

AGENDA ITEM #5

Consideration of Ordinance 2021-25 amending the official zoning map of Grantsville City, Utah to rezone 17.23 acres for Mary Chappell located on the west corner of Willow and Pear Streets to go from an A-10 zone to an R-1-21 zone.

**GRANTSVILLE CITY
ORDINANCE NO. 2021-25**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 17.23 ACRES FOR MARY CHAPPELL LOCATED AT THE WEST CORNER OF WILLOW AND PEAR STREETS TO GO FROM AN A-10 ZONE TO A R-1-21 ZONE

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

SECTION ONE: PURPOSE. This Ordinance is for the purpose of amending the official zoning map and the Land Use Development and Management Code of Grantsville City, Utah by rezoning 17.23 acres of real property for Mary Chappell located at the West corner of Willow and Pear Streets to go from a A-10 zoning designation to a R-1-21 zoning designation. The Grantsville City Council finds that this amendment is consistent with the general plan of Grantsville City and will be in the best interests of Grantsville City and its residents.

SECTION TWO: ZONING MAP AMENDMENT. The Grantsville City Land Use Development and Management Code and Official Zoning Map are hereby amended by changing the zoning designation of the following described parcels from an A-10 zoning designation to a R-1-21 zoning designation, as defined by the Grantsville City zoning regulations:

Parcel #s: 01-072-0-0010.

The total parcels described herein are located within the Grantsville City limits.

SECTION THREE: EFFECTIVE DATE. This ordinance shall take effect immediately upon the publication of a short summary of this Ordinance in a newspaper of general circulation within Grantsville City, as provided for by law and upon the recording of a

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

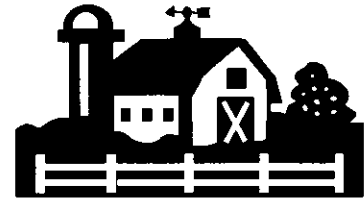
ATTEST:

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 #5: Consideration of Ordinance 2021-25 amending the official zoning map of Grantsville City, Utah to rezone 17.23 acres for Mary Chappell located on the west corner of Willow and Pear Streets to go from an A-10 zone to an R-1-21 zone.

The Planning Commission held a public hearing on this agenda item on May 13, 2021:

Chairman Brian Pattee opened the public hearing at 7:07 p.m. and called for comments.

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

The Planning Commission motioned to recommend approval of this agenda item 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: So that's another piece that we own. It's across from Willow Elementary. I'm just trying to get it set up to rezone for half-acre lots in accordance with the future plan.

Gary made the motion to recommend approval to Rezone 17.23 acres of land located on the southwest corner of Pear Street and Willow Street to go from an A-10 zone to an R-1-21 zone for Mary Chappell. 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 Mary Chappell

MAILING ADDRESS 1297 S. Hoytsville Rd
Hoytsville, UT 84017

E-MAIL marymchappell@gmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY Parcel 01-072-0-0010

DO YOU OWN THE PROPERTY? yes

NUMBER OF ACRES INVOLVED 17.23

CURRENT ZONE OF PROPERTY A-10

REQUESTED ZONE R-1-21

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.

Mary Chappell
SIGNATURE OF APPLICANT

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: 01-072-0-0010

EagleWebURL	More info
Designation	PRIVATE
ParcelNumber	01-072-0-0010
AccountNumber	R000267
TaxYear	2021
TotalAcres	17.23
Primary OwnerName	MATTHEWS PETERSON PROPERTY LLC
AllOwners	MATTHEWS PETERSON PROPERTY LLC
Mail To Name	MATTHEWS PETERSON PROPERTY LLC
PLSS	S 6 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	1297 S. HOYTSVILLE RD HOYTSVILLE, UT 84017 UNITED STATES
Alternate Mail To Address #1	1297 S. HOYTSVILLE RD
Alternate Mail To Address #2	
Mail To City	HOYTSVILLE
Mail To State	UT
MailToZip	84017
Subdivision	
SubLot	
YearBuilt	

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Account R000267

Location

Acres 17.23
Parcel Number 01-072-0-0010
Account Number R000267
Tax District 2 - GRANTSVILLE
Year Built
Above Ground SQFT
Basement SQFT
Basement SQFT Complete
Status Code OK - Normally Tax Property

HouseNumber

StreetName

Parcels

OwnerName MATTHEWS PETERSON PROPERTY LLC

Legal COM AT SW COR OF SE 1/4 OF NE 1/4 OF SEC 6, T3S, R5W, SLB&M, & EXTENDING TH N 14.63 CHNS, TH S 89° 0' E 11.98 CHNS, TH S 1° 0' W 14.46 CHNS, TH W 11.70 CHNS TO BEG COMBINES 1-72-10 & 1 72-20 17.23 AC

Entry Date

Remarks

Transfers

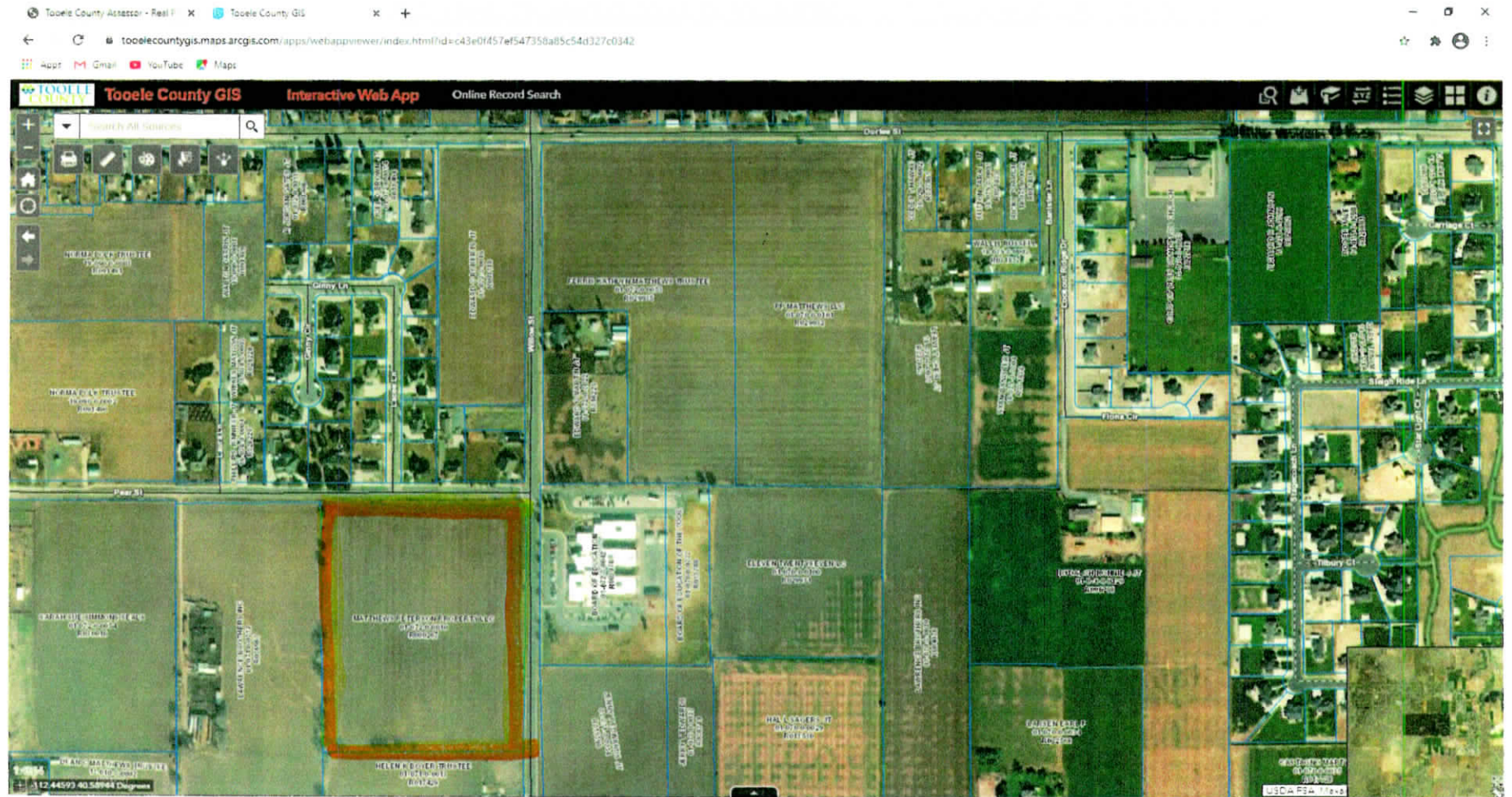
Sale Date	Doc Description
Fri Jun 08 12:00:00 MDT 1990	LETTERS OF TESTAMENTARY
Thu Dec 27 12:00:00 MST 1990	QUIT CLAIM DEED
Tue Apr 23 12:00:00 MDT 2002	WARRANTY DEED
Mon Dec 22 12:00:00 MST 2008	QUIT CLAIM DEED

Images

- [Photo](#)



Vicinity Map identifying the area to be rezoned.



**APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

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

9.85 acres of land located on the west corner of Pear Street and Willow Street to go from an A-10 zone to an R-1-21 zone for Mary Chappell.


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, May 13, 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 May 13, 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/88930407652>

Meeting ID: 889 3040 7652

One tap mobile

+16699009128,,88930407652# US (San Jose)

+12532158782,,88930407652# 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)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 889 3040 7652

Find your local number:

14.1 Agricultural Districts - A

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

Minimum Lot Size: 10 acres.

15.1 Residential District R-1-21

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

Minimum Lot Size: 21,780 sq. feet

Chappel Original Lot

A-10



Chappel Revised Lot

R-1-21

