

AGENDA ITEM #7

Consideration of Ordinance 2021-34 amending the official zoning map of Grantsville City, Utah to rezone 104.76 acres of land for Greg DeHaan located at 4585 Hwy 112 to go from an A-10 zone to a Mixed Use zone.

**GRANTSVILLE CITY
ORDINANCE NO. 2021-34**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 104.76 ACRES FOR GREG DeHAAN LOCATED AT APPROXIMATELY 4585 HIGHWAY 112 TO GO FROM AN A-10 ZONE TO A MIXED USE 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 104.76 acres of real property for Greg DeHaan located at approximately 4585 Highway 112 to go from an A-10 zoning designation to a Mixed-Use 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 Mixed-Use zoning designation, as defined by the Grantsville City zoning regulations:

Tooele County Recorder's Office Parcel #s: 01-0069-0-0080, 01-069-0-0081, 01-069-0-0083, 01-069-0-0088, 01-069-0-0089.

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 posted on the Utah Public Notice Website created in Section 63A-16-601, 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 4th DAY OF AUGUST, 2021.

MAYOR BRENT K. MARSHALL

ATTEST:

Christine Webb, City Recorder

(S E A L)

Date of Publication _____

MEMORANDUM

DATE: July 29, 2021
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD AUGUST 4, 2021**



City Council Agenda Item #7: Consideration of Ordinance 2021-34 amending the official zoning map of Grantsville City, Utah to rezone 104.76 acres of land for Greg DeHaan located at 4585 Hwy 112 to go from an A-10 zone to a Mixed Use zone.

The Planning Commission held a public hearing on this agenda item on July 8, 2021:

Chairman Brian Pattee opened the public hearing at 7:08 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:08 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:

Greg Dehaan and Barry Bunderson were both present for this agenda item.

Jaime Topham stated: "So here is the problem I see. Our future land use map does not have that as a Multiple Use - MU. "

Barry Bunderson stated: "It's in the Deseret Peak planning area?"

Commission Member Jaime Topham stated: "what I have doesn't show that"

Barry Bunderson stated: "Not too long ago, SR-112 was rezoned to the same Mixed Use. Because of the precedent, we thought there is going to be a like use of the land adjoining across the road. We did see that it was not in that particular use in the land use map there was a little bit of opportunity to plan what that looks like."

Jaime Topham stated: "I want this on the record because I hear from the community all the time they want us to follow the plan. We spent all that time and all that energy and money on the plan. They want us to follow the plan. Yes, it is in the Deseret Peak Planning Area, it is still in the green which is Rural Residential 2. I just want to state for the record and community that we are aware, but we also created this planning area so that we could have some flexibility. And a couple

months ago, I was not here on that meeting and that's what happened. I just want the community to understand that we are looking at the plan and that we are following the plan.

Erik made the motion to recommend approval to Rezone of 104.76 acres of land located at 4585 Hwy 112 to go from an A-10 zone to a Mixed Use zone for Greg DeHaan. Gary seconds the motion. All voted in favor and the motion carried unanimously.

**APPLICATION FOR AMENDING THE ZONING MAP
(REZONING)**

DATE PAID June 4, 2021

HEARING DATE July 8, 2021

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME Greg C. De Haan

MAILING ADDRESS _____

Herriman Ut. 84096

E-MAIL Cheryl@DeHaan@Q.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 4585 Hiway 112

DO YOU OWN THE PROPERTY? yes

NUMBER OF ACRES INVOLVED 104.76

CURRENT ZONE OF PROPERTY A-10 ZONE

REQUESTED ZONE MIXED USE ZONE.

PROPOSED USE FOR NEW ZONE, IF APPROVED Be in line with
Future Land use maps, which show
mixed use on neighboring properties.

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

Greg C. De Haan
SIGNATURE OF APPLICANT

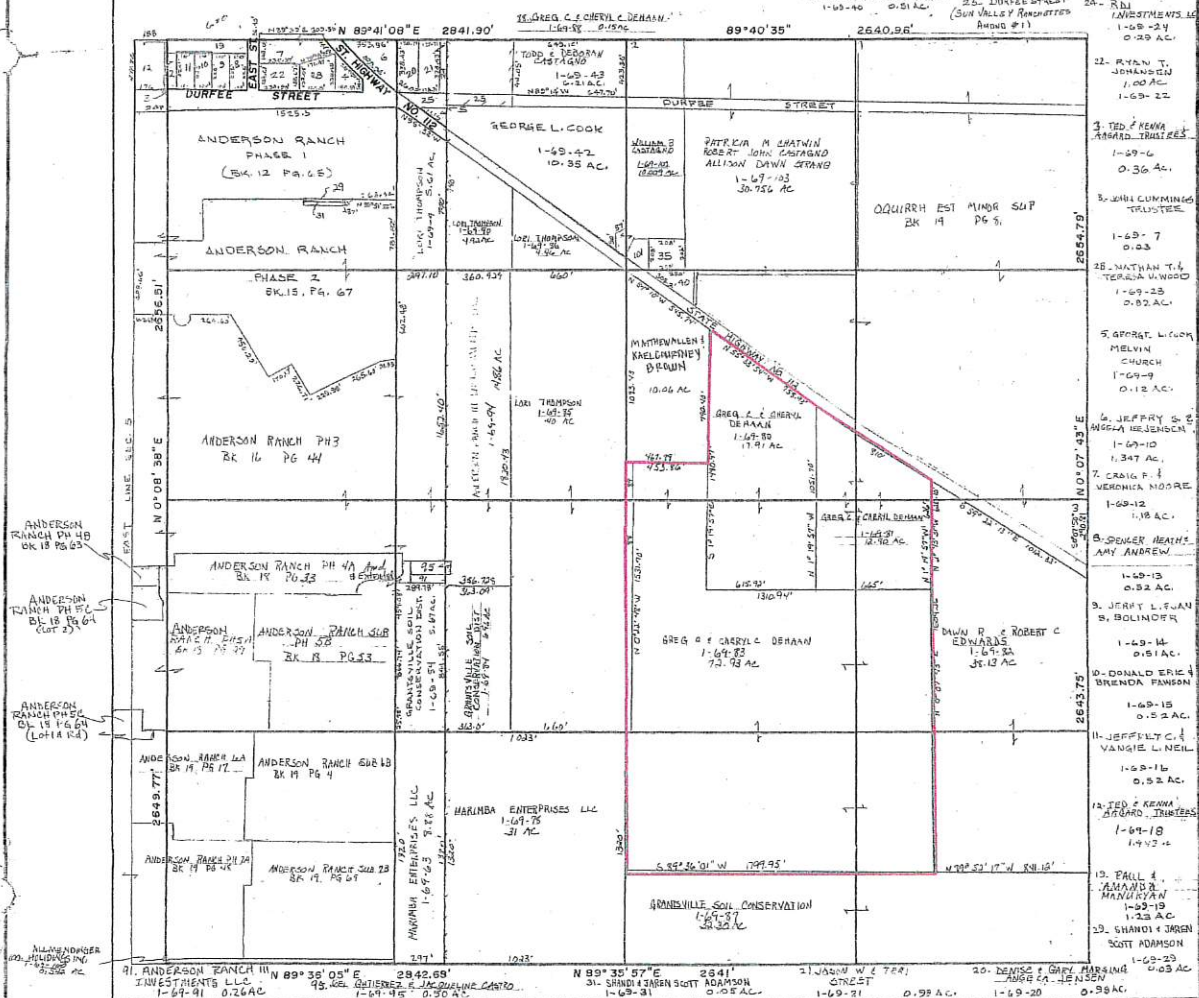
De Haan Rezone

A tract of land situate in the east half of Section 4, Township 3 South, Range 5 West, Salt Lake Meridian, Grantsville City, Tooele County, Utah encompassing Tooele County Recorder's office parcel numbers 01-0069-0-0080, 01-069-0-0081, 01-069-0-0083, 01-069-0-0088 and 01-069-0-0089 being more particularly described as follows:

Beginning at a point on the Quarter Section Line, said point being North 00°8'36" East 536.56 feet along the Quarter Section Line from the South Quarter corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian; and running thence North 00°8'36" East 786.93 feet along the Quarter Section line to the 1/16th Corner; thence continuing along the Quarter Section Line North 00°8'36" East 1321.88 feet to the Center of Section; thence continuing along the Quarter Section Line North 00°8'36" East 201.07 feet to the Brown property recorded as entry number 479835 of the Tooele County Recorder's Office; thence along said Brown property the following 2 courses: 1) East 467.89 feet 2) North 790.40 feet to the southerly Right of Way boundary of SR-112; thence along said SR-112 southerly boundary South 55°33'54" East 758.93 feet; thence following the SR-112 Right of Way boundary on a curve to the left 810 feet; thence South 1°19'57" East 626.0 feet; thence South 0°07'43" West 1604.36 feet; thence South 89°36'01" West 1799.95 feet to the Quarter Section Line, being the point of Beginning. Contains

BOOK I PAGE 69

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



REVISIONS	INITIAL	AND	DATE
5141236	11-109-29	7/17/20	KPA

1-69-2		

NOTES

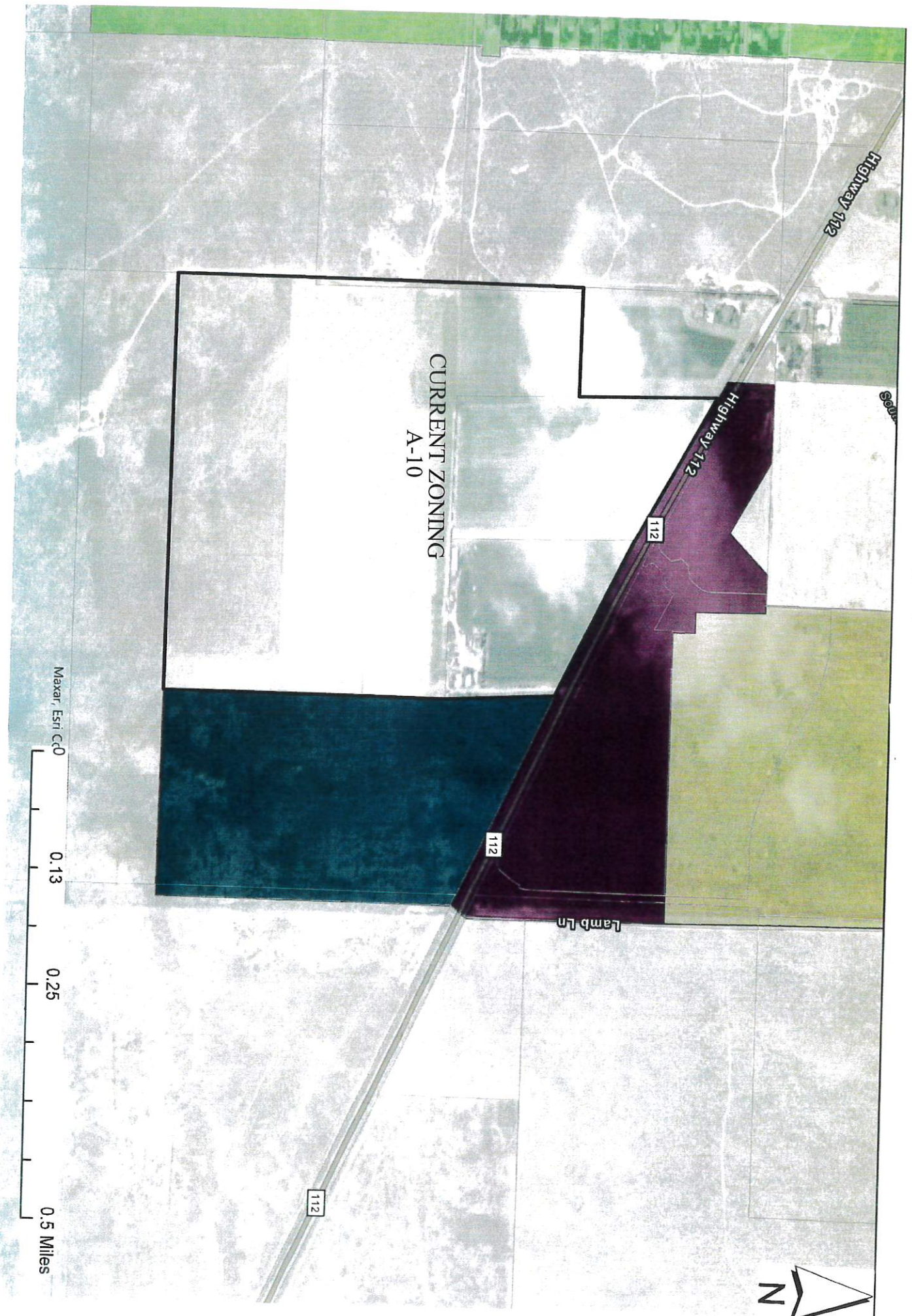
U.S.T.C.
approval
Date:

PLAT DEPARTMENT
TOOELE COUNTY, UTAH

Section <u>4 T3SR5W</u>	book <u>1</u> page <u>69</u>
drawn by: <u>RS</u> date: <u>4/1/79</u>	scale <u>1"=400'</u>

book	page
<u>1</u>	<u>69</u>
scale 1"=400'	

DEHAAN REZONE REQUEST



DEHAAN REZONE REQUEST



APPLICATION FOR A REZONE CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

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

104.76 acres of land located at 4585 Hwy 112 to go from an A-10 zone to a Mixed Use zone for Greg DeHaan.


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, July 8, 2021 at 7:00 p.m.

You are invited to request a copy of the application and zoning code by emailing me at kclark@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 July 8, 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/81562812926>

Meeting ID: 815 6281 2926

One tap mobile

+13462487799,,81562812926# US (Houston)

+16699009128,,81562812926# 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)

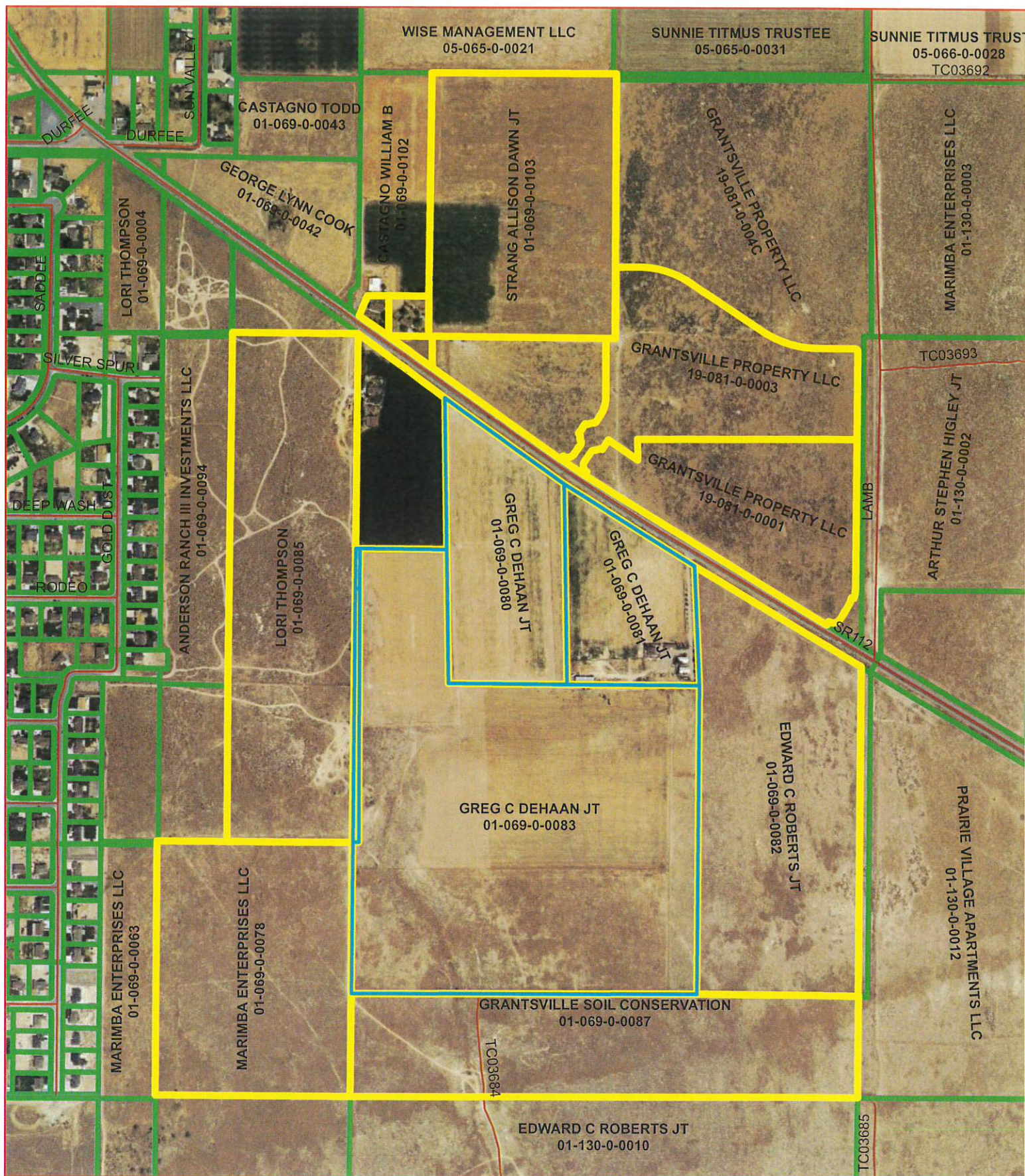
+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number:

<https://us02web.zoom.us/j/k4MGib900>



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.



Greg C De Haan
01-069-0-0080, 01-069-0-0081,
01-069-0-0083, 01-069-0-0088,
01-069-0-0089

0 200 400 800 1,200 1,600
Feet



ruilin
Date: 5/24/2021

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 5 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



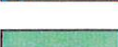











(Allowing industrial, light industrial and mining)

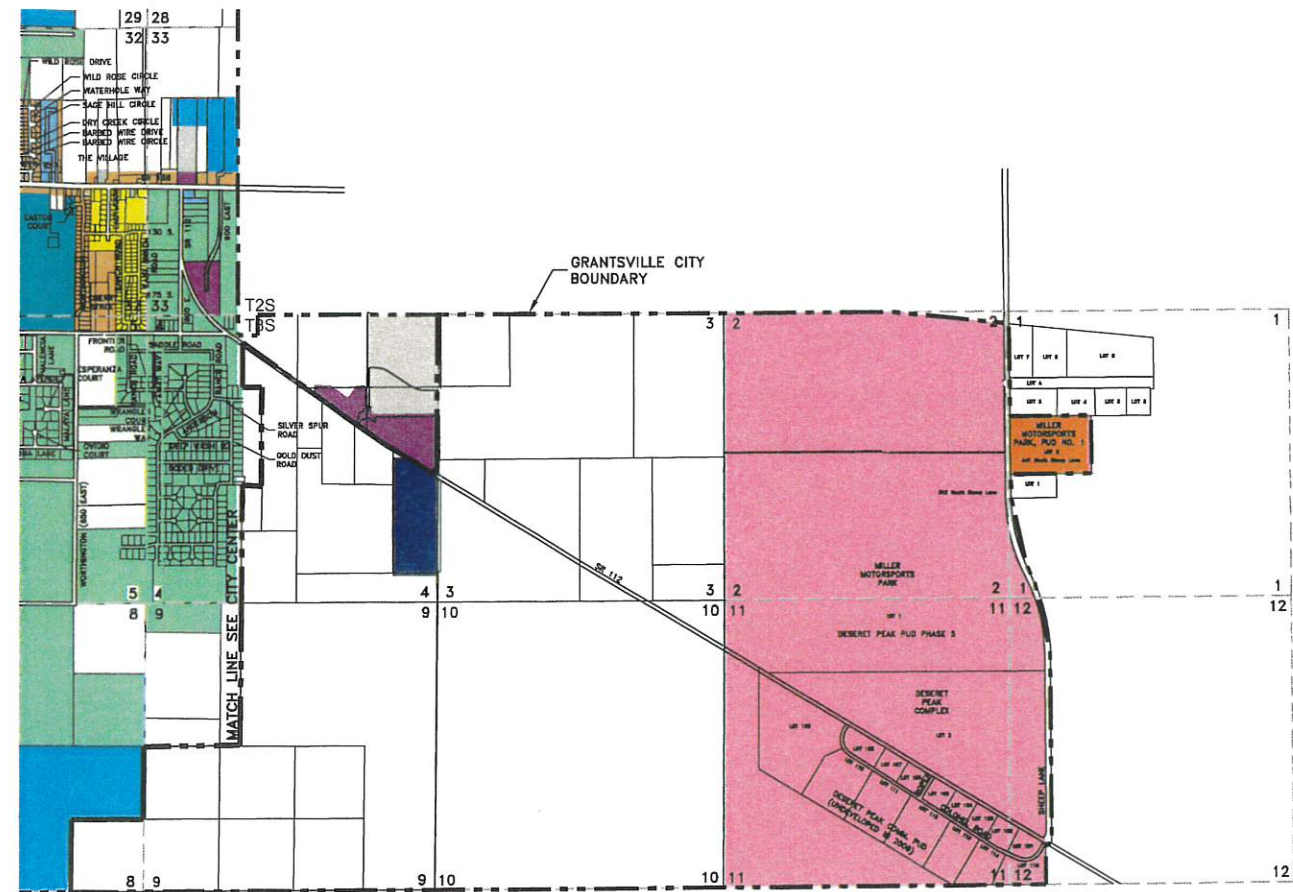
Municipal/School: This land use designates city-owned school district owned property serving a public purpose.

Parks & Open Space: Designates public parks, open space and recreational areas.

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

DESERET PEAK ANNEXATION

REVISÉD AUGUST 2015



0 1,500 3,000
Scale In Feet



500 W. 2600 S SUITE 271 BOULDER, UT 84010
P: (801) 209-1377 FAX: (801) 209-0150