

AGENDA ITEM #3

Consideration of Ordinance 2020-25 amending the official zoning map of Grantsville City, Utah to rezone twenty (20) acres for Trent and Justine Tolman located at 424 South Nygreen Street to go from an RR-5 zone to an RR-1 zone.

**GRANTSVILLE CITY
ORDINANCE NO. 2020-25**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH BY REZONING 20 ACRES OF LAND FOR TRENT AND JUSTINE TOLMAN LOCATED AT 424 SOUTH NYGREEN STREET FROM A RR-5 ZONE TO A RR-1 ZONE

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

SECTION ONE: PURPOSE. This Ordinance is for the purpose of amending the official zoning map and the Land Use Development and Management Code of Grantsville City, Utah by rezoning 20 acres of real property for Trent and Justine Tolman located at 424 South Nygreen Street to go from a RR-5 zone to a RR-1 zoning designation. The Grantsville City Council finds that this amendment is consistent with the general plan of Grantsville City and will be in the best interests of Grantsville City and its residents.

SECTION TWO: ZONING MAP AMENDMENT. The Grantsville City Land Use Development and Management Code and Official Zoning Map are hereby amended by changing the zoning designation of the following described parcel from an RR-5 zoning designation to a RR-1 zoning designation, as defined by the Grantsville City zoning regulations:

Parcel #: 01-075-0-0003

Legal Description: A parcel of land, situate in the Northwest Quarter of Section 8, Township 3 South, Range 3 West, Salt Lake Base and Meridian, more particularly described as follows: Beginning at a point on the section line, point being North 89°59'30" East 659.77 feet along the Section line, from the Northwest Corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running: thence North 89°59'30" East 659.71 feet along said section line; thence South 00°30'46" West 1,321.06 feet; thence South 89°57'50" West 659.45

feet; thence North 00°30'05" East 1,321.38 feet to the Point of Beginning. Contains 871,414 square feet or 20 acres.

The total parcel described herein is located within the Grantsville City limits.

SECTION THREE: EFFECTIVE DATE. This ordinance shall take effect immediately upon the publication of a short summary of this Ordinance in a newspaper of general circulation within Grantsville City, as provided for by law and upon the recording of a copy hereof with the Tooele County Recorder as required by the foregoing section.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
UTAH THIS 21ST DAY OF OCTOBER, 2020.

MAYOR BRENT K. MARSHALL

ATTEST:

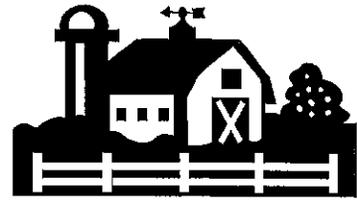
Christine Webb, City Recorder

(S E A L)

Date of Publication _____

MEMORANDUM

DATE: August 28, 2020
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING
TO BE HELD SEPTEMBER 2, 2020**



City Council Agenda Item #6: Consideration of Ordinance 2020-25 amending the official zoning map of Grantsville City, Utah to rezone twenty (20) acres for Trent and Justine Tolman located at 424 South Nygreen Street to go from an RR-5 zone to an RR-1 zone.

The Planning Commission held a public hearing on this agenda item on August 13, 2020:

Chairman Jaime Topham opened the public hearing at 7:01 p.m. and called for comments.

With no comments offered, Chairman Jaime Topham closed the public hearing at 7:01 p.m.

The Planning Commission recommended approval of this item on August 13, 2020 with some discussion and the motion is at the end of the discussion:

Trent Tolman was present for this agenda item and stated to the Commission: Do you want to know my plan for this?

Jaime Topham answered, sure.

Trent Tolman stated, I am looking to do a minor subdivision and split the lot into 4 lots. I am wanting to create 3 one acre lots and have the remaining acreage with lot 4.

Jaime Topham asked, why not put the 3 one acre lots all together? Instead of splitting them with a road between them.

Trent Tolman answered, I am planning for a possible future development and I am planning on having a cul de sac.

Gary Pinkham stated, He's planning for a major subdivision and trying to slip out of the upfront improvements which we have seen over and over.

Kristy Clark asked, didn't we just change the minor subdivision ordinance that now requires them to put the improvements in?

Shay Stark answered, the City Council will have the authority to require or defer the improvements. If they defer the improvements the language is still the same, and that is that the owner of each one of those parcels will be required at the time that the city deems it time to make improvements on that street, to pay for those improvements along their frontage.

Trent Tolman stated, okay. Kristy and I also talked about the sewer. I talked to Tooele County Health and they stated that if the sewer is not within 600 feet, they can't require me to tie in to the public sewer. That comes back to the city where the sewers are a couple thousand feet away. Because to get it to Willow, you'd have to put in a pump station and you have to pump it up. It would be more ideal to run it down to Worthington.

Brian Pattee stated, I think our code is 300 feet not 600.

Trent Tolman stated, somebody told me, I think it might have been James Waltz originally that told me 300 feet, but I showed Tooele County Health the layout of the plat and what I am hoping to do and they said, we would want it within 600 feet with that many houses. And it's not within 600 feet.

Gary Pinkham stated, in actuality, all we were talking about this evening is the rezone not the subdivision. As far as the rezone goes, it's consistent with our master plan.

Gary made the motion to recommend approval of the Rezone for Trent and Justine Tolman located at approximately 424 South Nygreen Street to go from an RR-5 zone to a RR-1 zone. Jacob seconded the motion. All voted in favor and the motion carried unanimously.

APPLICATION FOR AMENDING THE ZONING MAP
(REZONING)

DATE PAID July 30, 2020

HEARING DATE August 13, 2020

\$250.00 FEE
NON-
REFUNDABLE

APPLICANT'S NAME Trent and Justine Tolman

MAILING ADDRESS _____

E-MAIL jtolman21@hotmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 424 Nylgreen St. Grantsville, UT

DO YOU OWN THE PROPERTY? Yes

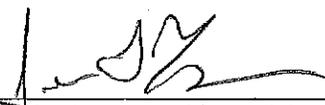
NUMBER OF ACRES INVOLVED 20 acres

CURRENT ZONE OF PROPERTY RR-5

REQUESTED ZONE RR-1

PROPOSED USE FOR NEW ZONE, IF APPROVED create minor subdivision, which includes three 1 acre lots and one 17 acre lot.

Attach all required items from checklist sheet, incomplete applications cannot be accepted.


SIGNATURE OF APPLICANT

Account R003765

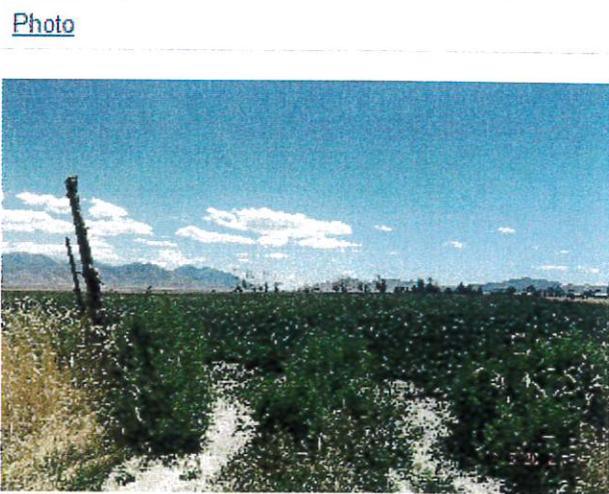
<u>Location</u>	<u>Owner</u>
Acres 20 Parcel Number 01-075-0-0003 Account Number R003765 Tax District 2 - GRANTSVILLE Year Built Above Ground SQFT Basement SQFT Basement SQFT Complete Status Code OK - Normally Tax Property HouseNumber StreetName Parcels OwnerName TOLMAN TRENTON WIELER JT TOLMAN JUSTINE LYNN JT Legal E 1/2 NW 1/4 NW 1/4, SEC 8, T3S, R5W, SLM. 20.00 AC	Owner Name TOLMAN TRENTON WIELER JT Owner Address 5754 ALTAMIRA DRIVE WEST VALLEY CITY, UT 84074

<u>Transfers</u>	
Sale Date	Doc Description
	<u>WARRANTY DEED</u>

<u>Tax</u>	<u>Images</u>
------------	---------------

Tax Year	Taxes
*2020	[REDACTED]
2019	[REDACTED]

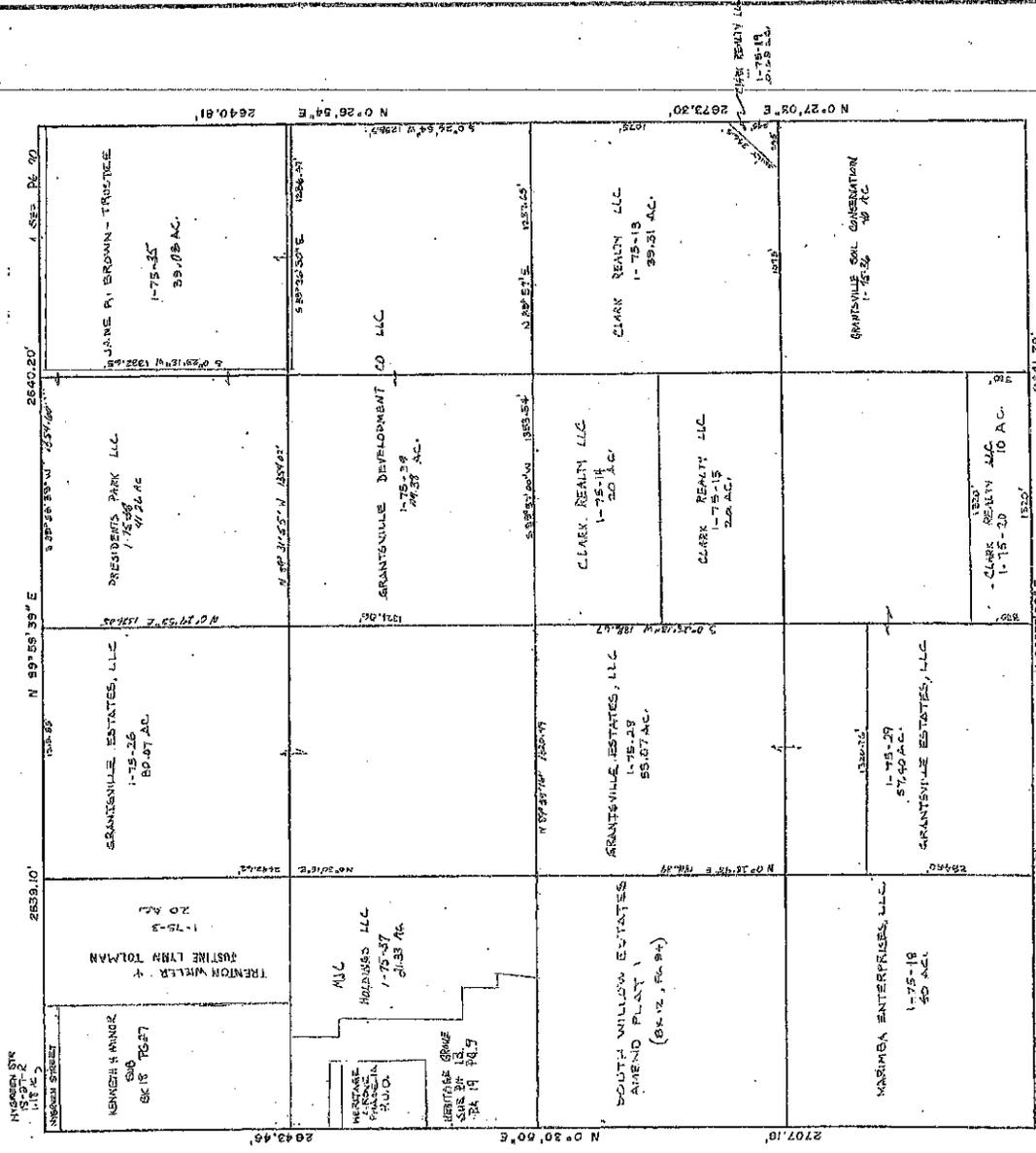
* Estimated



GRANTSVILLE

SECTION 8 T 35 R 5W S.L.B.&M.

THIS PLAT WAS PREPARED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LANDS. THE RECORDED ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, BETWEEN ACTUAL SURVEY.



REVISIONS	INITIAL AND DATE	NOTES	U.S.T.C. approval Date:	PLAT DEPARTMENT TOOELE COUNTY, UTAH	Section B - T 35 R 5W	book page
1-75-21	1-75-21				1-75	1-75
1-75-22	5/6/22					1-75
1-75-23	4/28					1-75
1-75-24						1-75
1-75-25						1-75
1-75-26						1-75
1-75-27						1-75
1-75-28						1-75
1-75-29						1-75
1-75-30						1-75
1-75-31						1-75
1-75-32						1-75
1-75-33						1-75
1-75-34						1-75
1-75-35						1-75
1-75-36						1-75
1-75-37						1-75
1-75-38						1-75
1-75-39						1-75
1-75-40						1-75
1-75-41						1-75
1-75-42						1-75
1-75-43						1-75
1-75-44						1-75
1-75-45						1-75
1-75-46						1-75
1-75-47						1-75
1-75-48						1-75
1-75-49						1-75
1-75-50						1-75
1-75-51						1-75
1-75-52						1-75
1-75-53						1-75
1-75-54						1-75
1-75-55						1-75
1-75-56						1-75
1-75-57						1-75
1-75-58						1-75
1-75-59						1-75
1-75-60						1-75
1-75-61						1-75
1-75-62						1-75
1-75-63						1-75
1-75-64						1-75
1-75-65						1-75
1-75-66						1-75
1-75-67						1-75
1-75-68						1-75
1-75-69						1-75
1-75-70						1-75
1-75-71						1-75
1-75-72						1-75
1-75-73						1-75
1-75-74						1-75
1-75-75						1-75
1-75-76						1-75
1-75-77						1-75
1-75-78						1-75
1-75-79						1-75
1-75-80						1-75
1-75-81						1-75
1-75-82						1-75
1-75-83						1-75
1-75-84						1-75
1-75-85						1-75
1-75-86						1-75
1-75-87						1-75
1-75-88						1-75
1-75-89						1-75
1-75-90						1-75
1-75-91						1-75
1-75-92						1-75
1-75-93						1-75
1-75-94						1-75
1-75-95						1-75
1-75-96						1-75
1-75-97						1-75
1-75-98						1-75
1-75-99						1-75
1-75-100						1-75

APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION

An application has been received in our office for consideration of a rezoning for:

Trent and Justine Tolman on 20 acres of land located at approximately 424 East Nygreen to change the zone from an RR-5 zone to a RR-1 zone for the purpose of a future minor subdivision.

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing and meeting to receive public input and to discuss and consider action on the proposed project and then make a recommendation to the City Council will be held in the Grantsville City Hall Council Chambers located at 429 E. Main Street and on Zoom, on:

Thursday, August 13, 2020 at 7:00 p.m.

You are invited to request a copy of the application, proposed plans, and zoning code by emailing me at kclark@grantsvilleut.gov.

You may attend the meeting to gain further information, give information that is relevant to the decision, or voice your opinion. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 pm on August 13, 2020.

For more information, please call me at 435-884-3411.

Join Zoom Meeting

<https://us02web.zoom.us/j/83684504104>

Meeting ID: 836 8450 4104

One tap mobile

+16699009128,,83684504104# US (San Jose)

+12532158782,,83684504104# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

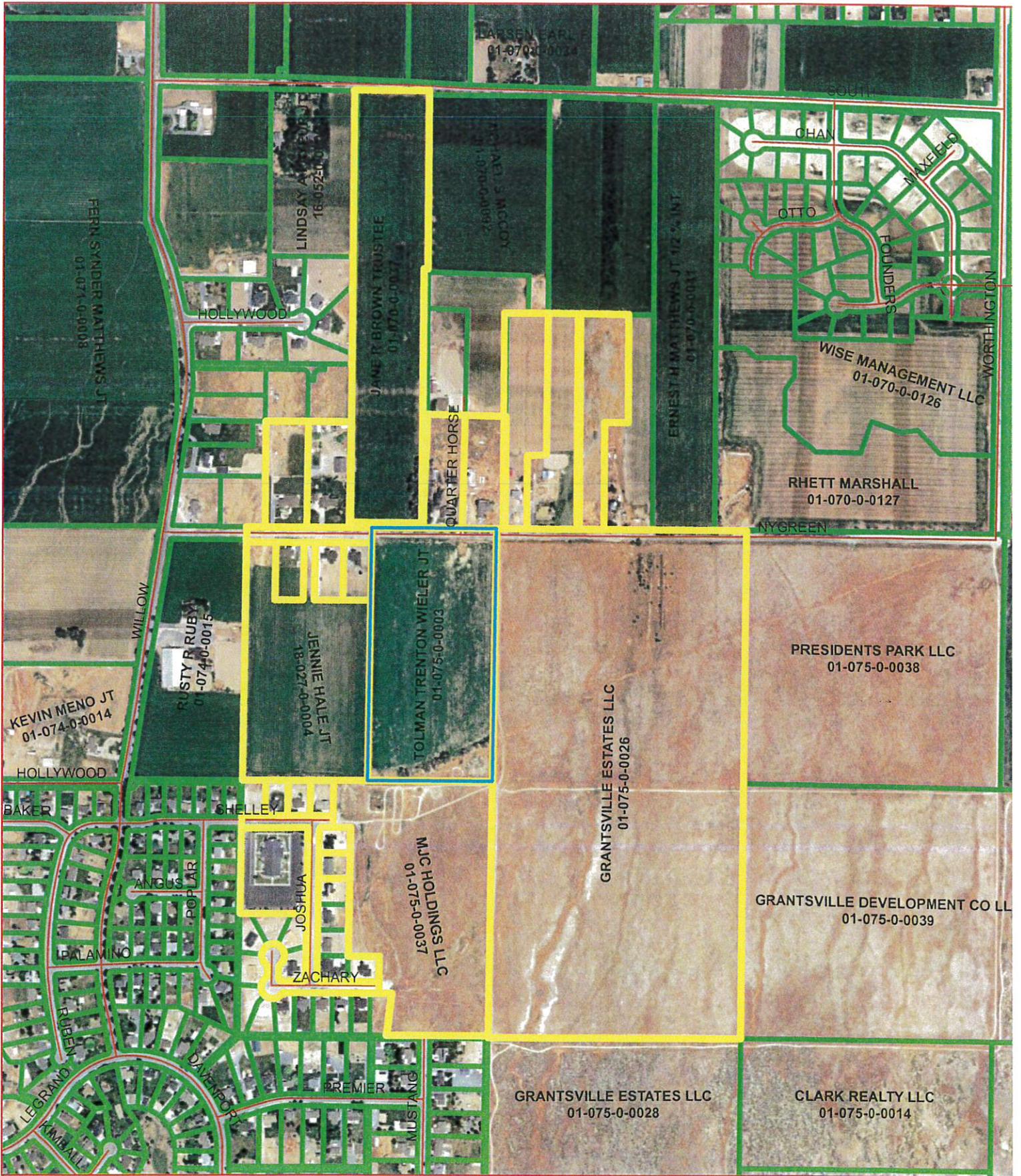
+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/83684504104>

Thank you,



Kristy Clark
Zoning Administrator

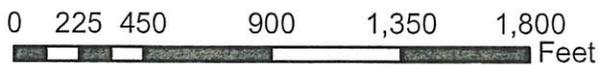


Justine Tolman
01-075-0-0003

GIS Map Disclaimer:



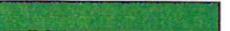
This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

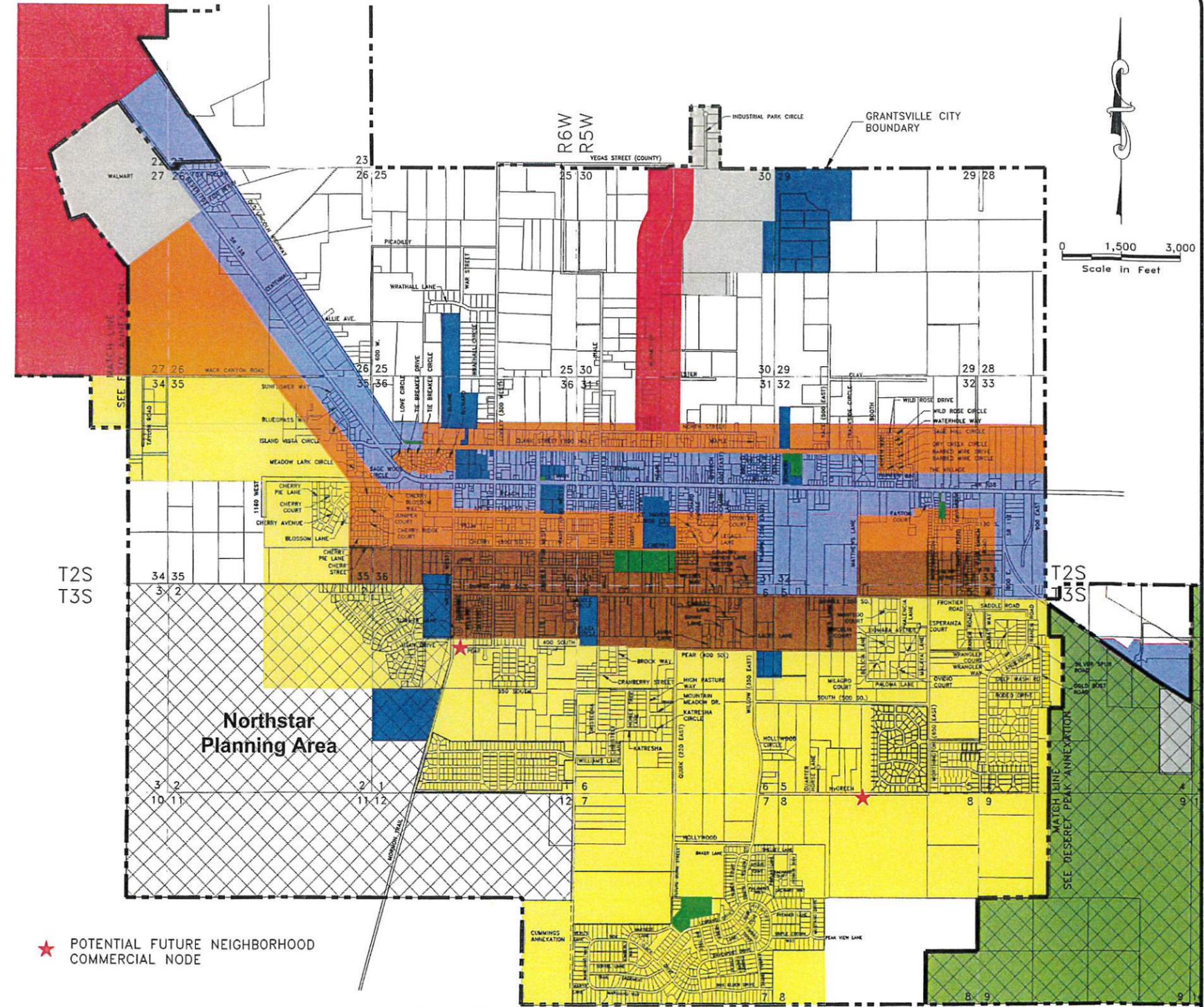


ejones
Date: 7/29/2020

LEGEND
Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is the first and often most important responsibility of a general plan. Outlined on this map is the proposed Future land use map for the City of Grantsville:

-  **Commercial**
(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)
-  **Mixed-Use Density**
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone.)
-  **High Single Family Density Residential**
(Residential uses, allowing a maximum of 6 dwelling units per acre)
-  **Medium Density Residential**
(Residential uses, allowing a maximum of 3 dwelling units per acre)
-  **Low Density Residential**
(Residential use, allowing a maximum of 2 dwelling units per acre)
-  **Rural Residential - 1**
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)
-  **Rural Residential 2**
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)
-  **Industrial**
(Allowing industrial, light industrial and mining)
-  **Municipal/School:** This land use designates city-owned school district owned property serving a public purpose.
-  **Parks & Open Space:** Designates public parks, open space and recreational areas.



★ POTENTIAL FUTURE NEIGHBORHOOD COMMERCIAL NODE

GRANTSVILLE CITY
FUTURE LAND USE MAP
CITY CENTER

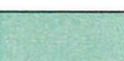
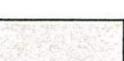
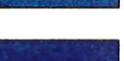
ADOPTED JANUARY 15, 2020

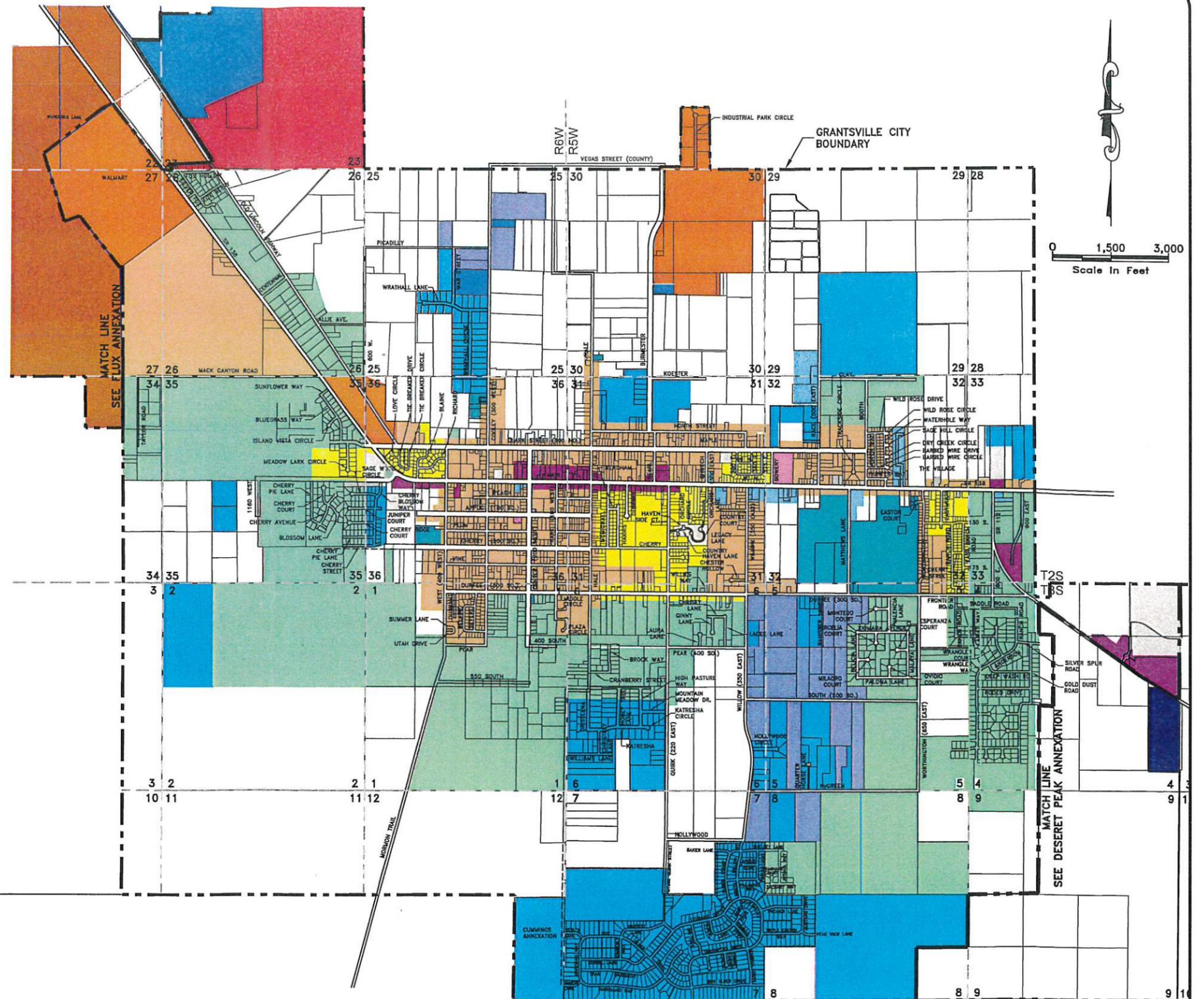


R6W
R5W

The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.

LEGEND

-  A-10 10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES.
-  RR-5 5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT.
-  RR-2.5 2.5 ACRE LOT MINIMUM.
-  RR-1 1 ACRE LOT MINIMUM.
-  R-1-21 21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS.
-  R-1-12 12,000 SQUARE FEET IN SIZE.
-  R-1-8 8,000 SQUARE FEET IN SIZE.
-  RM-15 8,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL.
-  RM-7 7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.
-  CN NEIGHBORHOOD COMMERCIAL DISTRICT IS INTENDED TO PROVIDE FOR SMALL SCALE COMMERCIAL USES THAT CAN BE LOCATED WITHIN RESIDENTIAL NEIGHBORHOODS WITHOUT HAVING SIGNIFICANT IMPACT UPON RESIDENTIAL USES.
-  CS 60,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT.
-  CG 10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES.
-  MD 20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES.
-  MG 20,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES.
-  MG-EX MINING, QUARRY, SAND AND GRAVEL EXCAVATION INDUSTRIAL USES.
-  PUD AN INTEGRATED DESIGN FOR DEVELOPMENT OF RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES, OR LIMITED COMBINATIONS OF SUCH USES, IN WHICH THE DENSITY AND LOCATION REGULATIONS OF THE DISTRICT IN WHICH THE DEVELOPMENT IS SITUATED MAY BE VARIED OR WAIVED TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.
-  CD THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, QUASI-PUBLIC, COMMERCIAL, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY.
-  MU AN INTEGRATED DEVELOPMENT OF RESIDENTIAL, AND COMMERCIAL USES, OR LIMITED COMBINATIONS OF SUCH USES IN A PUD, DENSITY OF RESIDENTIAL SHALL NOT EXCEED A TOTAL OF THREE UNITS PER ACRES WITH CLUSTERING OF NO MORE THAN 14 UNITS PER ACRE TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.



GRANTSVILLE CITY

**ZONING MAP
CITY CENTER**

REVISED AUGUST 2015



533 W 2600 S, SUITE 275 BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153