

**ORDINANCE NO. 2019-03**

**AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 1.04 ACRES OF CERTAIN REAL PROPERTY LOCATED AT APPROXIMATELY 484 & 522 WEST PORTER LANE FROM RESIDENTIAL-LOW (R-L) TO RESIDENTIAL-MEDIUM (R-M)**

**WHEREAS**, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in *Utah Code Ann.* §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in *Utah Code Ann.* § 10-9a-503, as amended; and

**WHEREAS**, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property as set forth in Section 12-480-3, Neighborhood 2, Southwest Centerville, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Residential-Low (R-L) to Residential-Medium (R-M) as more particularly provided herein; and

**WHEREAS**, the proposed amendments to the Centerville City Zoning Map as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the City Zoning Map.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Zone Map Amendment.** A portion of the real property located at approximately 484 & 522 West Porter Lane in Centerville City consisting of approximately 1.04 acres, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Residential-Low (R-L) to Residential-Medium (R-M) and the Centerville City Zoning Map is correspondingly amended as described herein.

**Section 2. Findings.** The rezone of the subject property to Residential-Low (R-L) to Residential-Medium (R-M) and corresponding amendment to the Centerville City Zoning Map is based on the following findings:

1. The Zoning Map Amendment is consistent with the General Plan, in that residential medium density is allowed on Porter Lane “approximately” west of 500 West.
2. The Zoning Map Amendment meets the approval standards set forth in CZC 12.21.080(e) for rezones.
3. Zoning boundaries, as stated in General Plan 12-480-8 and CZC 12.30.050, should follow lot lines.

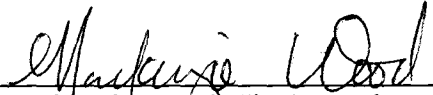
**Section 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

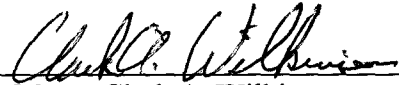
**Section 4. Effective Date.** This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 5<sup>th</sup> DAY OF MARCH, 2019.**

**ATTEST:**

**CENTERVILLE CITY**

  
 Mackenzie Wood, City Recorder

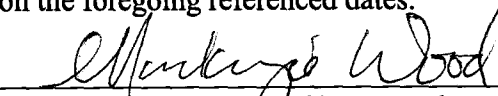
By:   
 Mayor Clark A. Wilkinson

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Fillmore	<u>X</u>	_____
Councilmember Ince	<u>X</u>	_____
Councilmember Ivie	<u>X</u>	_____
Councilmember McEwan	<u>X</u>	_____
Councilmember Meham	<u>X</u>	_____

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB’s Gas Station, on the foregoing referenced dates.

  
 MACKENZIE WOOD, City Recorder

DATE: 3/14/19

RECORDED this 14 day of March, 2019.

PUBLISHED OR POSTED this 14 of March, 2019.

## EXHIBIT A

### Property Description

**Parcel No. 03-001-0209**  
**484 & 522 West Porter Lane, Centerville, Utah**

BEG AT A PT ON N LINE OF A 4 ROD STR, 1216.94 FT E & S 565.20 FT FR NW COR OF NW 1/4 OF SEC 18-T2N-R1E, SLM, & RUN TH S 89°56' E 80.0 FT ALG SD STR; TH N 125.0 FT; TH N 89°46' W 80.0 FT; TH S 125.0 FT TO POB. CONT. 0.23 ACRES.

ALSO, BEG ON N SIDE OF A 4 ROD STR AT A PT 21.09 CHAINS E & 8.60 CHAINS S FR NW COR OF NW 1/4 SEC 18-T2N-R1E, SLM; TH N 3.12 CHAINS; TH W 95 FT; TH S 3.12 CHAINS; TH E 95 FT TO THE POB. CONT. 0.45 ACRES.

ALSO, BEG ON THE N LINE OF A 4 ROD STR AT A PT 16.81 CHAINS E & 8.60 CHAINS S & 107.48 FT, M/L, E FR THE NW COR OF THE NW 1/4 OF SEC 18-T2N-R1E, SLM; & TH W 44 FT, M/L, ALG SD N LINE OF STR TO A PT ON A SE COR OF PPTY CONV IN WARRANTY DEED RECORDED 06/15/2015 AS E# 2813165 BK 6288 PG 140; TH ALG SD LINE THE FOLOWING COURSE: N 00°19'44" W 204.96 FT; TH E 44 FT; TH S 205 FT TO THE POB. CONT. 0.21 ACRES.

ALSO, BEG AT A PT 1296.94 FT E & 440.20 FT S FR THE NW COR OF THE NW 1/4 OF SEC 18-T2N-R1E, SLM; & RUN TH N 80.92 FT; TH W 80 FT; TH S 80 FT TO A PT N 89°46' W FR THE POB; TH S 89°46' E 80 FT TO THE POB. CONT. 0.15 ACRES

TOTAL ACREAGE 1.04 ACRES