

AGENDA ITEM #4

Consideration of Ordinance 2021-24 amending the official zoning map of Grantsville City, Utah to rezone 73.22 acres for Marlo Meno, Mary Chappell, and Kirk Matthews located at approximately 550 East Main Street to go from an RM-7, R-1-12, and A-10 zones to a Mixed Use zone.

**GRANTSVILLE CITY
ORDINANCE NO. 2021-24**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 73.22 ACRES FOR MARLO MENO, MARY CHAPPELL, AND KIRK MATTHEWS LOCATED AT APPROXIMATELY 550 EAST MAIN STREET TO GO FROM AN RM-7, R-1-12, AND A-10 ZONES 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 73.22 acres of real property for Marlo Meno, Mary Chappell, and Kirk Matthews located at approximately 550 East Main Street to go from a RM-7, R-1-12, and A-10 zoning designations 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 RM-7, R-1-12 and A-10 zoning designations to a Mixed Use zoning designation, as defined by the Grantsville City zoning regulations:

Parcel #: 01-055-0-0046, 01-055-0-0045, 01-055-0-0040, 01-070-0-0103, and 01-070-0-0102.

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

Ordinance 2021-24

Page 2 of 2

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 2nd DAY OF JUNE, 2021.

MAYOR BRENT K. MARSHALL

ATTEST:

Christine Webb, City Recorder

(S E A L)

Date of Publication _____

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 #4: Consideration of Ordinance 2021-24 amending the official zoning map of Grantsville City, Utah to rezone 73.22 acres for Marlo Meno, Mary Chappell, and Kirk Matthews located at approximately 550 East Main Street to go from an RM-7, R-1-12, and A-10 zones to a Mixed Use zone.

The Planning Commission held a public hearing on this agenda item on January 14, 2021:

Chairman Jaime Topham opened the public hearing at 7:05 p.m. and called for comments.

We had many comments for this Public Hearing and they are attached to this memo.

With no additional comments offered, Chairman Brian Pattee closed the public hearing at 7:28 p.m.

The Planning Commission held a public hearing on this agenda item on February 11, 2021:

Chairman Jaime Topham opened the public hearing at 7:06 p.m. and called for comments.

We received additional comments for this Public Hearing and they are also attached to this memo.

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

The Planning Commission tabled this agenda item on January 14, 2021 and the motions are at the end of the discussion:

Jaime made the motion to table of the Rezone of 73.22 acres for Marlo Meno, Mary Chappell and Kirk Matthews located at approximately 550 East Main Street to go from an R-1-12 zone to a Mixed-Use zone. John seconded the motion. All voted in favor and the motion carried unanimously.

The Planning Commission tabled this agenda item on February 11, 2021 and the motions are at the end of the discussion:

Jaime made the motion to table of the Rezone of 73.22 acres for Marlo Meno, Mary Chappell and Kirk Matthews located at approximately 550 East Main Street to go from an RM-7, R-1-12 and an A-10 zone to a Mixed-Use zone. John seconded the motion. All voted in favor and the motion carried unanimously.

The Planning Commission motioned to recommend approval of this agenda item on May 13, 2021 with some discussion and the motions are at the end of the discussion:

Mary Chappell and Marlo Meno present for this agenda item and stated to the Commission: We've requested a rezone here. In the general plan, it's set up for a future of mixed use. It's been set up that way for many, many years. Before this plan was set up, it was set up as commercial with an overlay of residential. And so now we're. In the new plan it's setup as mixed use, which is similar to what it was before. So, we are just looking at rezoning. We don't have plans to develop it right now. I don't know if you guys are familiar with Farm Town Fun and what we have the corn maze and the pumpkin patch and stuff that we did there. So, we're just looking for opportunities as far as being flexible on what we can do in the future there with commercial. We don't know if we want to be putting in any permanent structures and things like that. We're going to see how the business goes over the next few years. But it's just to have some flexibility according to the plan. So that in the future we have different options rather than just residential. So, for commercial, residential, that's what we're looking at. And it's one of the only, I think, large parcels in town, that's primarily undeveloped, that could be bringing in revenue basically for the city. If there's some commercial and things in there, that's what we're looking at.

Chairman Brian Pattee asked, so Kristy did we get all these parcels straightened out?

Kristy Clark answered, yes. So, this one was on our agenda's back on, I want to say November, correct me if I'm wrong. You guys, was it December, right? So, we've already had public hearings and comments on this, which they were part of your packet. I did attach all 20 letters that we got previously. We have amended the general plan, taking out the statement in the ordinance, that a mixed-use zone could only be requested with an annexation. That's been amended and approved by City Council as of the 28th of April. So, they're just ready for this rezone to go through now.

Erik made the motion to recommend approval to Rezone 73.22 acres for Marlo Meno, Mary Chappell and Kirk Matthews located at approximately 550 East Main Street to go from an RM-7, an R-1-12 and an A-10 zone to the Mixed-Use zone. Gary seconded the motion. All voted in favor and the motion carried unanimously.

PUBLIC HEARING COMMENTS FROM
JANUARY AND FEBRUARY P&Z
MEETINGS

Proposed Rezone of 73.22 acres for Marlo Meno, Mary Chappell and Kirk Matthews located at approximately 550 East Main Street to go from an RM-7, an R-1-12, and an A-10 zone to a Mixed Use zone.



Kristy Clark <kclark@grantsvilleut.gov>

Re: 550 E main zone

Jeremy Watkins <dawgjay@hotmail.com>

Thu, Feb 11, 2021 at 12:24 PM

To: Kristy Clark <kclark@grantsvilleut.gov>, Jeremy Watkins <dawgjay@hotmail.com>

I do not support any change to the land or zoning as it is now. I do not support changing the agricultural landscaping/use of the land to housing, regardless of density. It takes away of the rural feel of our city and will negatively impact the surrounding neighbors and scenery.

/s/ Jeremy Watkins
67 S. Matthews Lane
Grantsville, UT 84029

Thank you

From: Kristy Clark <kclark@grantsvilleut.gov>

Sent: Thursday, February 11, 2021 12:17 PM

To: Jeremy Watkins <dawgjay@hotmail.com>

Subject: Re: 550 E main zone

[Quoted text hidden]

January 14, 2021

Kristy Clark
Zoning Administrator
Grantsville City
429 East Main St.
Grantsville, UT 84029

Subject: December 23, 2020 APPLICATION FOR AMMENDING THE ZONING MAP (REZONING) of 73.22 acres at approximately 550 E Main from Marlo Meno, Mary Chappell and Kirk Mathews.

Representing only Conrad and Carlene Schultz, Grantsville City residents and owners of property adjacent to the subject application property, we submit the following comments and concerns about the proposed zoning amendment:

Our year-old home is located on the north side of Durfee Street immediately adjacent to the south east corner of the Matthews property seeking to be rezoned. We are aged in our upper seventies, and our nightmare would be to have multi story buildings along our east side property line blocking the view and sun. A different horror vision would be a parking lot to our east with barren asphalt stretching for hundreds of feet.

We fully understand and support the rights and motivation of the Mathews family in that they wish to secure the highest price when they sell this property. We also understand them to be good citizens and proud of and concerned for the future of Grantsville and its individual residents.

We have enjoyed the open nature of Grantsville living since we moved here 29 years ago, and Carlene's enjoyment goes back years before. Memories of visiting her dad, Lee Johnsons' family, is remembered with fondness and lasting memories of the open and, 'spacious and uncrowded character,' of Grantsville. We hope to continue to keep enjoying it.

Having lived in Farmington, Utah we are aware of and are sensitive to the dilemma of "bedroom" communities which have no commercial business base and continually struggle with securing the revenue needed to provide even the minimal service required to run a modern city. We see the need for commercial activity and the revenue it brings to support the city in general.

The use of the land in question would best fit all parties with a graduated or stepped land use. Commercial activity on the north along Main street can then mix with or transition to, as one moves south, moderately high-density housing in the center. Single family homes with open space and recreational purposes adjacent to current neighborhoods along Durfee street would complete the space and best serve Grantsville city today and into the future.

In conclusion, we add that we support the spirit of the last paragraph of the Jeremy and Cheri Leavitt, January 10, 2021 submission regarding this same re-zone request. We support immediate and continuing communication and involvement with the requesting M&M properties, LLC and Kirk Mathews and the City of Grantsville to insure as much as possible, any changes avoid the 'blank Check' which does not consider or embody the many challenges including infrastructure, water, traffic, quality of life, etc.

Sincerely,

Conrad and Carlene Schultz

453 East Durfee Street, Grantsville, UT 84029

January 14, 2021

Grantsville City Planning & Zoning Committee,

I am writing in regard to the application submitted to Grantsville City by Marlo Meno, Mary Chappell & Kirk Matthews, to the re-zoning of 73 acres located between Durfee St. and Main St. and west of Mathews lane.

While living in Grantsville for the past 7 years I have enjoyed the rural environment, country lifestyle living and lot sizes. I've also enjoy the view and smell of hay fields in the area.

I understand that a desire of the current landowners, that may not reside in the city, is to maximize their profits by re-zoning all these parcels to "Mixed use", I **DO NOT** agree that a "Mixed used" zoning for the entire 73 acres is the right choice for Grantsville. The development of this central portion of town will affect all current—and future—residents, a financial gain should not be the primary consideration.

The proposed mixed-use zoning is a 'Blank Check' to future developers. As there is no real future view of what would be developed on these parcels. While there is a case to be made for 'mixed use' zoning of the northern portion that fronts Main Street, the current R-1-12 zoning for the remaining parcel is more compatible with the surrounding areas.

A concern addressed in the application, is the concern of water availability. Their supporting argument is that they own irrigation and underground water rights. I do believe they could easily sell them off, leaving the city to fulfill a massive subdivision water requirement from an already dwindling supply. This in turn could eventually cause an increase in water bills for the entire city and further diminish the already strained water supply for the existing agricultural community.

Waiting for an actual plan will also give a better picture of the development and water needs for this area and allow for a tangible conversation to be held and address those needs or preferences.

This 'blank check' zoning is similar to what was put to vote during the county 2020 November election in both Erda and Lake Point, both were voted down. The citizens of Grantsville made their voices heard when they voted to down the rezoning of the property at approx. 200 South and HWY 112, Prop 8, in 2019 with a 64.36% vote to repeal the re-zoning. If put to a vote in Grantsville, the re-zoning of the 73 acers would be voted down as well.

In conclusion, I suggest that the city re-zone the northern-most 300 feet of the parcel that borders Main Street, to some type of commercial zoning, such as "CS"

(which is what other sections along Main Street are zoned), while maintaining the current R-1-12 zoning for the remainder of the parcels. This would allow the applicants to maximize their profits for the northern section, while leaving the city and current residents the ability to view a developer's plan, prior to writing this 'blank check' "MU" version of zoning.

Most Sincerely,

Hunter Tucker

478 East Durfee Street, Grantsville, Utah

January 14, 2021

Grantsville City Planning & Zoning Committee

We are writing regarding the application submitted to Grantsville City by Marlo Meno, Mary Chappell & Kirk Matthews, to the re-zoning of 73.22 acres at roughly 550 E. Main Street.

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 one of the desires of the current landowners, that may not reside in our city, may be to try and maximize their profits by re-zoning all these parcels, we **do not** think that the “Mixed use” zoning for the entire 73.22 acres is the right choice for Grantsville. While developing a central portion of town that will affect all current—and future—residents, financial gain should not be the primary consideration.

The mixed-use zoning in our opinion, is basically a ‘Blank Check’ to future developers. As there is no real future view of what would be developed on these parcels. While there is a definite case to be made for zoning the northern portion that fronts Main Street to ‘Mixed use’, the current R-1-12 zoning for the remaining parcel is more compatible with the surrounding areas.

One of the concerns addressed in the application, is the concern of water availability. Their supporting argument is the fact that they own irrigation and underground water rights. We do believe they could easily sell them off as well, leaving the city to fulfill a massive subdivision requirement from an already dwindling supply. This in turn could eventually cause an increase in water bills for the entire city and further diminish the already strained water supply for the existing agricultural community.

Holding off until an actual plan is put forth will also give a better picture of the development and water needs for this area and allow for a real conversation to be held and address those needs or preferences. This ‘blank check’ zoning is similar to what was put to vote during the county November election in both Erda and

Lake Point and was voted down. If it is put to a vote in Grantsville, it would be voted down here as well. The citizens of Grantsville made their voices heard when they voted to not allow the rezoning of the property at approx. 200 South and HWY 112, **Prop 8, in 2019** with a 64.36% vote to repeal the re-zoning.

In conclusion, we suggest that the city re-zone the northern-most 300 feet of the parcel that borders Main Street, to some type of commercial zoning, such as "CS" (which is what other sections along Main Street are already zoned), while maintaining the current R-1-12 zoning for the remaining 2/3 of the parcels. This would allow the applicants to maximize their profits for the northern 1/3 section, while leaving the city and current residents the ability to view an actual developer's plan, prior to writing this 'blank check' "MU" version of zoning.

During the last Grantsville general election, we had more than one candidate knock on our door. We listened to what they had to say and processed the information given to us. All we ask is that same courtesy.

Most Sincerely,

Ed & Melissa Tucker

478 East Durfee Street, Grantsville, Utah

1/13/2021

Grantsville City Planning and Zoning Committee:

Re: Application submitted to Grantsville City by Marlo Meno, Mary Chappell & Kirk Matthews to re-zone the 73-acre parcel at 550 East Main street for "Mixed use".

While the financial gain of the current owners of this parcel is certainly their business, the considerations of the City of Grantsville and surrounding residents, combined with the ambience of the area itself are vitally important to consider. The rural nature of the Grantsville area is the draw to the area for existing residents and new residents in general. The small town charm is not to be overlooked and is easily lost. This can be preserved while the growth of the city is mitigated and encouraged, but not by a blank check of "mixed use" zoning.

Currently, traffic on Durfee suffers and turning is difficult with a 2 lane road when times of traffic are high. With a mixed use development, that will impact current residents to this area even more, as it is currently a main thoroughfare to the area second to Main Street. Safety is a concern with a higher amount of traffic and not enough implemented infrastructure to accommodate a 'mixed use' development that could contain any type of establishment. A more fitting zoning change may be more appropriate to the City itself to preserve the charm, and to manifest a better fit for residents who invest of themselves into the local economy with the trust that their love of their city will be considered.

It has been suggested that the parcel of northernmost 300 feet adjacent to Main street be adjusted to accommodate for commercial zoning, while the rest be zoned to R-1-12. We support that suggestion and do so in the highest regards to the City of Grantsville and its residents in order to preserve the nature of the city we love so much.

Sincerely,

Russ and Heidi Wallis
334 S Banister Ln
Grantsville, UT.

January 13, 2021

Kristy Clark
Planning and Zoning Administrator
Grantsville City Corp.
429 East Main St.
Grantsville, Utah 84029

Subject: Proposed Rezone of 73.22 acres for M&M Properties LLC and Kirk Matthews

Dear Mrs. Clark & Planning & Zoning Members:

My name is Dustin Hall and I reside at 57 S. Matthews Lane immediately adjacent to the east of the property parcels included in the request for zone change. I would like to address my concerns with the current consideration of the zoning body for this zone change. The applicant's primary sales pitch and primary focus and emphasis of their application is to "provide affordable housing" which they have referenced through their entire submittal. They have submitted rationale based on what they reference as the "2018 Grantsville Biennial Report for Moderate Income Housing" and the "New State Model" derived from this report. They also site Utah Statute that requires Cities to evaluate opportunities for median income residents. The formula they reference and use clearly shows that the interest of future development is to only maximize the return value of the property for high density dwellings in favor of low-income housing. The last time I looked Grantsville is growing at an alarming rate with plenty of starter home building lots available which obviously discounts the applicants claims of lack of opportunities. Furthermore, the cost of housing is not dictated by Grantsville City or the zoning of property. Cost of housing is controlled by far more variables than price and availability of land. The most significant impact on the rising costs of home construction relates to the building materials used to construct the home. It does not matter what city in Utah that you choose to reside in these days; each city bares the same cost to construct a home. I am not sure who the applicant's peers are or who they are referring to when they make the claim that residents children are being pushed out of state because of lack of affordable housing. I have lived here for 45 years of my life and I do not know of any person's children that have had to move because of lack of affordable housing. Homes are being sold on paper long before they are even constructed which also discounts the claim of lack of affordable housing.

The rate of growth is alarming to most of us that are natives here. Growth is inevitable but controlling the growth and being responsible about what we allow is the right way to approach this not allowing a single zoning designation of one of the only remaining large parcels of open and undeveloped space and should not to be considered for such a broad zone with such loose constraints that offers many loopholes for allowing carte blanche development. The commercial zoning and development should remain along the Grantsville Main Street (Sr- 138) and Sr-112 corridors where it always has been. This corridor allows for the proper means of Ingress and Egress to those areas and keeps business traffic off our neighborhood streets. As the property owners are aware of the road that bears their name has always been nothing more than a dirt trail as a route of travel for farming and other agricultural activities. Until recently there were hardly any improvements made to the once dirt road to make it any more than just that.

This road always has been nothing more than an unimproved road and never has been constructed properly. It has been bandaged with cold mix and road base for as long as I can remember until last year when it was given a shallow overlay which is already failing. Last year prior to the improvements to the road the applicants and the adjoining property owners to the East along Matthews lane were approached by Grantsville City prior to doing any of the paving to request that a deal be negotiated for property to be designated as right of way to widen the road at that time. Both property owners refused to do so which would have benefited the entire community as well as the applicants at the city's expense. This once gravel trail has turned into a main thoroughfare for many residents. The road does not meet current city street requirements and is a danger to travel and reside on.

Last Fall Grantsville City allowed the property owners to operate a Pumpkin Patch/Corn Maze business with the primary means of Ingress and Egress being on Matthews lane which posed a significant traffic danger and risk to the public as well as the city. This road is no more than 30' wide on the furthest most north 230'. The widest point being the 250' immediately in front of my home that I have asphalt paved. Since I have paved and maintained this area, I often have traffic nearly on my front lawn or using my yard as a turnaround. The road then transitions to a measly 20' along the remaining 2,000'. I have been the only property owner on Matthews Lane that has been required to and complied with deeding property to Grantsville City as a right of way for future road improvements, etc. As a result, the east side of Matthews lane is improperly aligned to the east which does not allow for a straight road upon future improvement. My point in explaining this obviously is that any allowed development of the proposed parcels needs to be contingent upon the applicants deeding a sufficient amount of frontage along the east boundary to allow for the correction of the alignment of the road and widening of the road to meet current required city standards of a 60' minimum.

I plead with you today to consider not allowing the re-zone of this entire parcel of 73.22 acres to a single MU zone designation. This is not the time to request a blanket zone for future un-disclosed development plans. The applicants should provide Grantsville City and their residents with a conceptual site plan of the desired finished development at which time the proper zoning can be determined by the landowners and Grantsville City. The applicants state that "this is a unique opportunity for Grantsville City to proactively partner with them for the benefit of the residents and Grantsville City". The only ones getting the unique opportunity and benefit in this case are the applicants. I think the applicants proved their intentions and willingness to partner with Grantsville City for the benefit of the community and Grantsville City when they refused to negotiate not even a year ago to widen and improve Matthews Lane. I also remind you that once the rezone is granted Grantsville City loses the ability to negotiate anything for the good of Grantsville City and its residents with the landowners and gives all control to the property owners with zero leverage. I agree with the applicants that Grantsville does need more diverse commercial and retail space. I think that this is achievable by many means other than granting MU zoning to the applicants for the entire parcel. This would still allow the property owners their rights to develop both commercially and residentially, just under more diverse zoning and planning of the developable property. Based on the current Grantsville City Center Zoning map dated August 2015 there are no MU zoning designations within Grantsville City Center and that is how it should remain.

Also based on the same map the only MU zone designation that exists is in the Flux Annexation area in the Northwest quadrant of Grantsville City. So, I would ask you this, why do we need an MU zone designation to even exist? The MU zoning should be granted to areas of primarily commercial and retail space with LIMITED high-density dwellings outside of the city center. This zoning allows for up to 3 stories or 35' above grade and up to 15 units per acre. The property that is along Matthews lane and Durfee street hardly fit that bill and none of the above-mentioned development is compatible or conducive with the existing residents' properties or desires of what Grantsville should look like in their neighborhood.

Dustin K Hall

January 12,2021

Grantsville City Planning & Zoning Committee:

We are writing this letter in regards to the application submitted to Grantsville City by Marlo Meno, Mary Chappell & Kirk Matthews to re-zone the 73-acre parcel at 550 East Main street from the current R-1-12 zone to a Mixed-use zone.

We understand that the current owners of this property would like to make a significant profit, but rezoning all of the parcel to a mixed use zone is not the right thing for Grantsville. It might be a different story if the owners actually lived here and cared about what happens to Grantsville or this parcel, but as far as we know, none of them live in Grantsville. The mixed use zoning is basically a 'blank check' for the future developers. This will leave the city with very little recourse when it comes to approving a very large development in the middle of our town that will most certainly change the dynamics of our community. While there is a definite case to be made for zoning the northern portion that fronts Main street to "mixed use", the current R-1-12 zoning for the remaining parcel is more congruent with the surrounding areas and as it is, are still smaller lot sizes than the surrounding lots which are mostly .5-1 acre lots.

Another concern for rezoning for multi-use is the water availability. There is nothing in the application that states that the developer must use the well that was dug for the land. It could be easily sold off as profit by the current land owners or developer which would leave the city responsible to make up the difference for a large amount of developed subdivision. Water supply is already scant. We own 2 shares ourselves and we are still being asked to cut back and rationed even though we pay for a full 2 shares to conserve our water and not water as often as our yard/garden need it. But to let a developer potentially build 730+ homes/apartments/businesses that water needs to be supplied to is not responsible.

In conclusion, we suggest that the city re-zone the northern-most 300 feet of the parcel that borders Main street to some type of commercial zoning, such as "cs" (which is what other sections along main street is already zoned as) while maintaining the current R-1-12 zoning for the remaining portion. This would allow the applicants to maximize their profits for the northern-most section, while leaving the city and current residents the ability to view an actual developer's plan prior to writing this 'blank check' "MU" version of zoning. Holding off until an actual plan is put forth will also give a better picture of the water needs for this area and will allow for real conversation to be held on addressing those needs. This

'blank check' zoning was just voted down in both Lake Point and Erda during the November election, and it should be voted down in Grantville as well.

Thank you for your consideration,

Codey and Tiffany Hawke
466 East Durfee St.
Grantsville, Utah



Kristy Clark <kclark@grantsvilleut.gov>

73.3 Acre rezone

2 messages

Ryan Banister <banister.ryan@yahoo.com>

Tue, Jan 12, 2021 at 4:19 PM

To: "kclark@grantsvilleut.gov" <kclark@grantsvilleut.gov>

Jan 14, 2020

Grantsville Planning and Committee

We are writing this letter regarding the rezoning of the 73 acres between Main Street and Durfee and west of Mathews Ln.

When I moved to Grantsville I had the understanding the plan in place was to make sure it maintained a country feel. I have watched the rezoning around me continue to require smaller and smaller lots. I did move from Salt Lake Valley for the country life and would not ask growth to be halted but our city needs to continue to provide the smaller town feel. By changing it not only changes the tone of our town but also affects our traffic and water.

I do agree there could be more available commercial property for growth, employment and infrastructure, but that should be done along Main St for the first 200-300 feet going South. For the remainder it should not be rezoned to MU. Having 50+ acres left for R-12 would bring in a large supply of housing bringing down demand consequently leveling house prices.

I do not think it is wise to make a drastic change in zoning with a larger portion of land without knowing what the intended and unintended impacts could be. It would be better to have a written plan in place before the change in zoning is permitted. Some concerns we have are water and traffic. Irrigation water has no impact when it comes to building lots under a half acre because they do not require a share attached to the lot. With the underground water, will it be granted over to the city? Durfee St. also has had a steady increase in traffic over the past 2 decades, what would be done to help manage it?

Thank you,
Ryan and Mary Banister

Kristy Clark <kclark@grantsvilleut.gov>

Tue, Jan 12, 2021 at 4:35 PM

To: Ryan Banister <banister.ryan@yahoo.com>

Thank you!

[Quoted text hidden]

--

Kristy Clark

Planning and Zoning Administrator

Phone: (435) 884-4604

Fax: (435) 884-0426

Email: kclark@grantsvilleut.gov

Re-zoning application response

Inbox

Hope [REDACTED]

Mon, Jan 11,
6:50 PM (22
hours ago)

to me

Kristy,

We are emailing about the application to re-zone the 73.22 acres at 550 E Main Street.

We are against the proposed re-zoning of this area. The zoning rules already put into place are there to protect this area of our beautiful town from the chaos, confusion, and often destruction of the surrounding areas that often accompany the kind of grandiose ideas proposed in this and other similar plans.

We, and many others like us, have chosen Grantsville for its small town charm, the beauty, stillness, and peace that accompanies open spaces with panoramic views. The people who have chosen to live here have done so knowing and accepting limited access to commercial business and condensed living spaces. We are more than willing to drive to another town for what we need to preserve the beauty we find here. We do not want Grantsville to become a place of overcrowding, houses with little land, multi-level buildings that destroy our unique views, and commercial buildings that contribute to pollution. We are concerned with those already living here and will work to preserve their way of life over those who may potentially, over time...consider moving here. The re-zoning committee has an obligation to the population currently living here and not to those seeking top dollar for land without regard to its current citizens.

We are also concerned with the nebulous language used in the letter sent out and the amount of work required by others to figure out what exactly is intended in the proposal. Initial perusal of the letter gives no indication of what would really happen if passed. We believe the duty of the zoning committee members should consist of clear, concise communication of what is intended so that each person can be an informed contributor during these scheduled discussions.

Hope and David Grua

January 10, 2021

Grantsville City Planning & Zoning Committee:

We are writing this letter in regards to the application submitted to Grantsville City by Marlo Meno, Mary Chappell & Kirk Matthews to re-zone the 73 acre parcel at 550 East Main Street.

While we understand the desire of the current land owners to maximize their profits by re-zoning this parcel, the "mixed use" zoning for the entire 73 acres is *not* the right choice for Grantsville. When developing a central portion of town that will affect *all* current --and future-- residents, financial gain should *not* be the primary consideration.


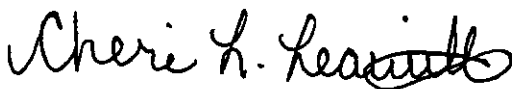
One of the big reasons we moved to Grantsville 23 years ago was for the rural environment. This rural feel is still bringing numerous great families to our town. The mixed use zoning is basically a 'blank check' for the future developers. This will leave the city with very little recourse when it comes to approving a very large development in the middle of our town that will most certainly change the heart and soul of our community. While there is a definite case to be made for zoning the northern portion that fronts Main Street to "mixed use", the current R-1-12 zoning for the remaining parcel is more congruent with the surrounding areas.

One of the concerns addressed in the application is the concern of water availability. The implication that is made in their supporting argument is the fact that they own irrigation and underground water rights. There is no way to tie these water rights to this parcel. They have no obligation to sell the water to the future developer, and if the future developer obtains the water rights, they could very easily sell them off, leaving the city to fulfill a massive subdivision requirement for water from an already dwindling supply.

In conclusion, we suggest that the city re-zone the northern-most 300 feet of the parcel that borders Main Street to some type of commercial zoning, such as "CS" (which is what other sections along main street are already zoned) while maintaining the current R-1-12 zoning for the remaining portion. This would allow the applicants to maximize their profits for the northern-most section, while leaving the city and current residents the ability to view an actual developer's plan prior to writing this 'blank check' "MU" version of zoning. Holding off until an actual plan is put forth will also give a better picture of the water needs for this area and will allow for real conversation be held on addressing those needs. This 'blank check' zoning was just voted down in both Lake Point and Erda during the November election, and it should be voted down in Grantville as well.

Most sincerely,

Jeremy & Cheri Leavitt

458 East Durfee Street
Grantsville, Utah

APPLICATION FOR AMENDING THE ZONING MAP
(REZONING)

DATE PAID December 23, 2020

HEARING DATE January 14, 2021

\$250.00 FEE
NON-
REFUNDABLE

APPLICANT'S NAME Marlo Meno, Mary Chappell, Kirk Matthews

MAILING ADDRESS 1291 S. Hoytsville Rd Hoytsville, UT 84017 (Mary)

E-MAIL marymchappell@gmail.com, mmeno@digis.net

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY Pouhly 550 E. Main

DO YOU OWN THE PROPERTY? Yes

NUMBER OF ACRES INVOLVED 73.22

CURRENT ZONE OF PROPERTY R-1-12, RM-7 and A-10

REQUESTED ZONE MU

PROPOSED USE FOR NEW ZONE, IF APPROVED See "MU" definition
and attached document.

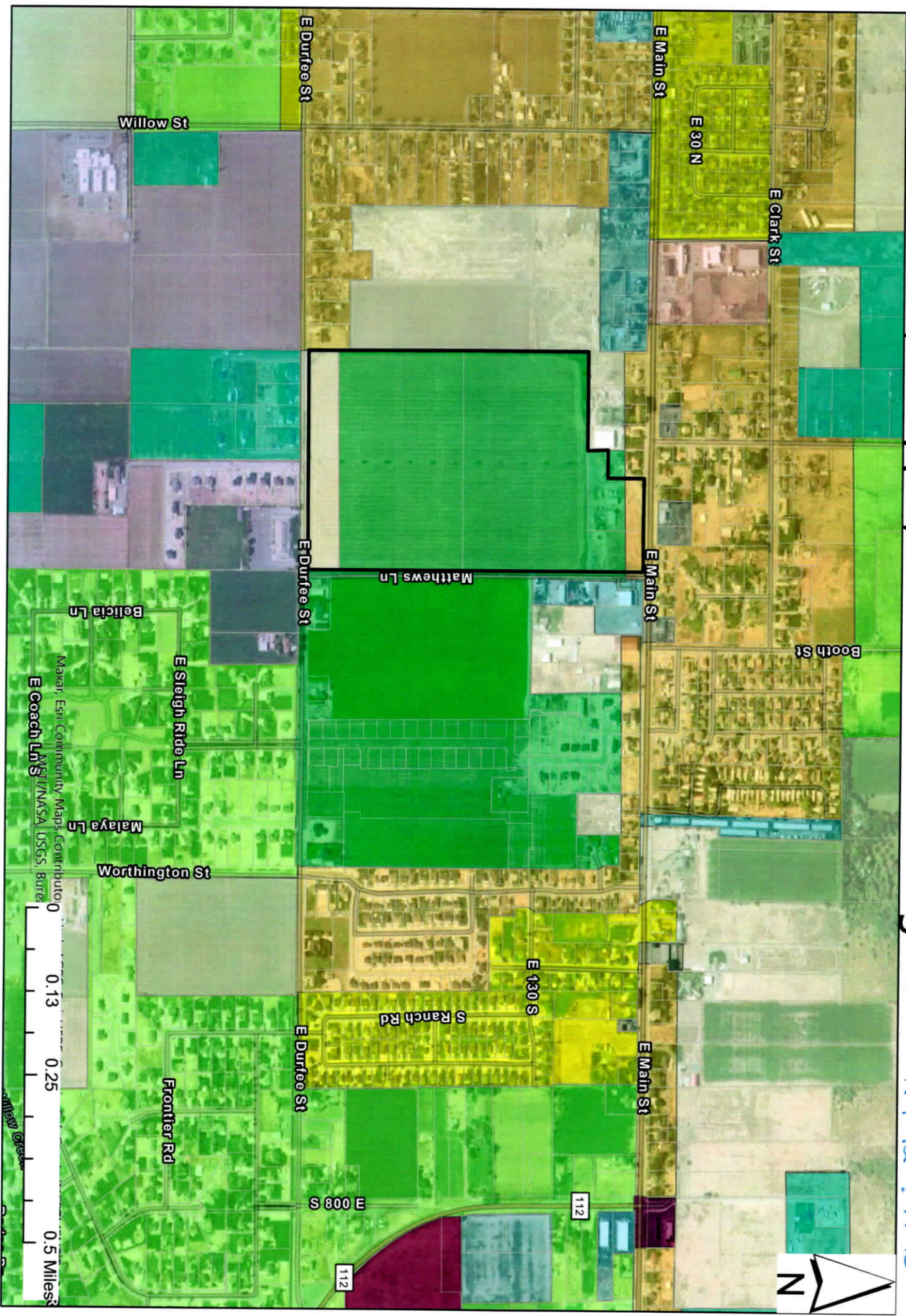
Attach all required items from checklist sheet, incomplete applications cannot be accepted.

M. Chappell
SIGNATURE OF APPLICANT

Kirk Matthews
Marlo Meno

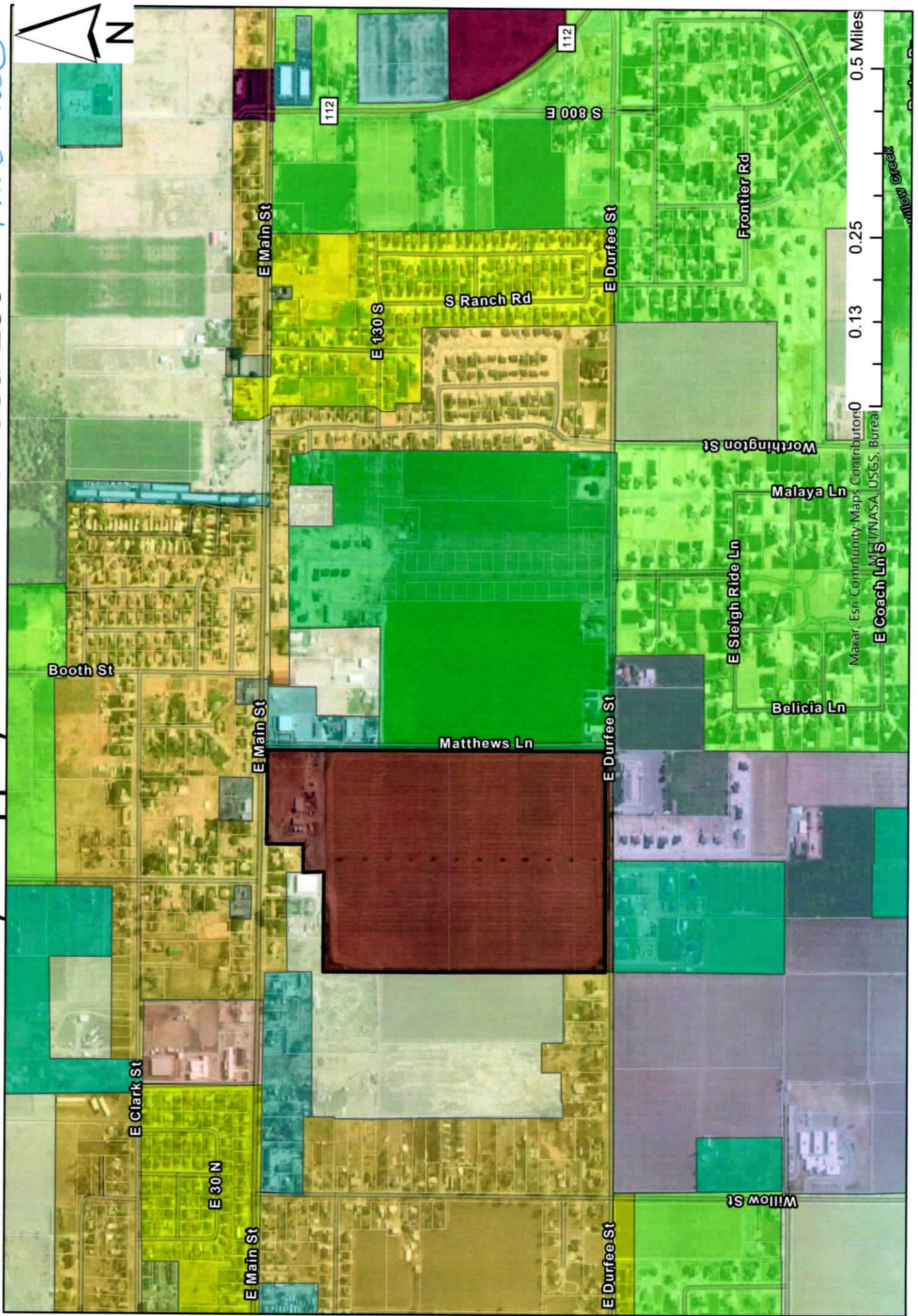
Meno, Chappel, and Matthews Original

RH-7
R-1-12 & A-1D

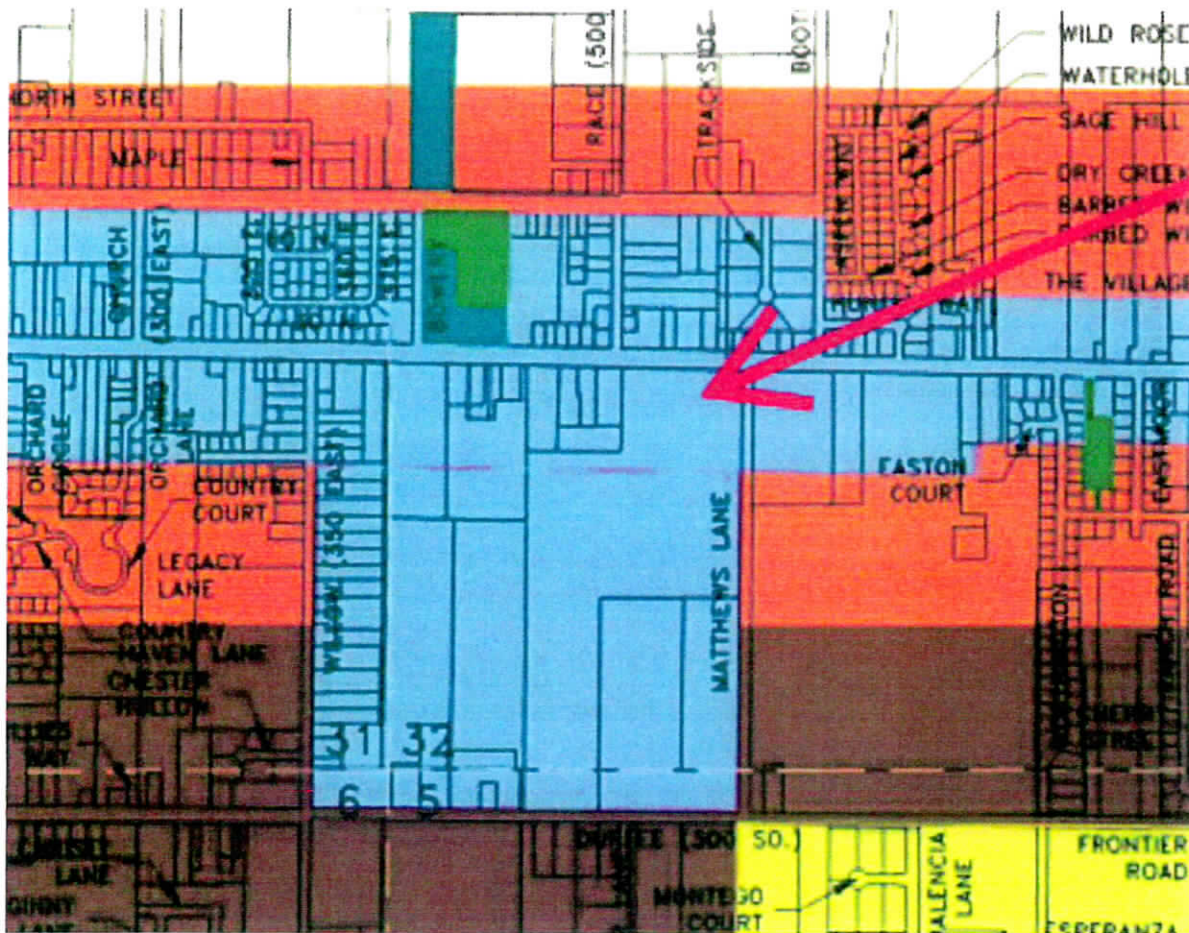


Meno, Chappel, Matthews Revised Lot

Mixed Use



Maxar, Esri Community Maps Contributors, METI/NASA, USGS, Bureau of Land Management



The owners of M&M Matthews are requesting the zone change from R-1-12 (lots 12,000 square feet in size) to MU (Mixed Use) in an effort to provide the community with a diverse use of commercial, retail, and residential uses. The MU zoning will provide the flexibility needed to accomplish many goals within the 2020 Grantsville City General Plan.

Supporting Rationale:

The Future Land Use map reflects “Mixed-Use Density” in purple (see above screenshot). The definition of Mixed-Use Density states: *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 surrounding properties in the zone.*

The future areas designated as future “Mixed-Use Density” run along Main Street, highway 112, and the parcels listed above. The yellow highlighted parcels listed above encompass nearly an entire ½ block from Main Street to Durfee Street. This area is surrounded by businesses to the North (Casa Del Rey) and West (Family Dollar) and an LDS meeting house to the south on Durfee Street. The small population of single-family homes surrounding the area represents a unique opportunity to manage growth of this large piece of land in accordance with the goals of the General Plan.

The Grantsville General Plan states the following related to housing goals:

Goals + Policies – Housing

Goal 1. Housing Stock. Grantsville seeks to develop a variety of housing opportunities.

1. Support the development of single-family dwellings, multi-family dwellings, and retirement housing.

2. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes [as per UCA 10-9a-403(2)(b)(iii)(A)].

Goal 2. Moderate Income Housing. Grantsville seeks to equitably provide housing opportunities for its residents.

The majority of recent growth in Grantsville consists of single-family homes. This growth has brought a lack of commercial, retail, and affordable housing. Zoning of Mixed-Use Density will allow Grantsville City and land owners the opportunity to proactively plan the development of this property to benefit the community in many of the following ways:

- Economic Growth – Utilizing this zoning will encourage commercial and retail businesses to open in Grantsville. Residents will have the opportunity to shop local, providing taxable revenue to Grantsville City.
- Employment – Local commercial and retail businesses will have the ability to offer employment within the city limits of Grantsville, providing income to residents, eliminating the need to travel outside of the county.
- Housing – A zone of mixed use will provide the opportunity for affordable housing to individuals seeking residency in Grantsville. Goal 4 of the General Plan states, “Encourage Affordable Housing” – Work with and incentivize local developers to create vital affordable housing within Grantsville.

The Housing section of the General Plan states,

Grantsville completed their biennial report on moderate income housing in 2018, and the new state model was run for this plan update. The following is a summary of its findings:

Utah Statute requires cities to evaluate their housing opportunities for those earning 80% of the “area median income.” Tooele County’s household AMI is approximately \$74,000 for households that are between 3-4 people, and 80% of this amount is \$59,200. Under the assumption that appropriate housing costs should not exceed 30% of a household budget, then the City should look for ways to support housing development that is as, or more affordable than, what is in the market currently.

With housing prices escalating within Utah, limited opportunities exist for the children of current residents to reside within the Grantsville community. The average starter home within Grantsville is currently over \$350,000. With a current AMI of approximately \$74,000, this price point results in a lack of affordable housing for young families and recent graduates. One of the comments made in the General Plan states, citizens prefer, “A multi-generational community, providing opportunities for

residents to grow up in and remain in the same community.” Many Grantsville residents feel the lack of affordable housing is causing their children to relocate out of state.

Unique Opportunity:

The above discussed property is located in the heart/center of Grantsville. Some of the land is located on Main Street and is considered prime commercial property. Under the current zoning, commercial use is not allowed. The combined parcels of land are one of the few sections of property consisting of roughly 73 acres with future zoning of mixed use.

One of the concerns raised by Grantsville citizens is the lack of infrastructure and water. Grantsville City recently installed water and sewer lines along Main Street and Matthews Lane. This improvement in infrastructure will benefit the future development of this property.

The water concerns of Grantsville citizens is noteworthy, and the owners of this property are confident adequate amounts of water exist to support the zoning of Mixed-Use Density. M&M Matthews Properties, LLC owns a significant amount of Grantsville Irrigation shares and Utah State Water Rights. In 2017, the owners invested in a large agricultural well on the property, and it is certified for culinary use.

Based on this information, it is important that Grantsville City considers the General Plan goals, along with the future desires of citizens in approving the zone change request.

Summary:

As Grantsville City continues to grow, single family homes are rapidly filling vacant lots. The requested zone change to “MU” is consistent with the future zoning of Mix-Use Density. This zone provides a unique opportunity for Grantsville City to proactively partner with land owners in planning a future development that will benefit both residents and Grantsville City by offering economic development, local employment, and affordable housing.

APPLICATION FOR A REZONE CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

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

73.22 acres for Marlo Meno, Mary Chappell and Kirk Matthews located at approximately 550 East Main Street to go from an R-1-12, an RM-7 and an A-10 zone to a Mixed Use zone.

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, February 11, 2021 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 through Zoom to gain further information. No members of the Public will be allowed in person due to the new State of Utah restrictions related to COVID-19. No comments will be allowed during the zoom meeting. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 pm on February 11, 2021.

For more information, please call me at 435-884-4604.

Thank you,


Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/87952578086>

Meeting ID: 879 5257 8086

One tap mobile

+13462487799,,87952578086# US (Houston)

+16699009128,,87952578086# US (San Jose)

Find your local number:

<https://us02web.zoom.us/j/kdfkwIpj36>

APPLICATION FOR A REZONE CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

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

73.22 acres for Marlo Meno, Mary Chappell and Kirk Matthews located at approximately 550 East Main Street to go from an R-1-12 zone to a Mixed Use zone.

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, January 14, 2021 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 through Zoom to gain further information. No members of the Public will be allowed in person due to the new State of Utah restrictions related to COVID-19. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 pm on January 14, 2021.

For more information, please call me at 435-884-4604.

Join Zoom Meeting

<https://us02web.zoom.us/j/85830900307>

Meeting ID: 858 3090 0307

One tap mobile

+16699009128,,85830900307# US (San Jose)

+12532158782,,85830900307# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

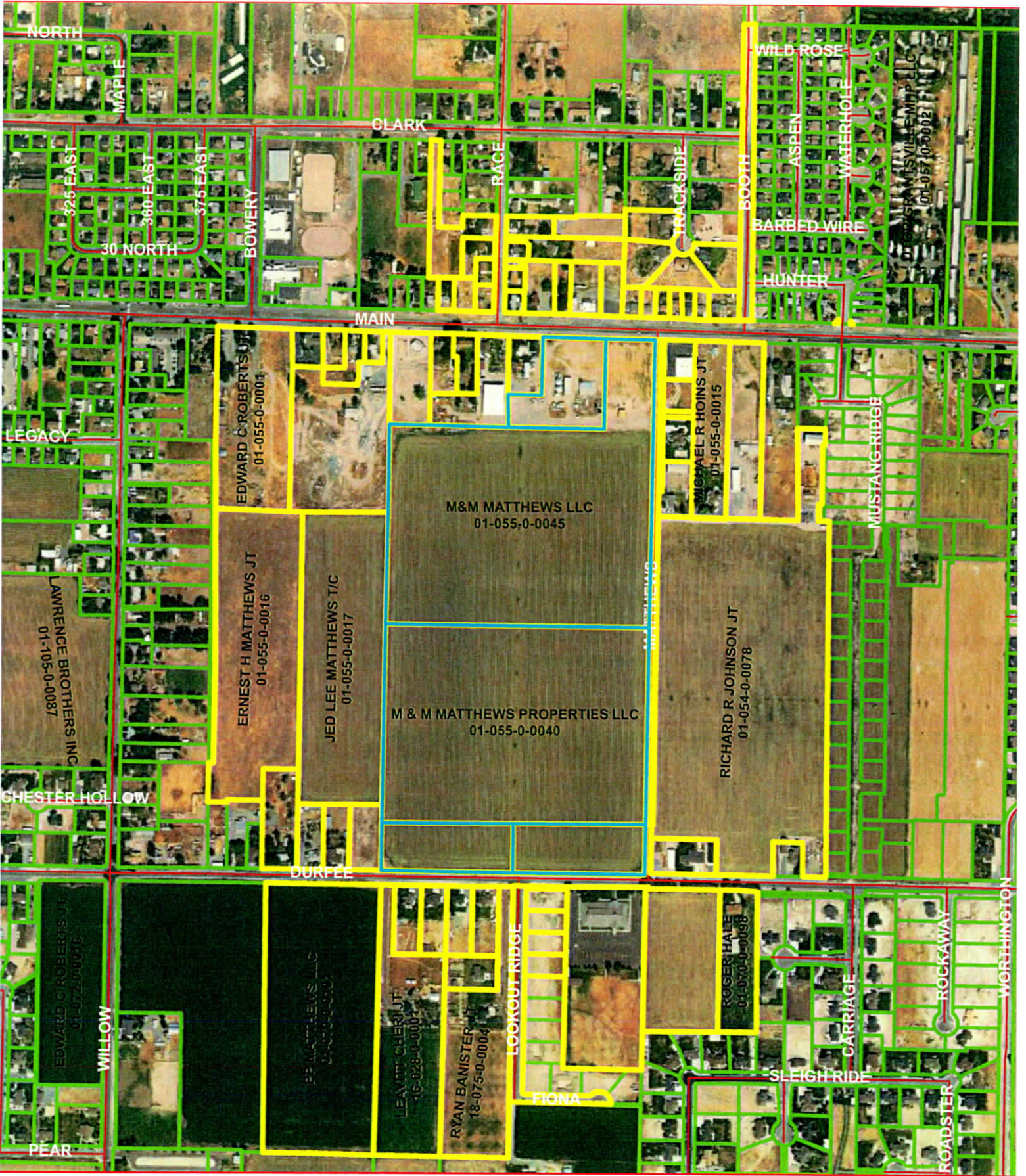
+1 346 248 7799 US (Houston)

Find your local number: <https://us02web.zoom.us/j/85830900307>

Thank you,



Kristy Clark
Zoning Administrator



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 by no means be used as such. This map is not intended for all uses. Toole County is not responsible or liable for any derivative or misuse of this map.

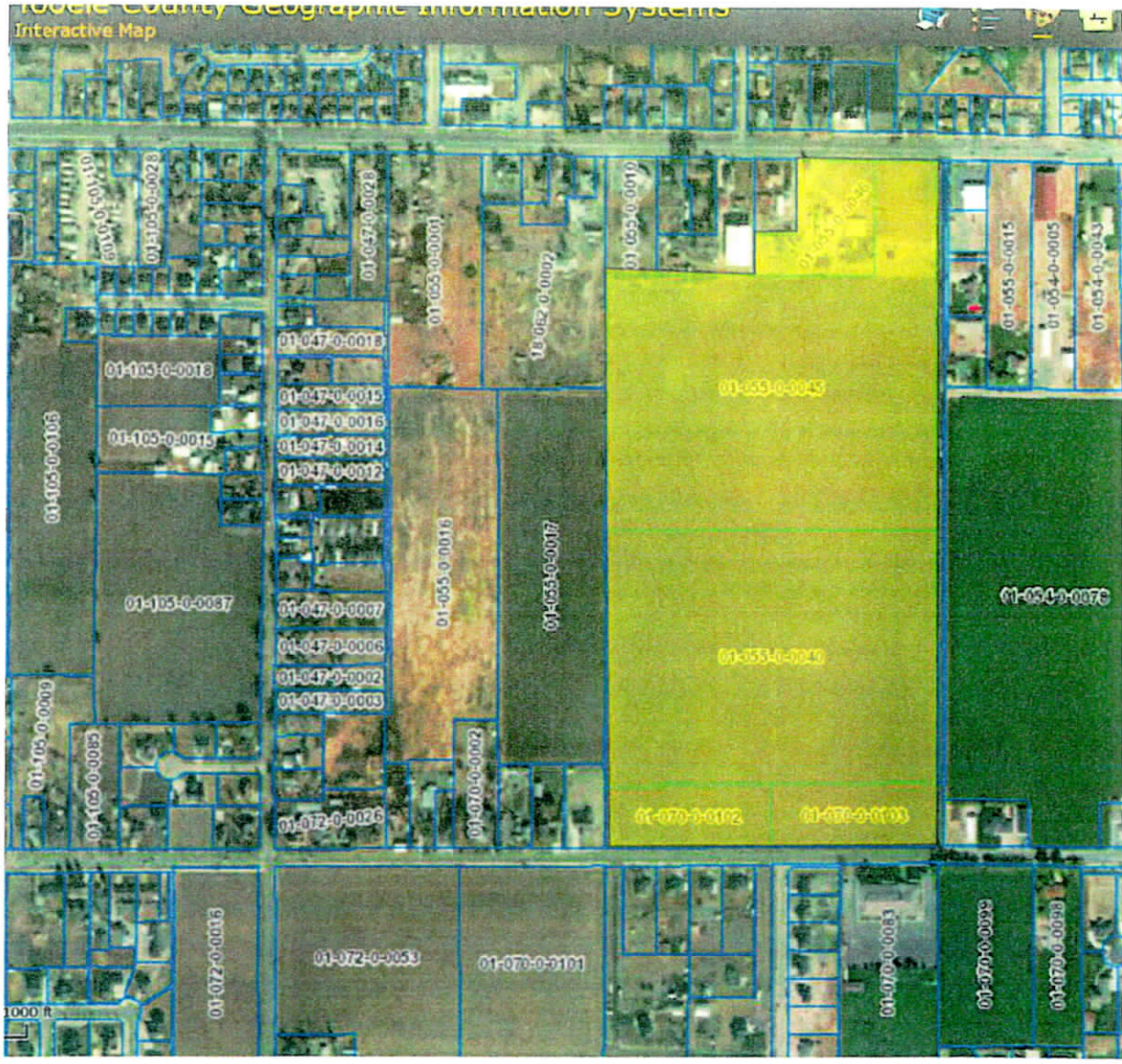
Meno

01-055-0-0040, 01-055-0-0045, 01-055-0-0046
 01-070-0-0102, 01-070-0-0103

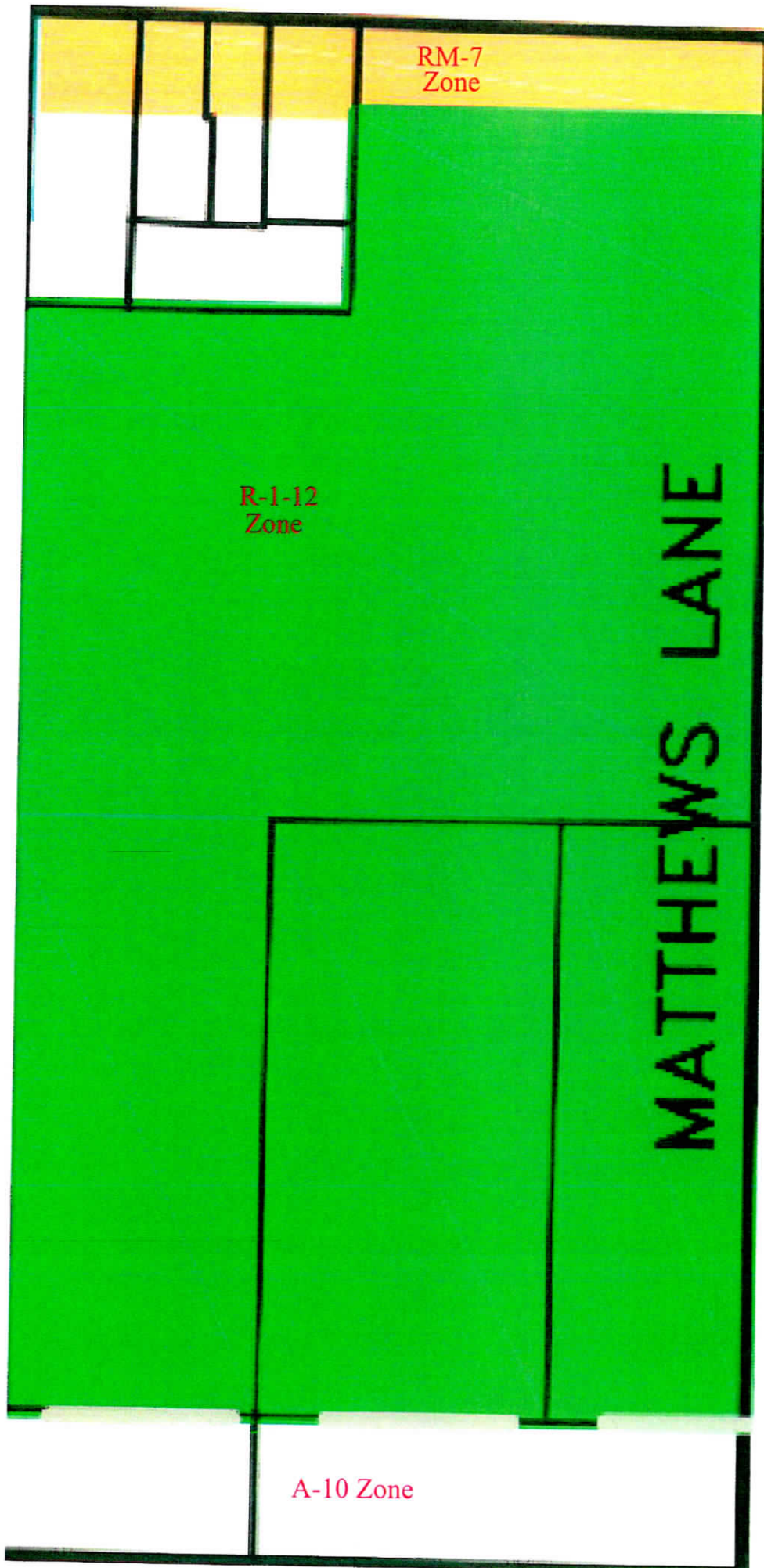


Date: 12/22/2020
 dnoover

Vicinity Map
Identifying the
Area to be
Rezoned
(Highlighted in
Yellow)



EXISTING
ZONING

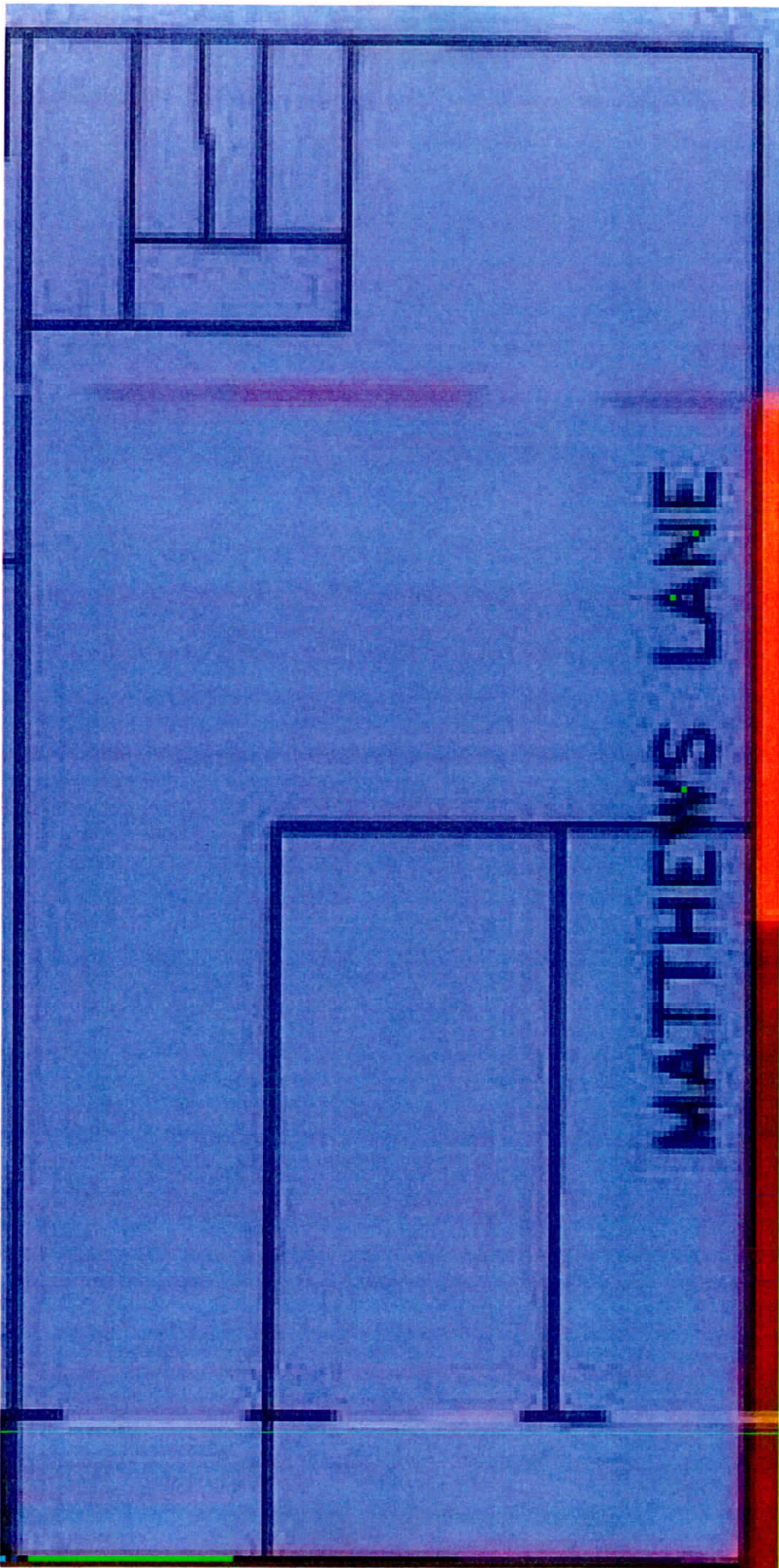


RM-7
Zone

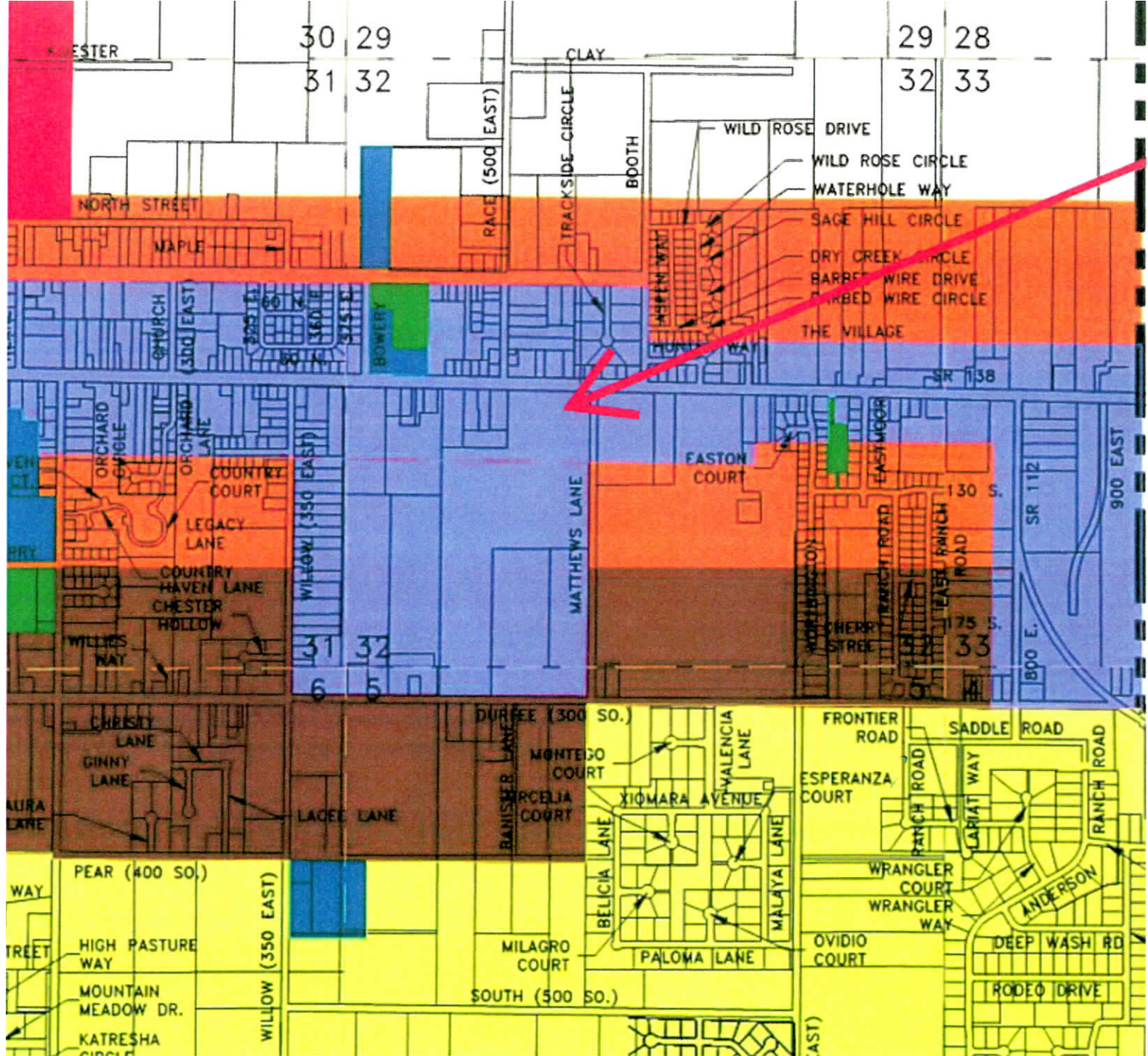
R-1-12
Zone

MATTHEWS LANE

A-10 Zone



Proposed
Zoning
-
Mixed Use



Legal description
of each of the five
individual parcels
the rezone is being
requested for.

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

Account R031089

Location

Acres 3.956

Parcel Number 01-055-0-0046

Account Number R031089

Tax District 2 - GRANTSVILLE

Year Built

Above Ground SQFT

Basement SQFT

Basement SQFT Complete

Status Code OK - Normally Tax Property

HouseNumber

StreetName

Parcels 0105500044

01-055-0-0044

OwnerName KIRK LAWRENCE MATTHEWS

Legal BEGINNING AT A POINT ON THE SOUTH LINE OF MAIN STREET WHICH LIES NORTH 89°49'41" EAST 2176.97 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE TO THE WEST LINE OF MATTHEWS LANE, NORTH 0°33'29" EAST 2394.99 FEET ALONG SAID WEST LINE OF MATTHEWS LANE AND NORTH 88°45'11" WEST 240.00 FEET FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 0°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.); THENCE FROM SAID POINT OF BEGINNING,

Owner

Owner Name KIRK LAWRENCE MATTHEWS

In Care Of Name KIRK L MATTHEWS

Owner Address 3419 HIDDEN PEAK RD
ERDA, UT 84074
UNITED STATES

SOUTH 0°33'29" WEST 446.70 FEET; THENCE
 NORTH 89°10'55" WEST 492.73 FEET; THENCE
 NORTH 1°00'00" EAST 163.56 FEET, THENCE
 NORTH 89°50'36" EAST 168.32 FEET; THENCE
 NORTH 1°00'00" EAST 282.68 FEET TO THE
 SOUTH LINE OF MAIN STREET; THENCE ALONG
 SAID SOUTH LINE, SOUTH 88°45'11" EAST 321.00
 FEET TO THE POINT OF BEGINNING.THE ABOVE
 DESCRIBED PARCEL OF LAND CONTAINS
 APPROXIMATELY 172,311 SQUARE FEET IN
 AREA OR 3.956 ACRES. OUT OF 1-55-44 FOR 2013
 YEAR.

Entry Date**Remarks**Transfers

Sale Date	Doc Description
Wed Dec 03 12:00:00 MST 2008	BOUNDARY LINE AGREEMENT
Tue Dec 02 12:00:00 MST 2008	BOUNDARY LINE AGREEMENT
Fri Aug 13 12:00:00 MDT 2010	WARRANTY DEED
Fri Aug 13 12:00:00 MDT 2010	SPECIAL WARRANTY DEED
Thu Dec 29 12:00:00 MST 2011	APPROVAL OF EXCHANGE
Thu Feb 09 12:00:00 MST 2012	QUIT CLAIM DEED
Thu Feb 09 12:00:00 MST 2012	QUIT CLAIM DEED
Mon May 21 12:00:00 MDT 2012	QUIT CLAIM DEED
Mon May 21 12:00:00 MDT 2012	QUIT CLAIM DEED

Images

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

Account R031088

Location

Acres 32.184

Parcel Number 01-055-0-0045

Account Number R031088

Tax District 2 - GRANTSVILLE

Year Built

Above Ground SQFT

Basement SQFT

Basement SQFT Complete

Status Code OK - Normally Tax Property

HouseNumber

StreetName

Parcels 0105500039

01-055-0-0044

OwnerName M&M MATTHEWS LLC

Owner

Owner Name M&M MATTHEWS LLC

In Care Of Name M&M MATTHEWS LLC

Owner Address 1297 S HOYTSVILLE ROAD
HOYTSVILLE, UT 84017
UNITED STATES

Legal BEGINNING AT A POINT ON THE WEST LINE OF MATTHEWS LANE WHICH LIES NORTH 89°49'41" EAST 2176.97 FEET ALONG THE TOOELE COUNTY DEPENDENT RESURVEY SECTION LINE TO THE WEST LINE OF MATTHEWS LANE AND NORTH 0°33'29" EAST 975.04 FEET ALONG SAID WEST LINE OF MATTHEWS LANE FROM THE UNMARKED LOCATION ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY FOR THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID UNMARKED SOUTHWEST CORNER OF SECTION 32 LIES NORTH 0°03'05" EAST 261.86 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN DURFEE STREET AND NORTH 89°49'23" EAST 492.53 FEET FROM A TOOELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°33'09" EAST 2638.14 FEET ALONG A LINE DEFINED BY SAID WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 32 IN DURFEE STREET AND A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 32.); THENCE FROM SAID POINT OF BEGINNING,

NORTH 89°41'42" WEST 1320.75 FEET TO INTERSECT AN ANCIENT FENCE LINE; THENCE ALONG ANCIENT FENCE LINES THE FOLLOWING THREE (3) COURSES; (1) NORTH 0°39'00" EAST 535.53 FEET; (2) NORTH 0°31'00" EAST 450.50 FEET; (3) SOUTH 89°25'00" EAST 203.75 FEET TO AN ANCIENT FENCE CORNER, THENCE SOUTH 89° 10'55" EAST 876.47 FEET; THENCE NORTH 0°33'29" EAST 446.70 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE ALONG SAID SOUTH LINE, SOUTH 88°45'11" EAST 240.00 FEET TO THE WEST LINE OF MATTHEWS LANE; THENCE ALONG SAID WEST LINE, SOUTH 0°33'29" WEST 1419.95 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS APPROXIMATELY 1,401,934 SQUARE FEET IN AREA OR 32.184 ACRES. OUT OF 1-55-39 AND 1-55-44 FOR 2013 YEAR.

Entry Date**Remarks****Transfers**

Sale Date	Doc Description
Wed Dec 03 12:00:00 MST 2008	BOUNDARY LINE AGREEMENT
Tue Dec 02 12:00:00 MST 2008	BOUNDARY LINE AGREEMENT
Fri Aug 13 12:00:00 MDT 2010	WARRANTY DEED
Fri Aug 13 12:00:00 MDT 2010	SPECIAL WARRANTY DEED
Thu Dec 29 12:00:00 MST 2011	APPROVAL OF EXCHANGE
Thu Feb 09 12:00:00 MST 2012	QUIT CLAIM DEED
Thu Feb 09 12:00:00 MST 2012	QUIT CLAIM DEED
Mon May 21 12:00:00 MDT 2012	QUIT CLAIM DEED
Fri Sep 14 12:00:00 MDT 2012	SPECIAL WARRANTY DEED

Images

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

Account R029963

Location

Acres 29.726

Parcel Number 01-055-0-0040

Account Number R029963

Tax District 2 - GRANTSVILLE

Year Built

Above Ground SQFT

Basement SQFT

Basement SQFT Complete

Status Code OK - Normally Tax Property

HouseNumber

StreetName

Parcels 0105500013

0105500018

0105500019

OwnerName M & M MATTHEWS PROPERTIES
LLC

Legal BEG AT A PT IN AN ANCIENT FENCE LI WHICH LIES N 89°49'41" E 857.25 FT ALG THE TOOEE COUNTY DEP RESURVEY SEC LI FROM THE UNMARKED LOCATION EST BY THE TOOEE COUNTY DEP RESURVEY FOR THE SW COR OF SEC 32, T2S, R5W, SLB&M, SD UNMARKED SW COR OF SEC 32 LIES N 0°03'05" E 261.86 FT FROM A TOOEE COUNTY DEP RESURVEY WITNESS MONUMENT IN DURFEE ST AND N 89°49'23" E 492.53 FROM A TOOEE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESC IS S 89°33'09" E 2638.14 FT ALG A LINE DEFINED BY SD WITNESS MONUMENT TO THE SW COR OF SD SEC 32 AND TOOEE COUNTY DEP RESURVEY MONUMENT ALSO IN DURFEE ST, WITNESS MONUMENT TO THE S 1/4 COR OF SD SEC 32.); TH FROM SD POB, ALG ANCIENT FENCE LI THE FOLLOWING (3) COURSES: (1) N 0°15'00" E 87.61 FT (2) N 0°29'00" E 720.44 FT; (3) N 0°39'00" E 177.97 FT; S 89°41'42" E 1320.75 FT TO THE W LI OF MATTHEWS LN; TH ALG SD W LI, S 0°33'29" W 975.04 FT TO INTERSECT THE TOOEE COUNTY DEP RESURVEY SEC LI, TH ALG SD SEC LI, S 89°49'41" W 1319.72 FT TO THE POB. OUT OF 1-55-13, 1-55-18 AND 1-55-19 FOR 2009 YEAR. 29.726 AC

Owner

Owner Name M & M MATTHEWS PROPERTIES
LLC

In Care Of Name M & M MATTHEWS
PROPERTIES LLC

Owner Address 1297 S HOYTSVILLE RD
HOYTSVILLE, UT 84017
UNITED STATES

Entry Date

Remarks

[Transfers](#)

Sale Date

[Wed Dec 10 12:00:00 MST 2008](#)

[Tue Jan 13 12:00:00 MST 2009](#)

[Thu Jan 08 12:00:00 MST 2009](#)

[Fri Sep 14 12:00:00 MDT 2012](#)

Doc Description

[QUIT CLAIM DEED](#)

[APPROVAL OF EXCHANGE](#)

[QUIT CLAIM DEED](#)

[SPECIAL WARRANTY DEED](#)

Images

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

Account R029970

Location

Acres 3.727

Parcel Number 01-070-0-0103

Account Number R029970

Tax District 2 - GRANTSVILLE

Year Built

Above Ground SQFT

Basement SQFT

Basement SQFT Complete

Status Code OK - Normally Tax Property

HouseNumber

StreetName

Parcels 0107000007

OwnerName M & M MATTHEWS PROPERTIES
LLC

Legal BEG AT A PT ON THE W LI OF MATTHEWS LANE WHICH LIES N 89*49'41" E 2176.97 FT ALG THE TOOEELE COUNTY DEP RESURVEY SEC LI FROM THE UNMARKED LOCATION EST BY THE TOOEELE COUNTY DEP RESURVEY FOR TH NW COR OF SEC 5, T3S, R5W, SLB&M, SD UNMARKED NW COR OF SEC 5 LIES N 0*03'05" E 261.86 FT FROM A TOOEELE COUNTY DEP RESURVEY WITNESS MONUMENT IN DURFEE ST, N 89*49'23" E 492.53 FROM A TOOEELE COUNTY DEPENDENT RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESC IS S 89*33'09" E 2638.14 FT ALG A LI DEFINED BY SD WITNESS MONUMENT TO THE NW COR OF SD SEC 5 AND A TOOEELE COUNTY DEP RESURVEY MONUMENT ALSO IN DURFEE STREET, WITNESS MONUMENT TO THE N 1/4 COR OF SD SEC 5); TH FROM SD POB, ALG THE W LI OF MATTHEWS LN, S 0*33'29" W 249.025 FT TO THE N LI OF DURFEE ST; TH ALG SD N LI N 89*37'24" W 659.175 FT; N 242.694 FT TO INTERSECT THE TOOEELE COUNTY DEP RESURVEY SEC LI; TH ALG S SEC LI, N 89*49'41" E 661.59 FT TO THE POB. OUT OF 1-70-7 FOR 2009 YEAR. 3.727 AC

Entry Date

Remarks

Transfers

Owner

Owner Name M & M MATTHEWS PROPERTIES
LLC

In Care Of Name M & M MATTHEWS PROPERTIES
LLC

Owner Address 1297 S HOYTSVILLE RD
HOYTSVILLE, UT 84017
UNITED STATES

Sale Date

[Wed Dec 10 12:00:00 MST 2008](#)

[Tue Jan 13 12:00:00 MST 2009](#)

[Thu Jan 08 12:00:00 MST 2009](#)

[Fri Sep 14 12:00:00 MDT 2012](#)

Doc Description

[QUIT CLAIM DEED](#)

[APPROVAL OF EXCHANGE](#)

[QUIT CLAIM DEED](#)

[SPECIAL WARRANTY DEED](#)

Images

- [Photo](#)



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

Account R029969

Location

Acres 3.622

Parcel Number 01-070-0-0102

Account Number R029969

Tax District 2 - GRANTSVILLE

Year Built

Above Ground SQFT

Basement SQFT

Basement SQFT Complete

Status Code OK - Normally Tax Property

HouseNumber

StreetName

Parcels 0107000007

0107000006

OwnerName M & M MATTHEWS PROPERTIES
LLC

Legal BEG AT A PT IN AN ANCIENT FENCE LI WHICH LIES N 89*49'41" E 857.25 FT ALG THE TOOEE COUNTY DEP RESURVEY SEC LI FROM THE UNMARKED LOCATION EST BY THE TOOEE COUNTY DEP RESURVEY FOR THE NW COR OF SEC 5, T3S, R5W, SLB&M, SD UNMARKED NW COR OF SEC 5 LIES N 0*03'05" E 261.86 FT FROM A TOOEE COUNTY DEP RESURVEY WITNESS MONUMENT IN DURFEE ST AND N 89* 49'23" E 492.53 FROM A TOOEE COUNTY DEP RESURVEY WITNESS MONUMENT IN SOUTH WILLOW STREET (NOTE: BASIS OF BEARING FOR THIS DESC IS S 89*33'09" E 2638.14 FT ALG A LINE DEFINED BY SD WITNESS MONUMENT TO THE NW COR OF SD SEC 5 AND A TOOEE COUNTY DEP RESURVEY MONUMENT ALSO IN DURFEE ST, WITNESS MONUMENT TO THE N 1/4 COR OF SD SEC 5.); TH FROM SD POB, ALG THE TOOEE COUNTY DEP RESURVEY SEC LI, N 89*49'41" E 658.13 FT; S 242.694 FT TO THE N LI OF DURFEE ST; TH ALG SD N LI, N 89* 37'24" W 659.17 FT TO AN ANCIENT FENCE COR; TH ALG AN ANCIENT FENCE LI, N 0*15'00" E 236.39 FT TO THE POB. OUT OF 1-70-6 AND 1-70-7 FOR 2009 YEAR. 3.622 AC

Entry Date

Remarks

Owner

Owner Name M & M MATTHEWS PROPERTIES
LLC

In Care Of Name M & M MATTHEWS PROPERTIES
LLC

Owner Address 1297 S HOYTSVILLE RD
HOYTSVILLE, UT 84017
UNITED STATES

[Transfers](#)

Sale Date	Doc Description
Wed Dec 10 12:00:00 MST 2008	QUIT CLAIM DEED
Tue Jan 13 12:00:00 MST 2009	APPROVAL OF EXCHANGE
Thu Jan 08 12:00:00 MST 2009	QUIT CLAIM DEED
Fri Sep 14 12:00:00 MDT 2012	SPECIAL WARRANTY DEED

Images

- [Photo](#)

