

ORDINANCE NO. 2018-1

**AN ORDINANCE REZONING PARCEL B-27 (COMMONLY KNOWN AS THE COOMBS PIECE) FROM GREENBELT MULTIPLE USE (GMU) TO MEDIUM DENSITY RESIDENTIAL (MDR); AND AMENDING THE OFFICIAL ZONING MAP TO REFLECT THE REZONING.**

**WHEREAS**, the property owners requested a zone change from Greenbelt Multiple Use (GMU) to Medium Density Residential (MDR) of certain real property, more particularly described as Parcel Number B-27, commonly known as the Coombs piece, physical address of 220 North 200 East, Boulder, Utah; and

**WHEREAS**, the Planning and Zoning Commission considered the zone change with a positive recommendation on the zone change to the Town Council; and

**WHEREAS**, the Town Council held a public hearing on the zone change; and

**WHEREAS**, the said parcel is surrounded on three sides by land designated as Medium Density Residential (MDR); and

**WHEREAS**, the said parcel is considered to be too small to be used for ranching purposes; and

**WHEREAS**, the Town Council has determined that the Town of Boulder needs additional property which could be used for housing; and

**WHEREAS**, the zone change came before the Town Council on March 1, 2018, for adoption or rejection of the zone change; and

**WHEREAS**, the Town Council of Boulder Town specifically finds that a compelling public interest exists in rezoning the said property from Greenbelt Multiple Use to Medium Density Residential (MDR); and amending the official zoning map to reflect the rezoning.

**NOW THEREFORE**, the Town Council of Boulder Town ordains as follows:

1. The Town Council of Boulder Town, having found a compelling public interest exists, hereby rezones from Greenbelt Multiple Use (GMU) to Medium Density Residential (MDR) the land commonly known as the Coombs piece, which is more particularly described as Parcel Number B-27, physical address of 220 North 200 East in Boulder, Utah. This ordinance was informally approved in August of 2017, but was not reduced to writing and formally approved until today's date.

2. Whenever a new zoning map is created by Boulder Town, it is ordered that the new map reflect this change.
3. This Ordinance shall become effective immediately.
4. The Boulder Town Recorder is hereby ordered, in accordance with the requirements of Section 10-3-711, Utah Code Annotated, 1953, as amended, to do as follows:
  - A. Deposit a copy of this ordinance in the office of the Town Recorder; and
  - B. (1) Publish a short summary of this ordinance for at least one publication in a newspaper published in or having general circulation in the Town;

Or

- (2) Post a complete copy of this ordinance in three (3) public places within the Town.

APPROVED and PASSED this 1<sup>st</sup> day of March, 2018.

ATTEST:

BOULDER TOWN

Judith Davis  
 Judith Davis  
 Boulder Town Clerk

Steven Cox  
 Steven Cox, Mayor

|                                       | <b>VOTE</b>   |
|---------------------------------------|---------------|
| <u>Gladys LeFevre</u> , Councilperson | <u>Yes</u>    |
| <u>Peter Benson</u> , Councilperson   | <u>Yes</u>    |
| <u>Farlan Behunin</u> , Councilperson | <u>Absent</u> |
| <u>Conrad Jepsen</u> , Councilperson  | <u>Absent</u> |
| <u>Steven Cox</u> , Mayor             | <u>Yes</u>    |

**ADOPTION OF ORDINANCE AFFIDAVIT (MUNICIPAL)**

STATE OF UTAH                    )

: ss.

COUNTY OF GARFIELD )

I, the undersigned, the duly qualified and acting Town Clerk of Boulder Town, Garfield County, Utah, do hereby further certify, according to the records of said Town Council in my official possession, and upon my own knowledge and belief, that I have fulfilled the requirements of Section 10-3-711, Utah Code Annotated, 1953, as amended, by:

(a) Causing one (1) copy of this ordinance to be deposited in the office of the Town Recorder; and

**Either**

(b1) Causing a short summary of this ordinance to be published for at least one publication in \_\_\_\_\_, a newspaper of general circulation within Boulder Town;

**or**

(b2) Causing to be posted a complete copy of this ordinance in three (3) public places within Boulder Town.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of Boulder Town, Utah, this 1<sup>st</sup> day of March, 2018.

[Seal]

Judith Davis  
Judith Davis  
Boulder Town Clerk