

**NOTICE OF PUBLIC HEARING**  
**BOARD of MILLARD COUNTY COMMISSIONERS**  
**OFFICIAL ZONING MAP AMENDMENT APPLICATION # Z-2024-04**  
**Zone Change from Agriculture 20 (Ag-20) to Residential (R-1)**

Notice is hereby given that the Board of Millard County Commissioners will conduct a public hearing on Tuesday, April 16, 2024 at 10:40 a.m. at the Millard County Courthouse, Commission Chambers, 50 South Main, Fillmore, Utah, for the purpose of receiving public comment on Zoning Ordinance Map Amendment application #Z-2024-04 to change the zoning of the property described below and located at approximately 450 North Main Street Oak City from Agriculture-20 (Ag-20) to Residential (R-1).

A PORTION OF NORTHEAST 1/4 OF SECTION 31, T16S, R4W, SLB&M, MILLARD COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 31 BEARS NORTH 00°23'16" EAST A DISTANCE OF 5388.27 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 00°23'16" EAST A DISTANCE OF 1347.07 FEET TO THE CALCULATED SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 00°00'00" WEST A DISTANCE OF 271.12 FEET (264 FEET RECORD) TO THE SOUTHWEST CORNER OF FLOYD N, AND LYNN H. ANDERSON PROPERTY; THENCE NORTH 00°07'08" EAST ALONG AN EXISTING FENCE LINE A DISTANCE OF 1094.93 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID FENCE LINE THE NEXT TWO (2) COURSES: 1. NORTH 00°23'59" EAST A DISTANCE OF 54.40 FEET; 2. THENCE NORTH 00°32'24" EAST A DISTANCE OF 194.86 FEET TO AN EXISTING FENCE; THENCE CONTINUING ALONG SAID FENCE LINE THE NEXT FIVE (5) COURSES: 1. SOUTH 89°16'50" EAST A DISTANCE OF 22.61 FEET; 2. SOUTH 86°09'22" EAST A DISTANCE OF 91.65 FEET 3. SOUTH 85°25'37" EAST A DISTANCE OF 175.41 FEET; 4. SOUTH 82°14'38" EAST A DISTANCE OF 106.71 FEET; SOUTH 86°38'54" EAST A DISTANCE OF 9.70 FEET TO THE RIGHT-OF-WAY FOR HIGHWAY 125; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE NEXT THREE (3) COURSES: 1. SOUTH 01°38'23" WEST A DISTANCE OF 107.85 FEET; 2. THENCE SOUTH 05°51'17" WEST A DISTANCE OF 70.66 FEET; 3. THENCE SOUTH 01°46'03" WEST A DISTANCE OF 38.09 FEET; THENCE NORTH 89°39'52" WEST A DISTANCE OF 395.08 FEET TO THE POINT OF BEGINNING. 2.0875 ACRES. (BARRY C AND CHERRELYN M ANDERSON FAMILY TRUST)  
[2991-6-1]

A PORTION OF SE1/4 SEC 31, T16S, R4W, SLB&M, BEING MORE PARTICULARLY DESC AS FLLWS: COMM AT S 1/4 COR SD SEC 31, WHENCE THE N1/4 COR SD SEC 31 BEARS N 00°23'16" E 5388.27 FT, SD LN BEING BASIS OF BEARINGS FOR THIS DESC: N 00°23'16" E 1347.07 FT TO SW COR NW1/4 SE1/4 SD SEC 31; N 00°00'00" W 271.12 FT (264 FT REC); N 90°00'00" E 753.11 FT (792 FT REC) TO SW COR FLOYD N AND LYNN H ANDERSON PROPERTY; N 00°04'41" E ALG EXISTING FNC LN 853.89 FT TO POB; CONT ALG SD FNC LN (2) COURSES: N 00°04'34" E 101.39 FT; N 00°23'59" E 139.65 FT; S 89°39'52" E 395.08 FT TO R/W HWY 125; S 01°51'11" W ALG SD R/W 242.23 FT; N 89°34'34" W 388.36 FT TO POB. 2.1375 ACRES. (FLOYD N & LYNN H ANDERSON FAMILY TRUST)  
[2991-4-1]

A PORTION OF SE1/4 SEC 31, T16S, R4W, SLB&M, AND BEING MORE PARTICULARLY DESC AS FLLWS: COMM S1/4 COR SD SEC 31, WHENCE THE N1/4 COR SD SEC 31 BEARS N 00°23'16" E 5388.27 FT, SD LINE BEING THE BASIS OF BEARINGS FOR THIS DESC; N 00°23'16" E 1347.07 FT TO SW COR NW1/4 SE1/4 SD SEC 31; N 00°00'00" W 271.12 FT (264 FT REC); N 90°00'00" E 753.11 FT (792 FT REC) TO SW COR OF FLOYD N AND LYNN H ANDERSON PROPERTY; N 00°09'19" W ALG EXT FNC LN 607.37 FT TO POB; TH CONT ALG SD FNC LN THE NEXT (2) COURSES: 1. N 00°12'31" W 153.84 FT; 2. N00°02'57" E 92.68 FT; S 89°34'34" E 388.36 FT TO R/W FOR HWY 125; S 01°51'24" W ALG SD R/W 245.59 FT; N 89°41'18" W 379.92 FT TO POB. 2.1075 ACRES. (ROSS & CYNTEA ANDERSON)  
[2991-3-1]

A copy of the application for the proposed zone change is available for review and inspection at the Millard County Offices, 71 South 200 West, Delta, Utah.

Anyone having questions may also contact the Millard County Planner, Adam Richins at the above address or by calling 435-864-1400 or 435-590-5113. All interested persons are invited to attend and make comment.

Published in the Millard County Chronicle Progress April 3, 2024.