

**SANTA CLARA CITY
ORDINANCE NO. 2016-01**

AN ORDINANCE AMENDING THE CITY OF SANTA CLARA ZONING MAP BY REZONING 8.24 ACRES LOCATED SOUTH OF NORTH TOWN RD. AND WEST OF RACHEL DRIVE FOR PARADISE VILLAGE AT ZION PH. 2, CURRENTLY ZONED PD – RESIDENTIAL.

Section 1. Amendment

WHEREAS, the petitioner, Merrill Properties is requesting to amend the Planned Development Residential Zone for Paradise Village at Zion 2 and consider approval of a Conditional Use Permit for Short Term Rentals. The site is located South of North Town Rd. and adjacent to the West Paradise Village At Zion Phase 1.

WHEREAS, the Planning Commission of Santa Clara City has forwarded its recommendation to amend the City's Zoning Map to the City Council; and

WHEREAS, the purpose of the zoning map amendment is to rezone 8.24 acres located South of North Town Rd. and adjacent to the West Paradise Village At Zion Phase 1.

WHEREAS, the zoning change request is not in conflict with the intent of the City's General Plan or Future Land Use Map; and

WHEREAS, pursuant to said requirements of the Santa Clara Municipal Code the Land Use Authority/Planning Commission conducted a properly advertised public hearing on the amendment to the City's Zoning Map on Dec. 8, 2015; and

WHEREAS, the Planning Commission, during their regular meeting held on Dec 8, 2015, motioned to recommend approval to the City Council the proposed zoning map amendment and accompanying site plan;

NOW, THEREFORE, BE IT ORDAINED by the Santa Clara City Council, State of Utah, as follows:

Section 2. Classification

This ordinance amends the official zoning map of the City of Santa Clara, Utah.

Section 3. General Provisions

The official zoning map of the City of Santa Clara, Utah is hereby amended to change the following described property from (P/D) Planned Development to Planned Development Residential.

LEGAL DESCRIPTION:

Zone Change Description

Beginning at a point on the southerly line of North Town Road, said point being North 89°26'54" East 911.74 feet along the section line and South 40.00 feet from the North Quarter Corner of Section 8, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

**thence easterly along the following (2) courses along said southerly line of North Town Road;
thence North 89°26'54" East 330.56 feet;**

thence easterly 82.41 feet along an arc of a 390.00 foot radius curve to the left (center bears North 00°33'06" West, long chord bears North 83°23'42" East 82.26 feet with a central angle of 12°06'24") to the 1/16th line;

thence South 00°42'28" West 770.13 feet along said 1/16th line;
thence North 89°17'32" West 24.75 feet;
thence North 61°06'00" West 83.90 feet;
thence North 51°46'46" West 130.67 feet to the southerly line of Lot 6 Block 30, of the ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY;
thence South 89°37'34" West 460.24 feet along said southerly line to the Southwest Corner of said Lot 6;
thence North 00°44'49" East 182.38 feet along the westerly line of said Lot 6 to the southerly line of Hamblin Parkway;
thence northerly 188.25 feet along an arc of a 706.00 foot radius curve to the left (center bears North 67°33'30" West, long chord bears North 14°48'11" East 187.69 feet with a central angle of 15°16'38") along the southwesterly line of Hamblin Parkway;
thence South 51°46'51" East 42.78 feet;
thence North 89°26'48" East 170.51 feet;
thence North 00°44'45" East 299.75 feet to the Point of Beginning.

Containing 359,012 square feet or 8.24 acres.

Section 4. **Effective Date**

This ordinance shall become effective immediately upon adoption, recording and posting in the manner required by law.

ADOPTED and approved by a duly constituted quorum of the Santa Clara City Council this 13th day of Jan. 2016.

IN WITNESS THERETO:

RICK ROSENBERG, Mayor

ATTEST:

CHRIS SHELLEY, City Recorder