

AGENDA ITEM #5

Consideration of Ordinance 2021-33 amending the official zoning map of Grantsville City, Utah to rezone 60.18 acres for Dean and Betty Matthews located at approximately 499 South Quirk Street to go from an A-10 zone to an R-1-21 zone.

**GRANTSVILLE CITY
ORDINANCE NO. 2021-33**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 60.18 ACRES FOR DEAN AND BETTY MATTHEWS LOCATED AT APPROXIMATELY 499 SOUTH QUIRK STREET TO GO FROM AN A-10 ZONE TO A R-1-21 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 60.18 acres of real property for Dean and Betty Matthews located at approximately 499 South Quirk Street to go from an A-10 zoning designation to a R-1-21 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 parcels from an A-10 zoning designation to a R-1-21 zoning designation, as defined by the Grantsville City zoning regulations:

Parcel #s: 11-010-0-0002; 01-074-0-0010.

The total parcels described herein are 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

Ordinance 2021-33

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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 7th DAY OF JULY, 2021.

MAYOR BRENT K. MARSHALL

ATTEST:

Christine Webb, City Recorder

(S E A L)

Date of Publication _____

MEMORANDUM

DATE: June 28, 2021
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD JULY 7, 2021**



City Council Agenda Item #6: Consideration of Ordinance 2021-33 amending the official zoning map of Grantsville City, Utah to rezone 60.18 acres for Dean and Betty Matthews located at approximately 499 South Quirk Street to go from an A-10 zone to an R-1-21 zone.

The Planning Commission held a public hearing on this agenda item on June 10, 2021:

Commission Member Erik Stromberg opened the public hearing at 7:05 p.m. and called for comments.

With no comments offered, Commission Member Erik Stromberg closed the public hearing at 7:06 p.m.

The Planning Commission motioned to recommend approval of this agenda item on June 10, 2021 with little discussion and the motions are at the end of the discussion:

Dean Matthews was present for this item.

Erik stated: We told you could change it to ½ acre lots and that is what you are doing?

Dean Matthews stated: Well that's what everybody else around me is doing.

Erik stated: Jaime? Brian? Any comments?

Jaime stated: It is in accordance with our general plan

Erik stated: Yes. We had his neighbors in a couple months ago and that what they were asking for.

Erik made the motion to recommend approval of the Rezone of 60.18 acres of land located at 499 South Quirk Street to go from A-10 zone to an R-1-21 zone for Dean and Betty Matthews. Brian seconded the motion. All voted in favor and motion carried unanimously.

APPLICATION FOR AMENDING THE ZONING MAP
(REZONING)

DATE PAID May 17, 2021

HEARING DATE June 10, 2021

\$500.00 FEE
NON-
REFUNDABLE

APPLICANT'S NAME Alan E. Betty Matthews

MAILING ADDRESS _____

Shantville ut

E-MAIL ~~Betty~~ betty.rc.matthews@gmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY Bunk St.

DO YOU OWN THE PROPERTY? yes

NUMBER OF ACRES INVOLVED 60.18

CURRENT ZONE OF PROPERTY A-10

REQUESTED ZONE R-1-21

PROPOSED USE FOR NEW ZONE, IF APPROVED _____

go along with City plans

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

Alan E. Matthews
SIGNATURE OF APPLICANT

14.1 Agricultural Districts - A

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces.

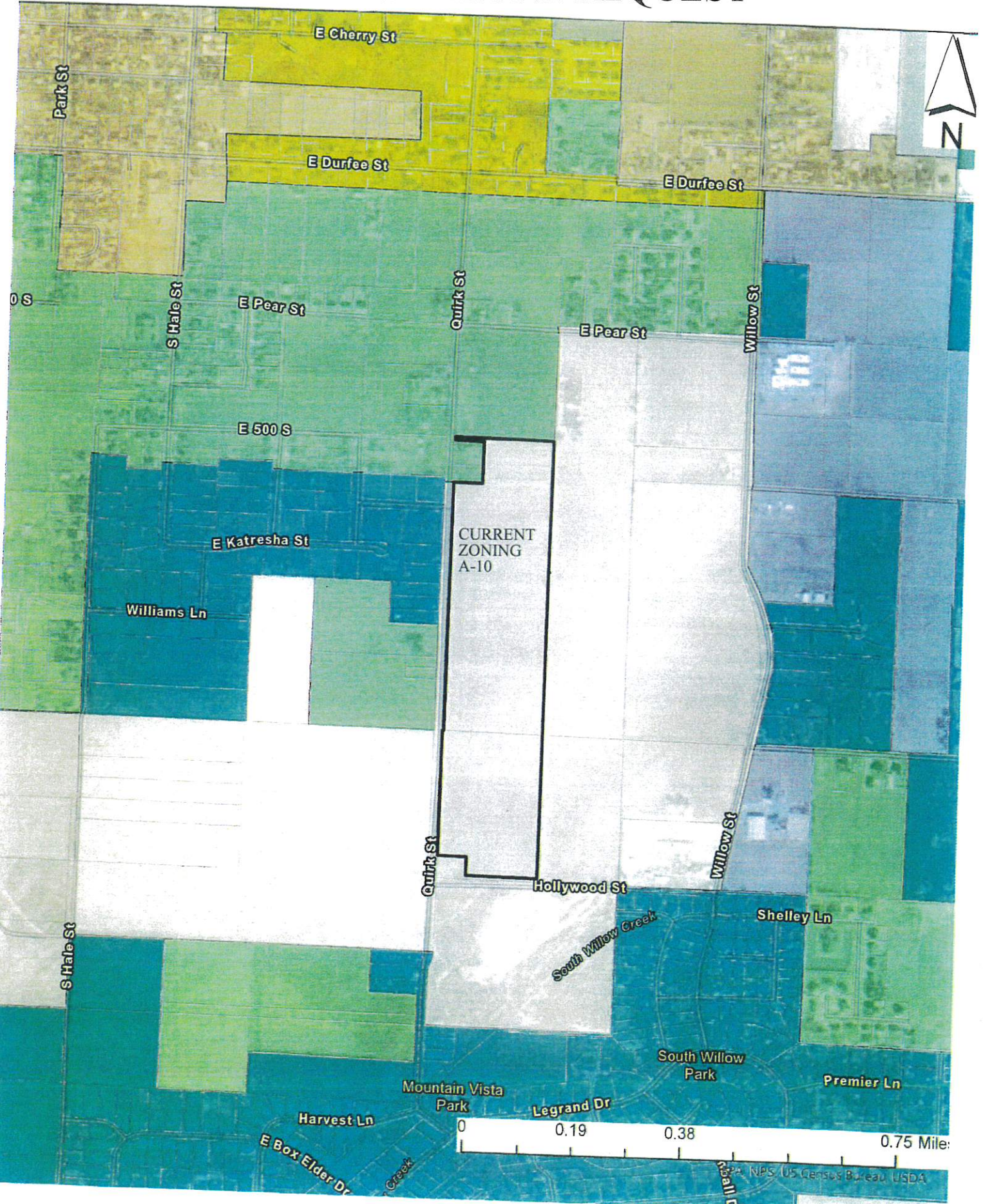
Minimum Lot Size: 10 acres.

15.1 Residential District R-1-21

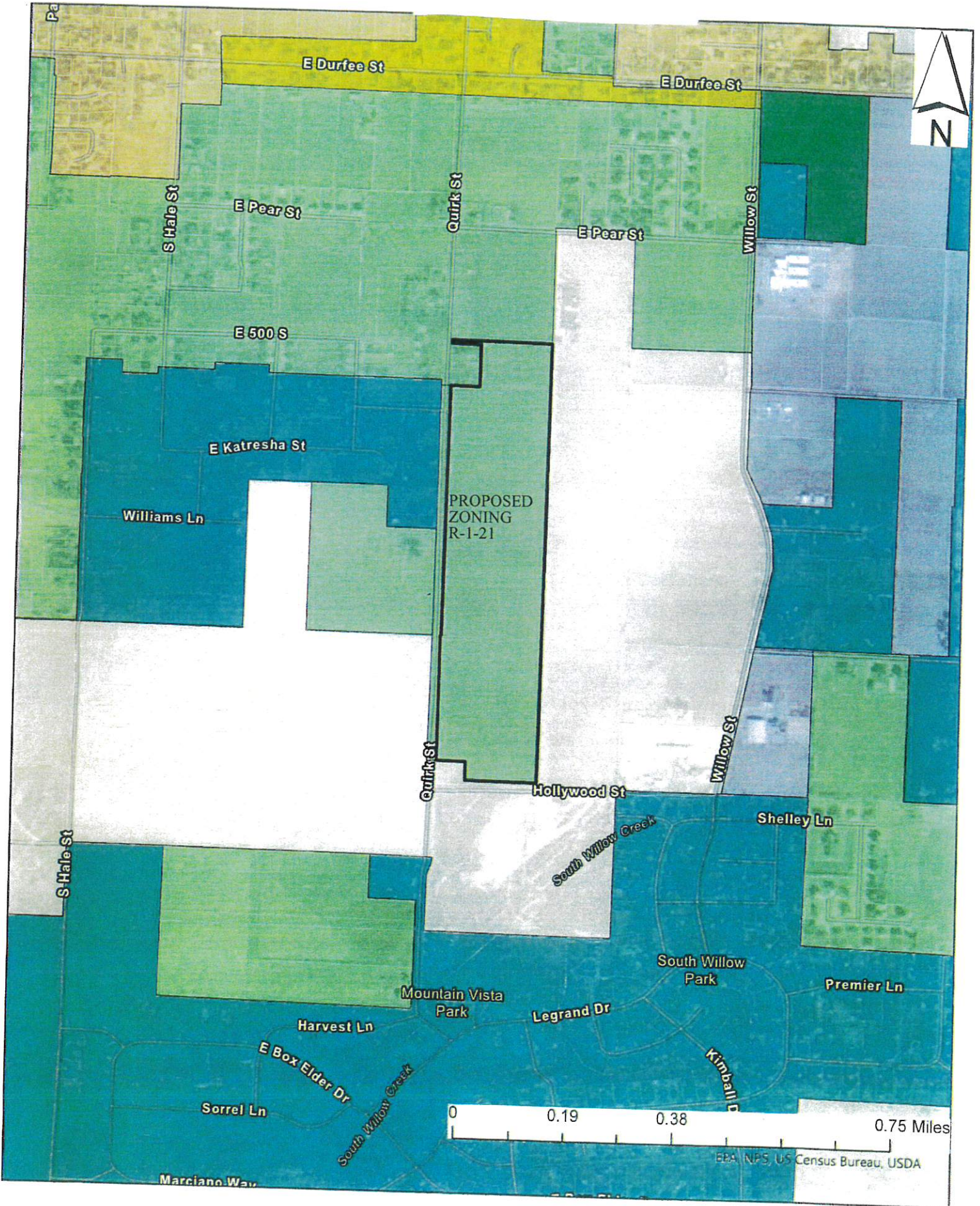
The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations.

Minimum Lot Size: 21,780 sq. feet

MATTHEWS REZONE REQUEST



MATTHEWS REZONE REQUEST



Legal Description: 11-010-0-0002

LOT 2, MATTHEWS SUBDIVISION, A SUBDIVISION OF GRANTSVILLE CITY OUT OF 1-71-7 NOW 11-10-1/0076580 40.47 AC

Legal Description: 01-074-0-0010

COM 34 RDS W & 33 FT N OF SE COR OF NW 1/4 OF NE 1/4 OF SEC 7, T3S, R5W, SLM, W 493 FT, N 167 FT, W 200 FT, N 1120 FT, E 42 RDS, S 78 RDS TO BEG, CONT 19.71 AC 19.71 AC 06/05/2002 06/05/2002

APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION

An application has been received in our office for consideration to rezone:

60.18 acres of land located at 499 South Quirk Street to go from an A-10 zone to an R-1-21 zone for Dean and Betty Matthews.


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

Thursday, June 10, 2021 at 7:00 p.m.

You are invited to request a copy of the application and zoning code by emailing me at kelark@grantsvilleut.gov. At this time, they are just asking for a zoning change and future plans aren't required. If and when the property gets developed, you will be notified and I will be able to send you the development plan at that time.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on June 10, 2021. For more information, please call me at 435-884-4604 or email me.

Thank you,


Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/89773987775>

Meeting ID: 897 7398 7775

One tap mobile

+13462487799,,89773987775# US (Houston)

+16699009128,,89773987775# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

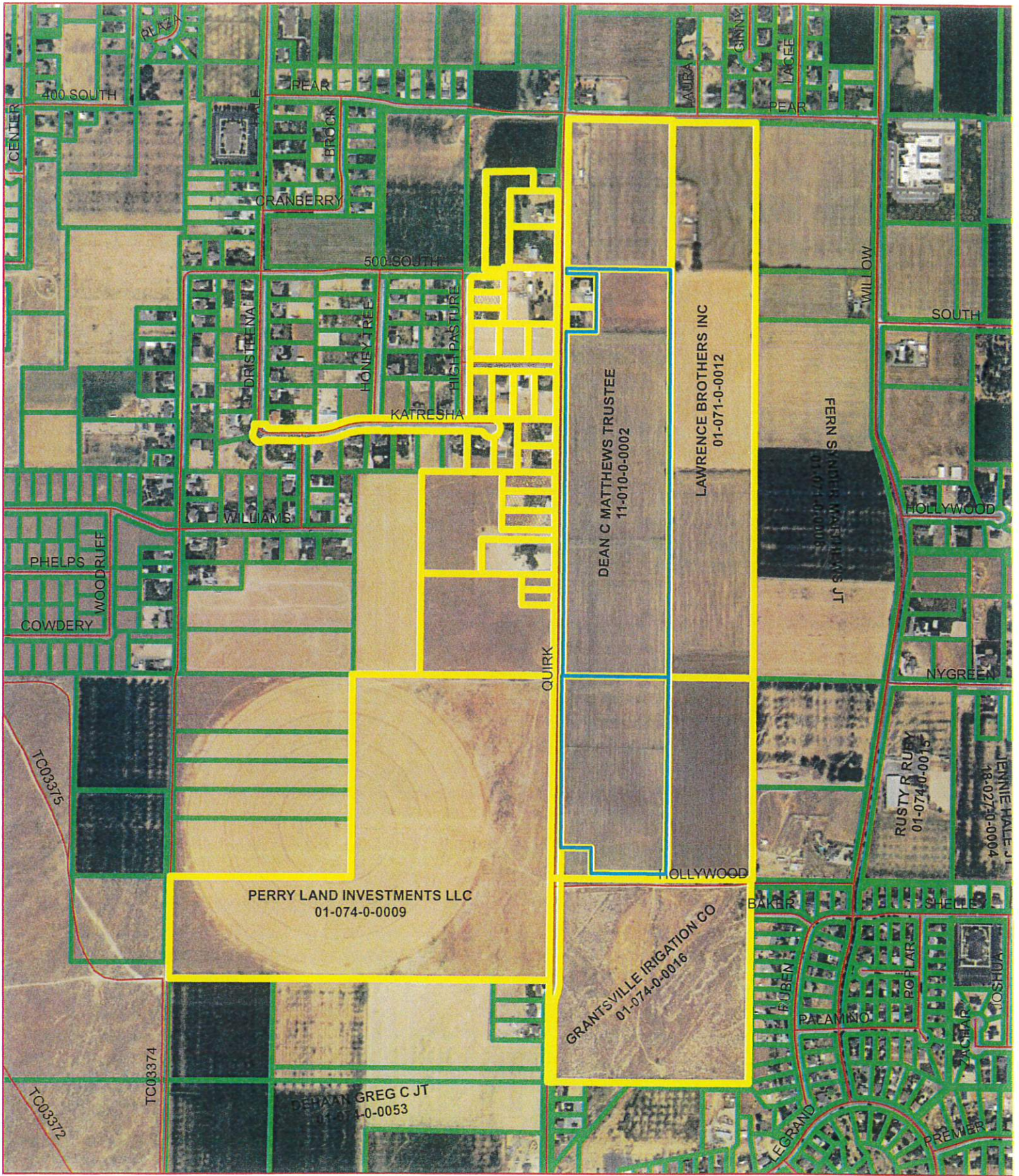
+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 897 7398 7775

Find your local number:

<https://us02web.zoom.us/j/kKZmStzb7>

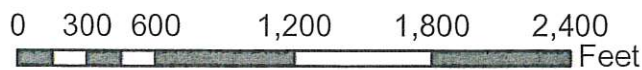


GIS Map Disclaimer:



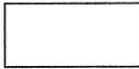





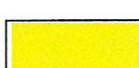
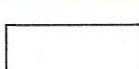










This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities 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 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.

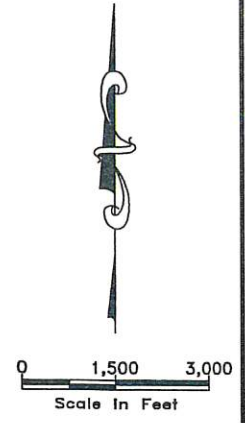
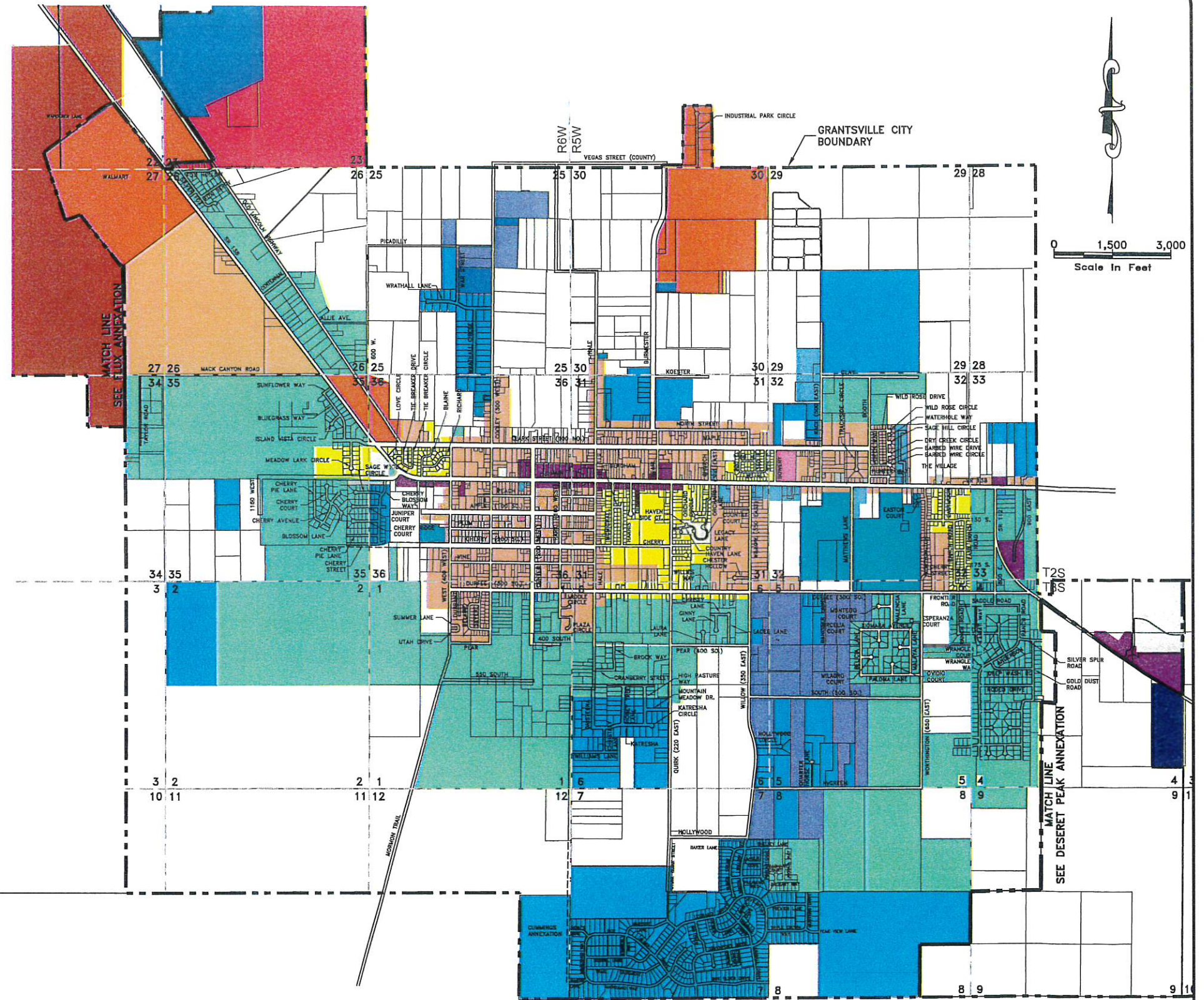
Dean Matthews
11-010-0-0002 & 01-074-0-0010



rulin
 Date: 3/30/2021

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.
-  CH 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**








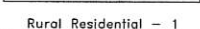
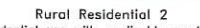
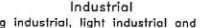
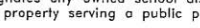

REVISED AUGUST 2015

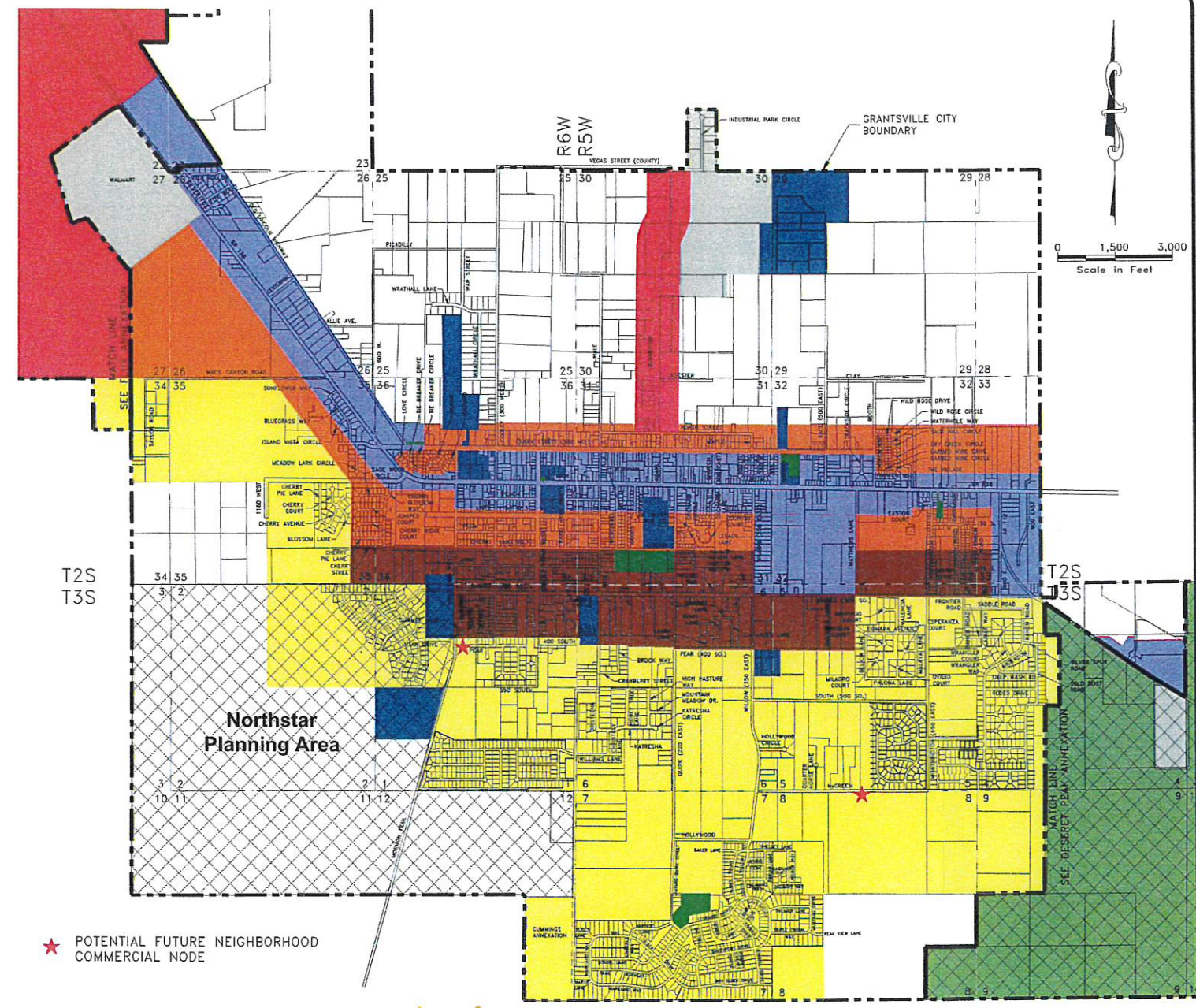


532 W 2600 S, SUITE 275 BOUNTIFUL, UT 84010
PHONE (801) 299-1327 FAX (801) 299-0153

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 of street. Three stories above grade of 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.



GRANTSVILLE CITY
FUTURE LAND USE MAP
CITY CENTER
ADOPTED JANUARY 15, 2020



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.