

AGENDA ITEM #12

Consideration of Resolution 2021-28 approving the single lot development for ATM Investments at 307 Main Street for the creation of a commercial business.

**GRANTSVILLE CITY
RESOLUTION NO. 2021-28**

**A RESOLUTION APPROVING THE SINGLE LOT DEVELOPMENT FOR ATM
INVESTMENTS AT 307 MAIN STREET FOR THE CREATION OF A COMMERCIAL
BUSINESS**

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

WHEREAS, ATM Investments submitted an application for a single lot development at 307 Main Street for the creation of a commercial business in Grantsville City, Utah;

WHEREAS, the proposed development of the subject property is permitted in the CD zone as indicated in Chapter 24 of the Grantsville City Land Use Management and Development Code (GLUMDC) and ;

WHEREAS, the City has reviewed the application for a single lot development for compliance with the requirements of the pertinent Grantsville City code requirements, and found that the proposed single lot development has met or can meet the requirements of GLUMDC;

WHEREAS, ATM Investments is required to construct certain public improvements;

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the single lot development for ATM Investments at 307 Main Street for the creation of a commercial business in the CD zone.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. Single Lot Development. The City of Grantsville approves the Single Lot Development provided in Exhibit A.

Section 2. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
7th DAY OF APRIL, 2021.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Brent K. Marshall

ATTEST

Christine Webb, City Recorder

MEMORANDUM

DATE: May 26, 2021

TO: Christine Webb, City Recorder

FROM: Kristy Clark, Zoning Administrator

**RE: ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO
BE HELD JUNE 2, 2021**



City Council Agenda Item #12: Consideration of Resolution 2021-28 approving the single lot development for ATM Investments at 307 Main Street for the creation of a commercial business.

Staff Comments:

The application is complete and the plat has been reviewed with a DRC Meeting held on April 27, 2021. Therefore, we recommend approval of the Single Lot Development for ATM Investments at 307 E. Main Street.

GRANTSVILLE CITY SINGLE LOT DEVELOPMENT APPLICATION

FEE \$1,000.00

DATE PAID 5/25/21

DRC REVIEW MEETING DATE April 27, 2021

CITY COUNCIL MEETING June 2, 2021

Name Angelo Georgian Phone _____

Mailing Address 490 N Main St Tooele UT 84074

Email Address Mary@American-Burgers.com

Approximate Property Address 307 E Main St Grantsville UT 84029

Parcel number 01-048-0-0038

Do You Own the Property? Yes

If Not, Actual Owner's Name _____

Zoning, Use and Total Acreage CD

Prior to submitting an application, please take a copy of the plat to the Tooele County Recorder's Office for their review.

REQUIRED ITEMS TO BE SUBMITTED WITH APPLICATION:

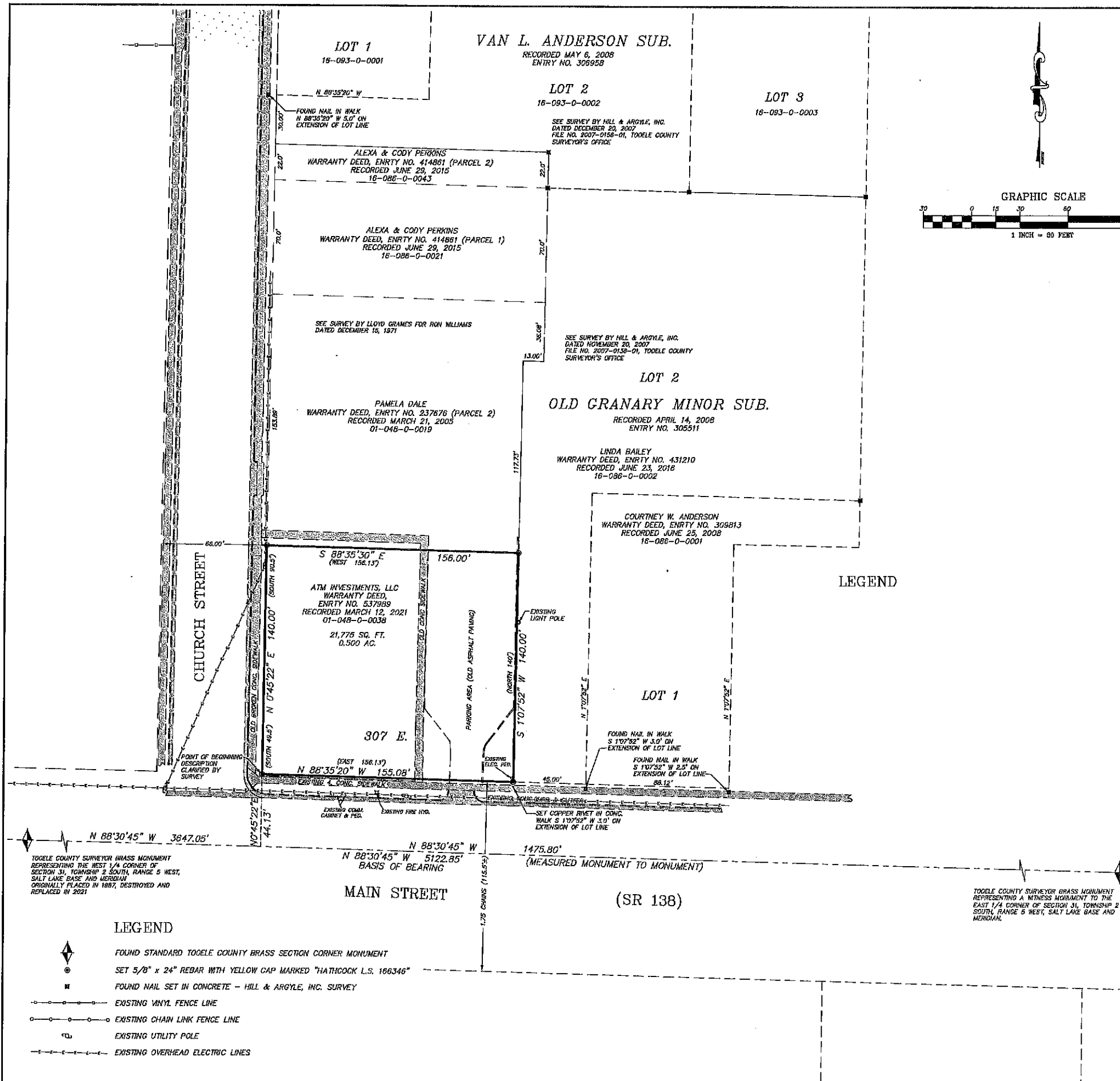
- a. Vicinity map showing adjacent parcels, lots, owners and buildings.
- b. Names and addresses of architect, landscape architect, planner or engineer stamped on project and construction plans.
- c. Proof of ownership demonstrated by one copy of a title report and vesting documents of conveyance completed within the previous six months.
- d. Tax clearance from the Tooele County Treasurer indicating that all taxes, interest and penalties owing for the property have been paid
- e. Parcel location and boundary (legal description of property).
- f. On-site drainage proposal (all runoff generated must be kept on site).
- g. Proposed building dimensions and setbacks.
- h. Existing and proposed street right-of-way widths.
- i. Existing and proposed street improvements (curb, gutter, sidewalk, park strip, pavement), access and driveways.

- j. Existing and/or proposed waterways, utilities, easements, flood boundary, geologic hazards, fencing, fire hydrants, streetlights, storm drain system, soil conditions, other features and infrastructure on or adjacent to the property.
- k. Utility Intent to Serve Forms (unless utilities already serve property and that are of adequate capacity to serve proposed development)
- l. UDOT Encroachment Permit, or Change of Use permit, if access is off of a State highway.
- m. Traffic impact analysis, (if applicable)
- n. Geo technical reports and study.
- o. Proposed water system and calculation of all culinary and secondary water to be provided for the development pursuant to Sec. 21.6.12(3). (The applicant is required to provide the indoor/outdoor water for the development or if the development is a single family dwelling the applicant has the option to pay acquisition fees in lieu of providing water rights and water shares for indoor and outdoor use.
- p. Any other items that are required by the Zoning Administrator.
- q. Three (3) 11" x 17" paper copies, a PDF of site plan, final plat and construction drawings, and a Mylar. (Submit Mylar after City Council approval)
- r. Signature blocks for Mylar:
 - City Engineer or Designee;
 - City Attorney;
 - City Public Works Director;
 - City Fire department;
 - Mayor's block with an attest for the City Recorder;
 - Tooele County Treasurer indicating at the time of signing that the property taxes for the property taxes due and owing have been paid in full;
 - Tooele County Recorder's office to sign when plat is recorded;
 - Tooele County Surveyor.
- s. DRC (city staff) shall review the complete application and have a meeting within 14 days of the submittal. Comments and corrections will be provided to the applicant. The applicant must then resubmit corrected plans which will then be approved by the City Council.
- t. Approval of the subdivision name from the Tooele County Recorder's office.
- u. Approval of the Private Lane name from the Tooele County Recorder's office, if applicable.

NOTE: A Single Lot Development review is not a formal application for approval. Once the site plan is reviewed a determination will be made as to any further requirements needed for approval of the proposed use. This Single Lot Development requires approval and a development agreement from the Grantsville City Council.


SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT



DESCRIPTIONS

ORIGINAL DESCRIPTION
Parcel No. 01-048-0-0036
Warranty Deed, Entry No. 72007, Book 390, Page 587, recorded February 21, 1995
Warranty Deed, Entry No. 237676, Book 1010, Page 156, recorded March 21, 2005

Beginning at a point which is East 1161.60 feet from the center of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian, said point of beginning also being on the East right of way of Church Street; and running thence South 49.5 feet along the East line of Church Street to the North right of way of Main Street; thence East along said North right of way line of Main Street 156.13 feet to the West line of the Dorothy E. Anderson property; thence North along the Anderson property 140 feet; thence West 156.13 feet, more or less, to the East line of Church Street; thence South along the East line of said Church Street 90.5 feet to the Point of Beginning.

DESCRIPTION CLARIFIED BY SURVEY
A parcel of land located in the Northeast Quarter of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian, in the City of Grantsville, Tooele County, State of Utah described by survey as follows:

Beginning at a point which is East 1161.60 feet and South 49.5 feet from the Center of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian, said point also being the intersection of the northerly right-of-way line of Main Street with the easterly right-of-way line of Church Street, and lies North 88°30'45" West 1475.80 feet and North 0°45'22" East 44.13 feet from a Tooele County Surveyor brass monument placed in 1987 representing a witness monument to the East Quarter Corner of said Section 31 (Basis of bearing for this description is North 88°30'45" West along a line defined by said witness monument to the East Quarter Corner and a Tooele County Surveyor brass monument, also placed in 1987, representing the West Quarter Corner of said Section 31.); thence from said Point of Beginning, North 0°45'22" East 140.00 feet along the easterly right-of-way line of Church Street (record = South 49.5 feet + 90.5 feet = 140 feet); thence South 88°35'30" East 156.00 feet (record = West 156.13 feet) to intersect the westerly boundary of OLD GRANARY MINOR SUBDIVISION, recorded April 14, 2008 as Entry No. 305511 in the office of the Tooele County Recorder; thence along said westerly boundary, South 1°07'52" West 140.00 feet (record = South 0°55'00" West Note: the bearings of said Subdivision have been rotated 0°12'52" clockwise to coincide with the bearing base of this description) to intersect the northerly right-of-way line of Main Street (SR 138); thence along said northerly right-of-way line, North 88°35'20" West 155.08 feet (record = East 156.13 feet) to the Point of Beginning. The above described parcel of land contains approximately 21,775 square feet in area or 0.500 acre.

SURVEYOR'S NARRATIVE

This survey was performed at the request of ATM Investments, LLC for the purpose of determining and marking on the ground the boundaries of that parcel of land identified as Parcel No. 01-048-0-0036, acquired by said ATM Investments, LLC by Warranty Deed, recorded March 12, 2021 as Entry No. 537989 in the office of the Tooele County Recorder. The boundaries of said Parcel were determined as follows: The original description of this Parcel is tied to the Center of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian. The Center of said section 31 falls in an asphalt parking lot and is not currently marked. This point has possibly never been marked. The section corner monuments that are currently in place, intended to define said Section 31, were placed in the mid 1980's. When these monuments are relied upon to determine the Center of Section 31 large discrepancies occur between record deed dimensions and all evidence of actual, long-time occupation in this area. The current Center of Section location determined from these monuments cannot be relied upon if the true original boundaries of properties are to be established. The original parcel description makes it clear that the westerly boundary of the Parcel is defined by the easterly right-of-way line of Church Street and the Southerly boundary is defined by the northerly right of Main Street. The easterly right-of-way line of Church Street was established by the Killpack Minor Subdivision (created by deed - no recorded plat) approved by Grantsville City in 2001. See record of survey by Nolan C. Hathcock for Jeffrey S. Killpack, dated September 19, 2001, File No. 2001-0054-01 in the files of the Tooele County Surveyor. The VAN L. ANDERSON MINOR SUBDIVISION, recorded May 6, 2008 as Entry No. 306958 agreed with the right-of-way line established by said Killpack Minor Subdivision in 2001. The bearings of the VAN L. ANDERSON MINOR SUBDIVISION are rotated hereon 0°12'52" clockwise to the bearing base of this survey. See record of survey by Hill & Argyle, Inc. File No. 2007-0156-01. I have extended this established easterly right-of-way line of Church Street southerly to intersect the northerly right-of-way line of Main Street to define the westerly boundary of Parcel No. 01-048-0-0036. The OLD GRANARY MINOR SUBDIVISION, recorded April 14, 2008 as Entry No. 305511 in the office of the Tooele County Recorder, established the northerly right-of-way line of Main Street. Masonry nails placed in the sidewalk witnessing the lot corners of said Subdivision were found and relied upon to establish said northerly right-of-way line. This right-of-way determination agrees reasonably with other work that I have done on the southerly right-of-way line of Main Street in this area. See record of survey by Hill & Argyle, Inc. File No. 2007-0136-01 in the office of the Tooele County Surveyor. The westerly boundary of said Old Granary Minor Subdivision was held as the easterly boundary of Parcel No. 01-048-0-0036. The record dimension of 140 feet was measured northerly from the southwest corner of Parcel 01-048-0-0036 and northerly 140 feet along the westerly boundary of Old Granary Minor Subdivision from the southwest corner of said Subdivision to establish the northerly boundary of Parcel No. 01-048-0-0036 as shown hereon.

SURVEYOR'S CERTIFICATION

I, Nolan C. Hathcock, a Professional Land Surveyor licensed under Title 56, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license no. 186346, do hereby certify that this plat represents the results of a survey performed by me and that the information shown hereon is true and correct to the best of my knowledge and belief.



OWNER/DEVELOPER:
ATM INVESTMENTS, LLC
490 N. MAIN STREET
TOOELE, UTAH 84074
PHONE: 435-882-3608
PARCEL NO. 01-048-0-0036

RECORD OF SURVEY FOR
ATM INVESTMENTS, LLC
LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH
SURVEY DATE: APRIL 24, 2021

PREPARED BY:
NOLAN C. HATHCOCK
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NO. 186346
9592 STORNOWAY CIRCLE
SOUTH JORDAN, UTAH 84009
PHONE: 601-667-6998