

**CERTIFICATE OF PASSAGE AND POSTING**

STATE OF UTAH            )  
                                  ss.  
COUNTY OF SALT LAKE)

**CITY OF BLUFFDALE**

I, **Teddie K. Bell**, the duly chosen, qualified and acting Recorder of Bluffdale City, County of Salt Lake, State of Utah, do hereby certify as follows:

1. On the 11th day of January, 2005, the Bluffdale City Council adopted Ordinance No. 2005-02.
2. On the 14th day of January 2005, I caused to be posted in three (3) public and conspicuous places within said City, certified copies of Ordinance No. 2005-02 of said City entitled:

**AN ORDINANCE AMENDING THE BLUFFDALE CITY ZONE DISTRICT MAP BY CHANGING THE ZONING OF APPROXIMATELY THREE AND ONE-HALF ACRES OF LAND LOCATED WITHIN BLUFFDALE CITY, STATE OF UTAH, FROM MU-1 TO R-C, OTHERWISE KNOWN AS THE STS PROPERTIES ZONE CHANGE**

3. The places in said City where such certified copies of Ordinance No. 2005-02 were posted are as follows:

One at Bluffdale City Fire Station – 14350 South 2200 West;

One at Bluffdale City Hall -- 14175 South Redwood Road;

One at The Bluffs Apartments -- 14035 S. Marketview Drive and;

4. Attached hereto is a full, true and correct copy of Ordinance No. 2005-02 so posted.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed the seal of the City of Bluffdale, Utah, Salt Lake County, this 14th day of January, 2005.



*Teddie K. Bell*  
\_\_\_\_\_  
Teddie K. Bell, City Recorder

**BLUFFDALE CITY, UTAH**

**ORDINANCE NO. 2005-02**

**AN ORDINANCE AMENDING THE BLUFFDALE CITY ZONE DISTRICT MAP BY CHANGING THE ZONING OF APPROXIMATELY THREE AND ONE-HALF ACRES OF LAND LOCATED WITHIN BLUFFDALE CITY, STATE OF UTAH, FROM MU-1 TO R-C, OTHERWISE KNOWN AS THE STS PROPERTIES ZONE CHANGE**

**WHEREAS**, the City has received an application from STS Properties to amend the Bluffdale City Zone District Map regarding zoning of approximately 3.5 acres of property located at 557 West 14400 South, within Bluffdale City, to rezone such property from MU-1 to R-C; and

**WHEREAS**, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change and amendments to the Zone District Map of Bluffdale City pursuant to the Bluffdale City Zoning Ordinance, and the City Council has found the proposed zoning change and amendments to be consistent with the City General Plan; and

**WHEREAS**, the proposed zoning change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zone District Map and ordinance.

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

**Section 1. Zoning Map Amendment.** The Bluffdale City Zone District Map is hereby amended to change the zoning of approximately 3.5 acres of property located at 557 West 14400 South, within Bluffdale City, as more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference, from MU-1 to R-C.

**Section 2. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all section, parts and provisions of this Ordinance shall be severable.

**Section 3. 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 BLUFFDALE CITY, STATE OF UTAH, THIS 11<sup>th</sup> DAY OF JANUARY, 2005.**

**BLUFFDALE CITY**

By: *Stacy J. Mortimer*  
Mayor

**ATTEST:**

*Jeddie K. Bree*



Voting by the City Council:

“AYE”

“NAY”

Councilmember Briggs	<u>  x  </u>
Councilmember Clark	
Councilmember Kelley	<u>  x  </u>
Councilmember Maxfield	
Councilmember Speed	<u>  x  </u>

EXHIBIT A

Order Number: 03035162A

PARCEL 1:

Beginning at a point on the South right of way line of 14600 South Street, said point being South 0 deg. 31'00" West 33.00 feet along section line and South 89 deg. 33'00" East 600.466 feet along said right of way line from the West quarter corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89 deg. 33'00" East 497.059 feet along said right of way line to the centerline of the East Jordan Canal and a point on the arc of a non-tangent 806.39 foot radius curve to the right; thence along said centerline and the arc of said curve 147.966 feet (chord bears South 46 deg. 21'58" West 147.759 feet); thence South 51 deg. 37'22" West 470.292 feet along said centerline to the point of curvature of a 662.882 foot radius curve to the left; thence along said centerline and the arc of said curve 32.796 feet (chord bears: South 50 deg. 12'20" West 32.793 feet); thence North 0 deg. 31'00" East 418.845 feet to the point of beginning.

PROPERTY ADDRESS: 557 WEST 14600 SOUTH  
BLUFFDALE, UTAH 84065

PARCEL 2:

Beginning at a point which is South 00 deg. 31'00" West 33.00 feet and South 89 deg. 33'00" East 507.106 feet from the West quarter corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89 deg. 33'00" East 93.36 feet; thence South 00 deg. 31'00" West 418.845 feet to the centerline of the East Jordan Canal and to a point on a 662.882 foot radius curve to the left (chord bears South 42 deg. 46'39" West 138.823 feet); thence Southwesterly along the arc of said curve and centerline of the East Jordan Canal 139.078 feet; thence North 00 deg. 31'00" East 521.479 feet to the point of beginning.

LESS AND EXCEPTING that portion of said property lying within the East Jordan Canal right of way being further described as follows:

Beginning at a point which is South 00 deg. 31'00" West 33.00 feet and South 89 deg. 33'00" East 507.106 feet from the West quarter corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89 deg. 33'00" East 93.36 feet; thence South 00 deg. 31'00" West 418.845 feet to the centerline of the East Jordan Canal and to a point on a 662.882 foot radius curve to the left (chord bears South 42 deg. 46'39" West 138.823 feet); thence Southwesterly

Continued on next page

Continuation of Exhibit A  
Order Number: 03035162A

along the arc of said curve and centerline of the East Jordan Canal 139.078 feet; thence North 00 deg. 31'00" East: 521.479 feet to the point of beginning.

PROPERTY ADDRESS: 579 WEST 14600 SOUTH  
BLUFFDALE, UTAH 84065