

AGENDA ITEM #8

Consideration of Ordinance 2021-35 amending the official zoning map of Grantsville City, Utah to rezone 17.52 acres of land for Marlo Meno located on the east corner of Willow Street and Durfee to go from an RR-5 zone to an R-1-12 zone.

**GRANTSVILLE CITY
ORDINANCE NO. 2021-35**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 17.52 ACRES FOR MARLO MENO LOCATED AT APPROXIMATELY THE EAST CORNER OF WILLOW AND DURFEE STREETS TO GO FROM AN RR-5 ZONE TO A R-1-12 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 17.52 acres of real property for Marlo Meno located at approximately the East corner of Willow Street and Durfee Street to go from an RR-5 zoning designation to a R-1-12 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 RR-5 zoning designation to a R-1-12 zoning designation, as defined by the Grantsville City zoning regulations:

Tooele County Recorder's Office Parcel #: 01-072-0-0053.

The total parcel(s) 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 Items #8: Consideration of Ordinance 2021-35 amending the official zoning map of Grantsville City, Utah to rezone 17.52 acres of land for Marlo Meno located on the east corner of Willow Street and Durfee to go from an RR-5 zone to an R-1-12 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 7:00 p.m. and called for comments.

Erik Stromberg read comment submitted to Kristy Clark via email from Ed and Melissa Tucker: "We are writing regarding the application submitted to Grantsville City by Marlo Meno to the re-zoning of 17.52 acres at corner of Willow St. and Durfee from a RR-5 to an R 1-12 Zone. One of the big reasons we moved to Grantsville 7 years ago was for the rural environment, country lifestyle living and lot sizes. We also enjoy the view and smell of hay fields in our area. I believe this is also what is bringing more great families to our town. While we understand that this is a zoning change and no future plans are in the work as of yet. We do not think changing to a R-1-12 zone is the right choice for Grantsville. When we moved in it was our understanding that this area was 1-acre min lots. (RR-1) In conclusion, we suggest that the city re-zone this area to RR-1 or minimum of R-1-21 where it would be minimum of at least .5 acres. Which are the smallest lots between the church and Willow Street. Most Sincerely, Ed & Melissa Tucker. 478 East Durfee Street, Grantsville, Utah"

With no additional comments offered, Commission Member Erik Stromberg closed the public hearing at 7:05 p.m.

The Planning Commission made the motion to table this item on June 10, 2021.

Erik Stromberg stated, I don't see anyone represent for this item. Do we want to table this or move forward? Brian, Jaime, thoughts?

Jaime Topham stated: I think that the person requesting this item should be present. Do we know why they are not?

Kristy Clark stated: We do not.

Jaime Topham motioned to table the item.

Chairman Brian Pattee stated: Can I make a comment first? So this is the one that the master plan, the new master plan, has it medium density which is third acre lots, which R-1-12 is quarter acre lot, so there's a conflict with that. I think we talked about this the last meeting.

Kristy Clark stated: We definitely need to get the general plan on the agenda, I didn't have time to get it on this agenda. I will put it on the July meeting and we can discuss it then. I will put this agenda item after the discussion and consideration to amend the General Plan designation. Remember we need to add a new designation or re-word the one we have.

Chairman Brian Pattee stated: Yeah, let's do that.

Kristy Clark stated: Okay I will put it on there. I apologize, I didn't get a chance to put it on this one.

Jaime renewed the motion to table the proposed rezone of 17.52 acres of land located on the east corner of Willow Street and Durfee to go from an RR-5 to an R-1-12 zone for Marlo Meno. Erik seconded the motion. All in favor and the motion carried unanimously.

The Planning Commission motioned to recommend approval of this agenda item on July 8, 2021 with little discussion and the motions are at the end of the discussion:

Marlo Meno was present for this agenda item.

Commission Chair Brian Pattee stated: "What I think we just did clean this one up"

Kristy Clark stated: "Yes, now it meets the general plan."

Jaime Topham made the motion to recommend approval of the Rezone of 17.52 acres of land located on the east corner of Willow Street and Durfee to go from an RR-5 zone to an R-1-12 zone for Marlo Meno. Erik seconded the motion. All voted in favor and the motion carried unanimously.

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

DATE PAID April 8, 2021

HEARING DATE May 13, 2021

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME Marlo Meno

MAILING ADDRESS _____

Grantsville, UT 84029

E-MAIL mmeno@digis.net

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 01-070-0-0101 (Parcel)

DO YOU OWN THE PROPERTY? Yes

NUMBER OF ACRES INVOLVED 17.52

CURRENT ZONE OF PROPERTY RR-5

REQUESTED ZONE R-1-12

PROPOSED USE FOR NEW ZONE, IF APPROVED Rezoning in accordance
with new General Plan

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

Marlo Meno
SIGNATURE OF APPLICANT

Vicinity Map identifying the area to be rezoned.



14.5 RR-5 Development Restrictions

The development restrictions in the RR-5 zoning districts are as follows:

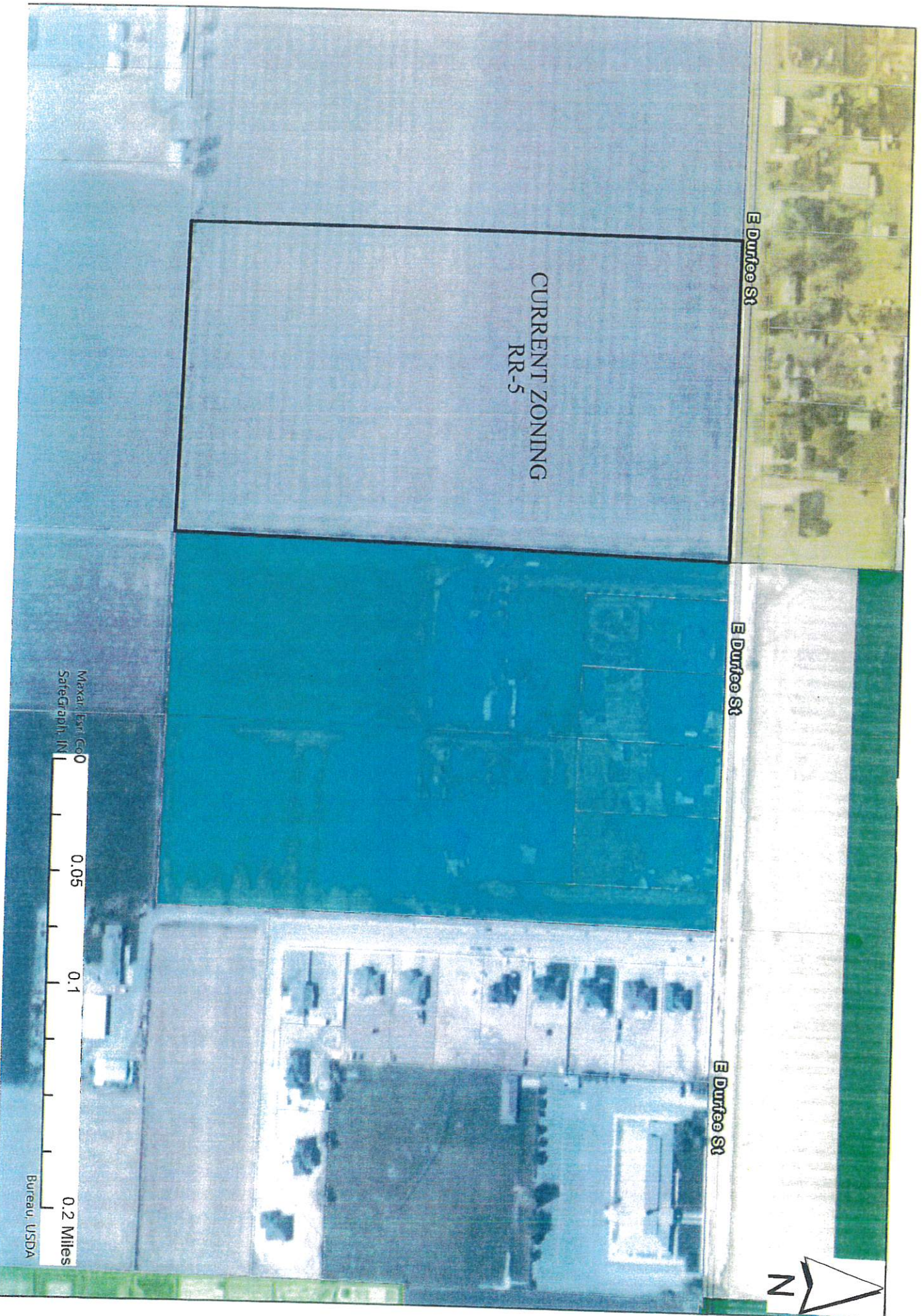
Minimum Lot size: 5 acre

15.1 Residential District R-1-12

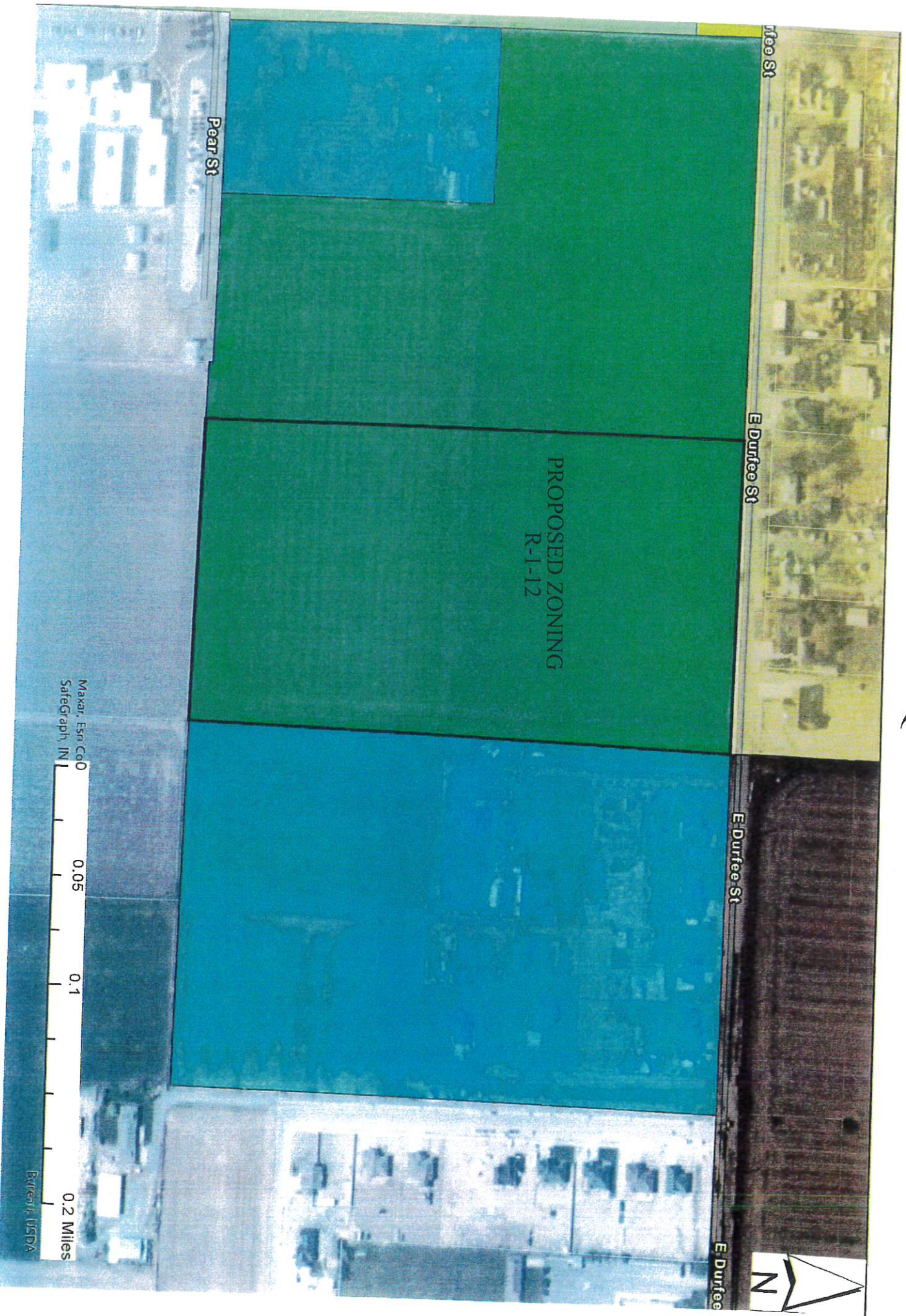
The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations.

Minimum Lot Size: 12,000 sq. feet

MENO REZONE REQUEST



MENO REZONE REQUEST



Legal description of the entire property boundary or portion of the property which the rezone is being requested for.

Rezone of Entire Parcel is Being Requested

Parcel: 01-070-0-0101

EagleWebURL	More info
Designation	PRIVATE
ParcelNumber	01-070-0-0101
AccountNumber	R029932
TaxYear	2021
TotalAcres	17.52
PrimaryOwnerName	PP MATTHEWS LLC
AllOwners	PP MATTHEWS LLC
Mail To Name	A & J MATTHEWS PROPERTIES LC
PLSS	S 5 T 3S R 5W
Area Name	GRANTSVILLE
TotalMarket	
TotalTaxable	
Property Codes	IT2
AcctType	RealAccount
SitusAddress	
HousNumber	
PreDir	
StreetName	
StreetType	
Unit	
City	
ZIP	
Mail To Address	P.O. BOX 651 GRANTSVILLE, UT 84029 UNITED STATES
Alternate Mail To Address #1	P.O. BOX 651
Alternate Mail To Address #2	
Mail To City	GRANTSVILLE
Mail To State	UT
MailToZip	84029
Subdivision	
SubLot	
YearBuilt	

- [Searching](#)
 - [Document Search](#)
 - [Property Search](#)
- [Report](#)
- [Help](#)
- [About](#)
- [Sire Search](#)
- [Interactive Map](#)
- [Logout publicweb](#)

Account R029932

Location

Acres 17.52

Parcel Number 01-070-0-0101

Account Number R029932

Tax District 2 - GRANTSVILLE

Year Built

Above Ground SQFT

Basement SQFT

Basement SQFT Complete

Status Code OK - Normally Tax Property

HouseNumber

StreetName

Parcels 0107000090

0107000047

OwnerName PP MATTHEWS LLC

Owner

Owner Name PP MATTHEWS LLC

In Care Of Name A & J MATTHEWS PROPERTIES
LC

Owner Address P.O. BOX 651
GRANTSVILLE, UT 84029
UNITED STATES

Legal A PARCEL OF LAND LOCATED IN THE CITY OF GRANTSVILLE IN THE NW 1/4 OF SEC 5, T3S, R5W, SLB&M: BEG AT A PT ON THE S LI OF DURFEE ST, SD PT LIES S 0°03'05" W 32.325 FT ALG THE TOOEE COUNTY DEP RESURVEY SEC LI TO SD S LI OF DURFEE ST AND ALG SD S LI, S 89°37'24" E 274.20 FT FR A TOOEE COUNTY DEP RESURVEY MON IN DURFEE ST, WITNESS MON TO THE NW COR OF SEC 5, T3S, R5W, SLB&M, SD NW COR IS AN UNMARKED PT WHICH LIES, DETERMINED BY FOUND TOOEE COUNTY DEP RESURVEY WITNESS MON IN SOUTH WILLOW AND QUIRK STREETS, N 0°03'05" E 261.86 FT (NOTE: TOOEE COUNTY DEP RESURVEY DATA AND PREVIOUS SURVEYS AND DESCRIPTIONS WHICH HAVE RELIED ON SD DATA SHOW THIS DISTANCE TO BE 262.72 FEET.) FR SAID WITNESS MONUMENT IN DURFEE STREET (BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALG A LI DEFINED BY SD WITNESS MON TO THE NW COR OF SD SEC 5 AND A TOOEE COUNTY DEP RESURVEY MON ALSO IN DURFEE ST, WITNESS MON TO THE NORTH QUARTER CORNER OF SD SEC 5.); TH FR SD PT OF BEG, ALG THE S LI OF DURFEE ST, S 89°37'24" E 580.56 FT TO THE NW COR OF LEAVITT MINOR SUB; TH ALG THE W LI OF SD SUB AND THE LI ESTABLISHED BY THAT CERTAIN BOUNDARY LINE AGREEMENT FOUND AS ENTRY NO. 274951 IN THE OFFICE

OF THE TOOELE COUNTY RECORDER, S
0*48'00" W 1339.00 FT TO A FENCE COR; TH ALG
AN ANCIENT FENCE LI THE FOLL TWO (2)
COURSES: (1) N 88*33'55" W 341.47 FT; (2) N
89*39'00" W 221.69 FT; TH N 0*03'05" E 1332.78 FT
TO THE POB. OUT OF 1-70-47 AND 1-70-90 FOR
2009 YEAR. 17.52 AC

Entry Date**Remarks****Transfers****Sale Date**[Wed Dec 10 12:00:00 MST 2008](#)[Sat Dec 20 12:00:00 MST 2008](#)[Wed Dec 31 12:00:00 MST 2008](#)**Doc Description**[BOUNDARY LINE AGREEMENT](#)[QUIT CLAIM DEED](#)[QUIT CLAIM DEED](#)**Images**

- [Photo](#)



APPLICATION FOR A REZONE CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

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

17.52 acres of land located on the east corner of Willow Street and Durfee to go from an RR-5 zone to an R-1-12 zone for Marlo Meno.

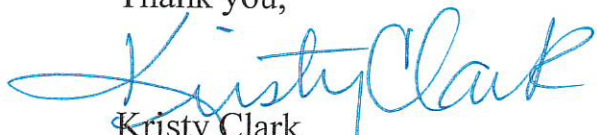
This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council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

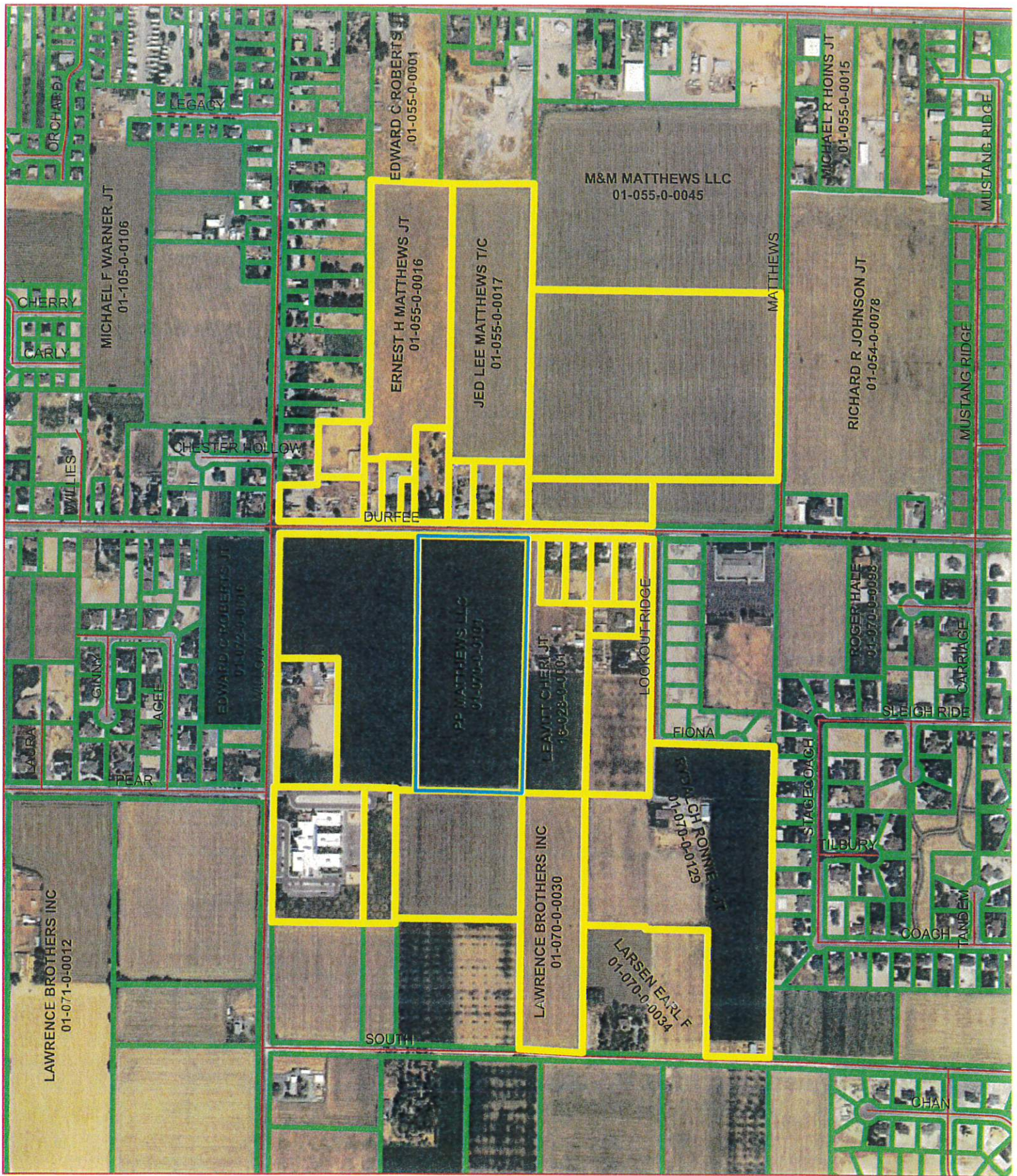
+1 646 558 8656 US (New York)

+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 evident 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.



Marlo Meno
01-070-0-0101

0 200 400 800 1,200 1,600
Feet



ruin
Date: 4/1/2021

10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES.

5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT.

2.5 ACRE LOT MINIMUM.

1 ACRE LOT MINIMUM.

21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS.

12,000 SQUARE FEET IN SIZE.

8,000 SQUARE FEET IN SIZE.

8,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL.

7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.

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.

60,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT.

10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES.

20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES.

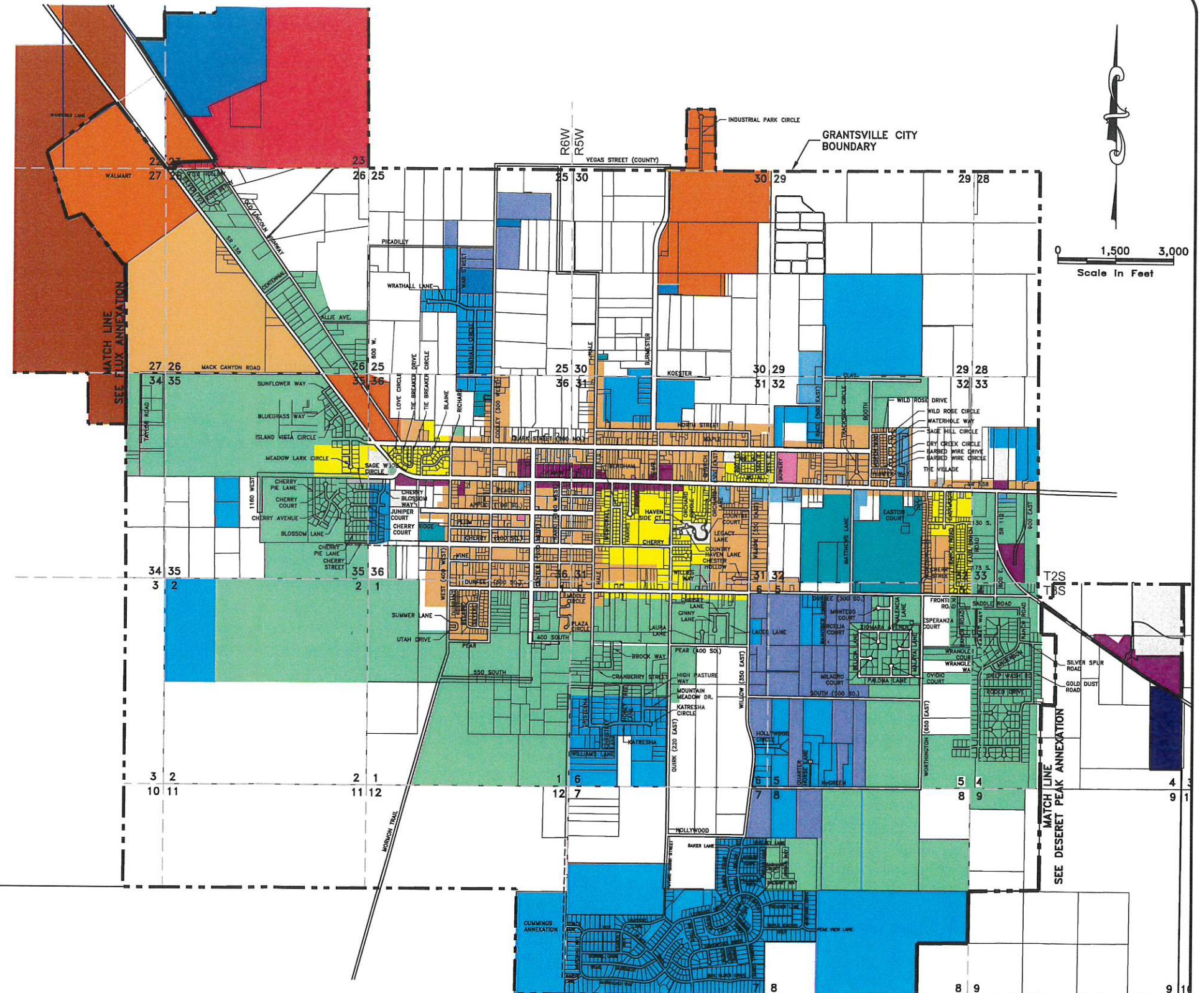
20,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES.

MINING, QUARRY, SAND AND GRAVEL EXCAVATION INDUSTRIAL USES.

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.

THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, QUASI-PUBLIC, COMMERCIAL, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY.

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.



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

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 4 dwelling units per acre)

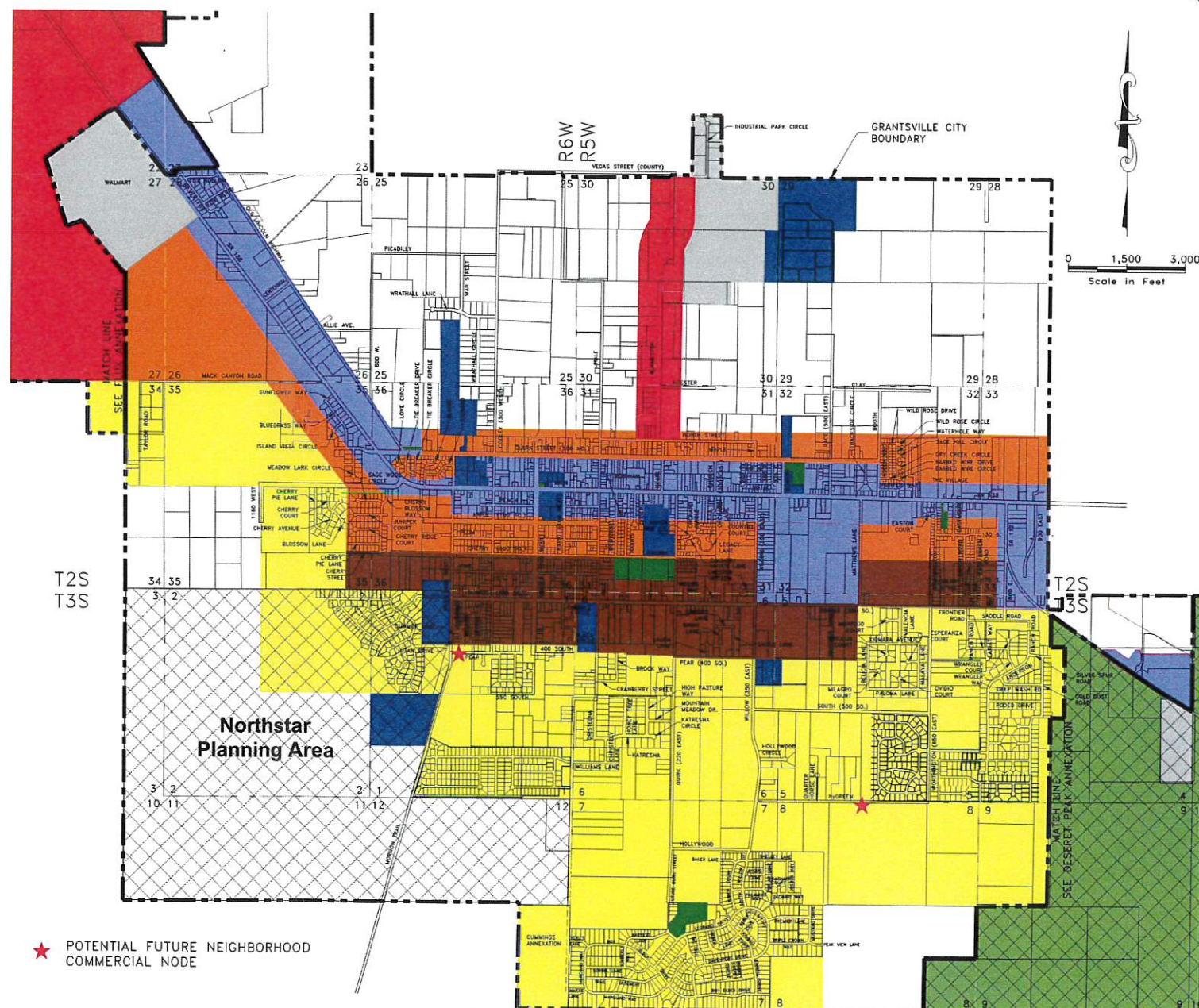
Rural Residential - 1
(Residential use with applicable rural land
uses, allowing 1 dwelling unit per one to ten
acres)

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.



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.