

## **AGENDA ITEM #6**

Consideration of Ordinance 2021-26 amending the official zoning map of Grantsville City, Utah to rezone 17.53 acres for Marlo Meno and Kathlyn Ferris located on the east corner of Willow and Durfee Streets to go from an RR-5 zone to an R-1-12 zone.

**GRANTSVILLE CITY  
ORDINANCE NO. 2021-26**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 17.53 ACRES FOR MARLO MENO AND KATHLYN FERRIS LOCATED NEAR 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 17.53 acres of real property for Marlo Meno and Kathlyn Ferris located near the East corner of Willow and Durfee Streets to go from a 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:

Parcel #: 01-070-0-0101.

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 2<sup>nd</sup> DAY OF JUNE, 2021.

\_\_\_\_\_  
MAYOR BRENT K. MARSHALL

ATTEST:

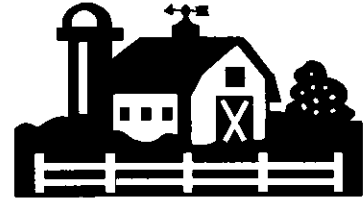
\_\_\_\_\_  
Christine Webb, City Recorder

( S E A L )

Date of Publication \_\_\_\_\_

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## 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**

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**City Council Agenda Item #6: Consideration of 2021-26 amending the official zoning map of Grantsville City, Utah to rezone 17.53 acres for Marlo Meno and Kathlyn Ferris located near the east corner of Willow and Durfee Streets 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 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 7:07 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:**

Mary Chappell stated, this is on the southeast corner of Willow Street and Durfee Street. This belongs to our Aunt, Kathlyn Ferris who lives in Colorado and she has signed an affidavit for me to answer question on her behalf.

Erik Stromberg asked, is this the parcel that goes up to the school?

Mary Chappell answered, yes, we wrap around the Martin's right on the corner.

Chairman Brian Pattee asked, Kristy, is this the one that I had a question on about the zoning?

Kristy Clark answered, yes.

Chairman Brian Pattee asked, so it meets the General Plan?

Kristy Clark answered, yes, kinda. We will need to look at it and determine if we need to create another zone designation.

**Gary made the motion to recommend approval to Rezone 17.53 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 and Kathlyn Ferris. Erik seconded the motion. All voted in favor and the motion carried unanimously.**

**- End of Memorandum-**

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

DATE PAID April 8, 2021

HEARING DATE June 10, 2021

**\$500.00 FEE  
NON-  
REFUNDABLE**

APPLICANT'S NAME Marlo Meno & Kathleen Ferris

MAILING ADDRESS P.O. Box 651  
Grantsville, UT 84029

E-MAIL mmeno@digis.net

APPLICANT'S PHONE \_\_\_\_\_

LOCATION OF SUBJECT PROPERTY \_\_\_\_\_ (Parcel), 01-072-0-0053

DO YOU OWN THE PROPERTY? Yes

NUMBER OF ACRES INVOLVED 17.53

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

**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: 01-072-0-0053**

EagleWebURL	<a href="#">More info</a>
Designation	PRIVATE
ParcelNumber	01-072-0-0053
AccountNumber	R029935
TaxYear	2021
TotalAcres	17.53
PrimaryOwnerName	FERRIS KATHLYN MATTHEWS TRUSTEE
AllOwners	FERRIS KATHLYN MATTHEWS TRUSTEE, THE KATHLYN FERRIS TRUST DATED AUGUST 26 2016 RESTATED ON MAY 13 2019
Mail To Name	
PLSS	S 5 T 3S R 5W
Area Name	GRANTSVILLE
TotalMarket	235,270,00
TotalTaxable	6,520.00
Property Codes	IT2
AcctType	RealAccount
SitusAddress	
HousNumber	
PreDir	
StreetName	
StreetType	
Unit	
City	
ZIP	
Mail To Address	1523 EAST JAMISON AVENUE CENTENNIAL , CO 80122
Alternate Mail To Address #1	1523 EAST JAMISON AVENUE
Alternate Mail To Address #2	
Mail To City	CENTENNIAL
Mail To State	CO
MailToZip	80122
Subdivision	
SubLot	
YearBuilt	





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## Account R029935

### Location

**Acres** 17.527  
**Parcel Number** 01-072-0-0053  
**Account Number** R029935  
**Tax District** 2 - GRANTSVILLE  
**Year Built**  
**Above Ground SQFT**  
**Basement SQFT**  
**Basement SQFT Complete**  
**Status Code** OK - Normally Tax Property  
**HouseNumber**  
**StreetName**

**Parcels** 0107200027  
 0107200021  
 0107000090

**OwnerName** FERRIS KATHLYN MATTHEWS  
 TRUSTEE  
 THE KATHLYN FERRIS TRUST DATED AUGUST  
 26 2016 RESTATED ON MAY 13 2019

**Legal** BEG AT THE INTERSECTION OF THE S LI  
 OF DURFEE ST WITH THE E LI OF SOUTH  
 WILLOW ST, SD PT LIES S 0\*03'05" W 32.325 FT  
 ALG THE TOOELE COUNTY DEP RESURVEY  
 SEC LI TO SD S LI OF DURFEE ST AND ALG SD  
 S LI, N 89\*37'24" W 461.75 FT FR A TOOELE  
 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  
 TOOELE COUNTY DEP RESURVEY WITNESS  
 MON IN SOUTH WILLOW AND QUIRK STREETS,  
 N 0\*03'05" E 261.86 FT (NOTE: TOOELE COUNTY  
 DEP RESURVEY DATA AND PREVIOUS  
 SURVEYS AND DESCRIPTIONS WHICH HAVE  
 RELIED ON SD DATA SHOW THIS DISTANCE TO  
 BE 262.72 FEET.) FR SD WITNESS MON IN  
 DURFEE ST (BASIS OF BEARING FOR THIS  
 DESCRIPTION IS S 89\*33'09" E 2638.14 FT ALG A  
 LI DEFINED BY SD WITNESS MON TO THE NW  
 COR OF SD SEC 5 AND A TOOELE COUNTY DEP  
 RESURVEY MON ALSO IN DURFEE ST,  
 WITNESS MON TO THE NORTH QUARTER COR  
 OF SD SEC 5.); TH FR SD POB, ALG THE S LI OF  
 DURFEE ST, S 89\*37'24" E 735.95 FT, TH S  
 0\*03'05" W 1332.78 FT TO INTERSECT AN  
 ANCIENT FENCE LINE; TH ALG SD ANCIENT

### Owner

**Owner Name** FERRIS KATHLYN MATTHEWS  
 TRUSTEE  
**Owner Address** 1523 EAST JAMISON AVENUE  
 CENTENNIAL , CO 80122

### Value

**Actual (2020)** \$235,270  
**Primary Taxable** \$6,520  
**Tax Area: 2 Tax Rate:**  
 0.013760  
**Type Actual Assessed Acres**  
 IT2 \$235,270 \$6,520 17.527



FENCE LI THE FOLL TWO (2) COURSES: (1) N 89\*39'00" W 32.31 FT; (2) N 88\*30'00" W 72.75 FT; TH N 0\*11'56" W 8.537 FT; TH N 88\*49'10" W 169.15 FT TO INTERSECT THE TOOEELE COUNTY DEP RESURVEY SEC LI; TH ALG THAT CERTAIN LI ESTABLISHED BY BOUNDARY LINE AGREEMENT FOUND AS ENTRY NO. 164596 IN BK 685 AT PGS 762-764 IN THE OFFICE OF THE TOOEELE COUNTY RECORDER, (NOTE: THE BEARINGS OF SD BDY LI AGREEMENT HAVE BEEN ROTATED 0\*01'24" CLOCKWISE TO AGREE WITH THE BEARING BASE OF THIS DESCRIPTION.) N 88\*49'10" W 146.19 FT TO A FENCE COR; TH ALG WELL ESTABLISHED FENCE LINES THE FOLL TWO (2) COURSES: (1) N 0\*42'00" E 660.88 FT; (2) N 89\*23'00" W 330.12 FT TO INTERSECT THE E LI OF SOUTH WILLOW ST; TH ALG SD E LI, N 0\*40'00" E 656.15 FT TO THE POB. OUT OF 1-70-90, 1-72-21 AND 1-72-27 FOR 2009 YEAR. 17.527 ACRES.

**Entry Date**

**Remarks**

Transfers

Sale Date	Doc Description
<a href="#">Fri Jun 08 12:00:00 MDT 1990</a>	<a href="#">LETTERS OF TESTAMENTARY</a>
<a href="#">Mon Jan 14 12:00:00 MST 1991</a>	<a href="#">QUIT CLAIM DEED</a>
<a href="#">Fri Jun 01 12:00:00 MDT 2001</a>	<a href="#">BOUNDARY LINE AGREEMENT</a>
<a href="#">Thu Jun 07 12:00:00 MDT 2001</a>	<a href="#">WARRANTY DEED</a>
<a href="#">Mon Dec 03 12:00:00 MST 2001</a>	<a href="#">AFFIDAVIT</a>
<a href="#">Thu Dec 27 12:00:00 MST 2001</a>	<a href="#">AFFIDAVIT</a>
<a href="#">Tue Apr 23 12:00:00 MDT 2002</a>	<a href="#">WARRANTY DEED</a>
<a href="#">Wed Dec 10 12:00:00 MST 2008</a>	<a href="#">BOUNDARY LINE AGREEMENT</a>
<a href="#">Sat Dec 20 12:00:00 MST 2008</a>	<a href="#">QUIT CLAIM DEED</a>
<a href="#">Sat Dec 20 12:00:00 MST 2008</a>	<a href="#">QUIT CLAIM DEED</a>
<a href="#">Sat Dec 20 12:00:00 MST 2008</a>	<a href="#">QUIT CLAIM DEED</a>

Tax

Images

Tax Year	Taxes
2020	\$89.72
2019	\$94.08

- [Photo](#)



PROPERTY OWNER AFFIDAVIT

STATE OF UTAH )

) ss

COUNTY OF TOOELE )

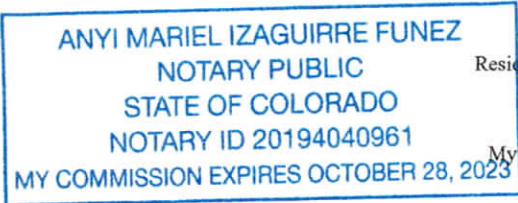
I, (we), Kathlyn Ferris being duly sworn, depose and say that I (we) am (are) the owners(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I have received written instruction regarding the process for which I am applying and the Grantsville City staff have indicated they are available to assist me in making this application.

Kathlyn Ferris  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 31 day of March, 20 21.

[Signature]  
(Notary)



Residing in: Arapahoe, Colorado

My Commission Expires: October 28, 2023

AGENT AUTHORIZATION

I (we), Kathlyn Ferris the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Mary Chappell to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in Grantsville City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

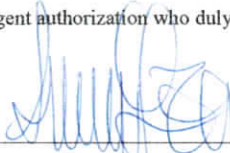
Kathlyn Ferris  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 31 day of March, 20 21 personally appeared before me

Kathlyn Ferris the signer(s) of the above agent authorization who duly acknowledged to

me that they executed the same.



(Notary)

ANYI MARIEL IZAGUIRRE FUNEZ  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194040961  
MY COMMISSION EXPIRES OCTOBER 28, 2023

Residing in: Arapahoe, Colorado

My Commission Expires: October 28, 2023

# 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 and Kathlyn Ferris.**

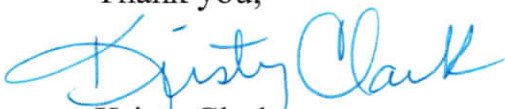
This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council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

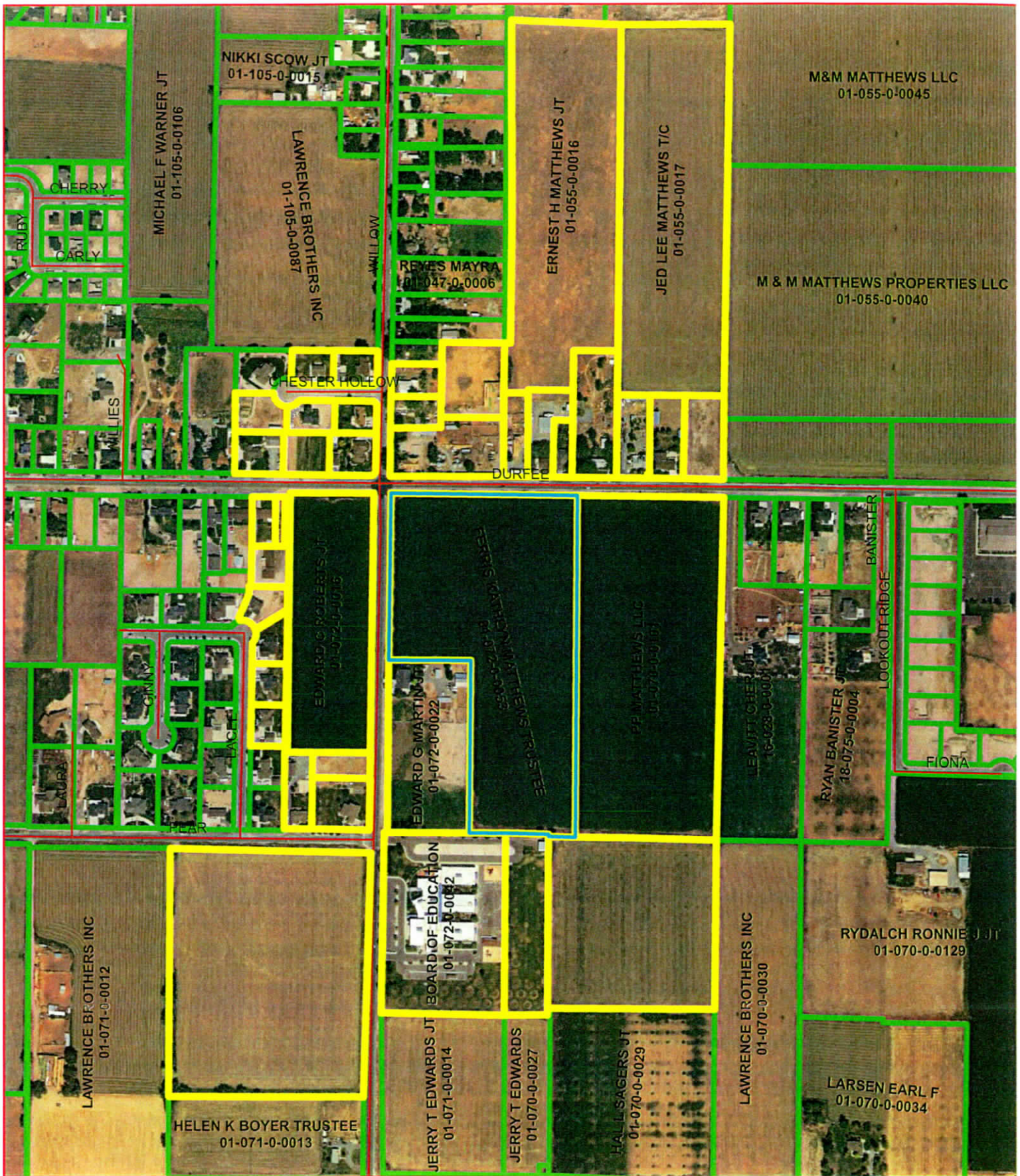
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 889 3040 7652

Find your local number:



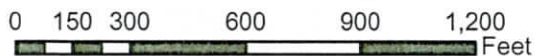


**GIS Map Disclaimer:**



This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

**Marlo Meno**  
01-072-0-0053



eJones  
Date: 1/1/2024



**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 and Ferris Original Lot RR-5





# Meno and Ferris Revised Lot

R-1-12

