EASEMENT ALONG THE NORTHERN BOUNDARY OF THE PROPERTY.

**NEW PARCEL 1**  
 BEGINS AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE S88°06'14" W ALONG THE NORTH SECTION LINE 1320.40 FEET FROM THE NE CORNER OF SAID SECTION 19, THENCE S00°30'00" E ALONG THE EAST LINE OF THE SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE S88°06'14" W 1200.00 FEET TO THE NORTH SECTION LINE, THENCE N88°06'14" E ALONG SAID NORTH LINE 1200.00 FEET TO THE POINT OF BEGINNING, CONTAINS 0.99 ACRES, MORE OR LESS, SUBJECT TO A 30 FEET WIDE ACCESS RIGHT-OF-WAY THE CENTER LINE OF WHICH IS DESCRIBED AS BEGINNING ON THE NORTH LINE OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 20 EAST, SALT LAKE MERIDIAN THAT IS S88°06'14" W 46.19 FEET FROM THE NE CORNER OF THE E1/2 NW1/4 NE1/4 SAID SECTION, THENCE ALONG AN EXISTING TWO TRACK ROAD S39°38'54" E 46.41 FEET; S00°24'40" W 105.97 FEET; THENCE LEAVING SAID TWO TRACK ROAD AND RUNNING S88°06'14" W 84.64 FEET TO THE WEST BOUNDARY OF THE NEW PARCEL 1.

**NEW PARCEL 2**  
 BEGINS AT A POINT ON THE NORTH LINE OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 20 EAST, SALT LAKE MERIDIAN THAT IS S88°06'14" W 120 FEET FROM THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE S00°30'00" E PARALLEL TO THE EAST LINE OF THE SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE N88°06'14" E 1200.00 FEET TO THE SE CORNER SAID E1/2 NW1/4 NE1/4, THENCE S88°06'14" W 46.19 TO THE SW CORNER SAID E1/2 NW1/4 NE1/4, THENCE N88°06'14" E 1200.00 FEET TO THE NW CORNER SAID E1/2 NW1/4 NE1/4, THENCE ALONG THE NORTH SECTION LINE N88°06'14" E TO THE POINT OF BEGINNING AND THE SOUTHWEST QUARTER NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 20 EAST, SALT LAKE MERIDIAN AND THE NORTHERN BOUNDARY OF THE PROPERTY. TOGETHER WITH A 30 FEET WIDE ACCESS RIGHT-OF-WAY THE CENTER LINE OF WHICH IS DESCRIBED AS BEGINNING ON THE NORTH LINE OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 20 EAST, SALT LAKE MERIDIAN THAT IS S88°06'14" W 46.19 FEET FROM THE NE CORNER OF THE E1/2 NW1/4 NE1/4 SAID SECTION, THENCE ALONG AN EXISTING TWO TRACK ROAD S39°38'54" E 46.41 FEET; S00°24'40" W 105.97 FEET; THENCE LEAVING SAID TWO TRACK ROAD AND RUNNING S88°06'14" W 84.64 FEET TO THE WEST BOUNDARY OF THE NEW PARCEL 1.

BASES OF BEARINGS IS THE NORTH LINE OF THE NE1/4 SECTION 19, T3N, R20E, SLM WHICH BEARS S88°06'14" W ON THE DAGGETT COUNTY SURVEY CONTROL PLATS.

**NARRATIVE:**  
 WE WERE ASKED TO SPLIT BUT THIS LOT TO ALLOW FOR THE BUILDING OF A HOME. THERE IS TO BE AN ACCESS RIGHT-OF-WAY RETAINED TO ACCESS ADJOINING PROPERTIES.

**SURVEYORS STATEMENT:**  
 I CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH. I FURTHER STATE THAT I HAVE DONE A FIELD SURVEY OF THIS PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

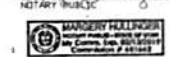


- LEGEND**
- SECTION CORNERS USED
  - PROPERTY CORNER SET
  - 5/8" REBAR WITH PLASTIC CAP
  - HIGHWAY ROW
  - SEWER LINE
  - POWER LINE
  - 2 TRACK ROAD

**OWNERS STATEMENT:**  
 WE, THE UNDERSIGNED OWNERS HAVE CAUSED THIS DIVISION TO BE MADE AND STATE THAT IT WAS DONE FOLLOWING OUR DIRECTIONS.

NED H. BRADY \_\_\_\_\_ CHAD D. BRADY \_\_\_\_\_  
 APPEARED BEFORE ME THIS 25th DAY OF July, 2010. Ned H. Brady \_\_\_\_\_ AND  
 Chad D. Brady \_\_\_\_\_ WHO DID EXECUTE THIS DOCUMENT.

MY COMMISSION EXPIRES 2/10/11



APPROVED THIS 26th DAY OF July, 2010 BY THE DAGGETT COUNTY PLANNING COMMISSION.  
 CHAIRMAN \_\_\_\_\_  
 APPROVED THIS 25th DAY OF July, 2010 BY THE DAGGETT COUNTY COMMISSION.  
 CHAIRMAN \_\_\_\_\_  
 APPROVED THIS 26th DAY OF July, 2010 BY THE DAGGETT COUNTY ATTORNEY.  
 COUNTY ATTORNEY \_\_\_\_\_  
 APPROVED THIS 30th DAY OF July, 2010 BY THE DAGGETT COUNTY RECORDER.  
 COUNTY RECORDER \_\_\_\_\_

ACCEPTED AND FILED FOR RECORD THIS 30th DAY OF JULY 2010

REVISION #1 ADD 40 ACRES PARCEL TO DESCRIPTION #2 6/18/2010

ROCKY MOUNTAIN SURVEYORS, INC.  
 2745 NORTH 2500 WEST  
 VERNAL, UTAH 84078  
 (435)789-6152

CLIENT: NED BRADY  
 FIELD DATE: 5/22/2008  
 CREW: NO. P2  
 DRAW: NO.