

AGENDA ITEM #7

Consideration of Ordinance 2021-27 amending the official zoning map of Grantsville City, Utah to rezone 9.87 acres for Jennifer and Robert Williams located at approximately 998 South Quirk Street to go from an RR-1 zone to an R-1-21 zone.

**GRANTSVILLE CITY
ORDINANCE NO. 2021-27**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 9.87 ACRES FOR JENNIFER AND ROBERT WILLIAMS LOCATED AT APPROXIMATELY 998 SOUTH QUIRK STREET TO GO FROM AN RR-1 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 9.87 acres of real property for Jennifer and Robert Williams located at approximately 998 South Quirk Street to go from a RR-1 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 RR-1 zoning designation to a R-1-21 zoning designation, as defined by the Grantsville City zoning regulations:

Parcel #: 01-074-0-0052.

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 #7: Consideration of Ordinance 2021-27 amending the official zoning map of Grantsville City, Utah to rezone 9.87 acres for Jennifer and Robert Williams located at approximately 998 South Quirk Street to go from an RR-1 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 7:08 p.m. and called for comments.

Chris Hinyub, 133 Harvest Lane, my property is backyard would abut that plot. And I'm just wondering with the development plan, which I'm sure we'll be covering further North of that, the 96-lot development, I mean, are we talking two different subdivisions here? If that were to eventually be developed, I'm just worried about light pollution. I just don't see why that little parcel would need such high density when there's literally a development being done right beyond it with 96 homes. Are they even going to connect? Or are they going to do some weird patchwork or just a cluster of homes. It just seems to go against the rural character of the South Willow Ranches. You have several horse properties right here. You have several half acre lots. I mean, you have a bridle path, which would be literally coming up right up against that piece of land. So, I'm wondering what sort of barrier we'd would also be talking about here. Would there be any sort of easement or barrier or road in between or would the bridle path become an alleyway for any future development there, is a concern of mine.

Brian Pattee stated, at this point they're just applying for a re-zone. So, we don't know at this stage exactly what their proposal is. I don't know that that helps you, or not.

Kristy Clark stated, so actually on this one, they've already got a home on this property. They just want to divide some property for their kids. And they've only got nine acres. So that is their plan. The other one that you would have also gotten notice is item H and it is for the subdivision that you mentioned, the 96 lots. And part of that will also back the South Willow Ranches also. Just so we're clear, the nine acres is going to eventually be developed for kids. They don't want to do a lot of lots, so the half-acre zone makes it easier because they don't want to give their kids all their property.

Chris Hinyub stated, thank you for that information.

With no additional comments offered, Chairman Brian Pattee closed the public hearing at 7:12 p.m.

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:

Barry Bunderson was present for this agenda item and stated to the Commission: I'm here representing the William's family.

John Limburg stated, as long as this meets the approved plan, then I'm good with it. I think it probably does.

Erik made the motion to recommend approval to Rezone 9.87 acres of land located at 998 S Quirk Street to go from an RR-1 zone to an R-1-21 zone for Jennifer and Robert Williams. Gary seconded the motion. All voted in favor and the motion carried unanimously.

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

DATE PAID April 12, 2021

HEARING DATE May 13, 2021

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME Jennifer L. and Robert B. Williams

MAILING ADDRESS 998 Quirk St
Grandville, ut 84029

E-MAIL newfamwilliams@hotmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY _____

DO YOU OWN THE PROPERTY? Yes

NUMBER OF ACRES INVOLVED 9.87

CURRENT ZONE OF PROPERTY RR-1

REQUESTED ZONE R-1-21

PROPOSED USE FOR NEW ZONE, IF APPROVED 4 - 1/2 acre
lots for our children to build homes

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

Jennifer L. Williams Robert B. Williams
SIGNATURE OF APPLICANT



Property Record Card

Tooele County

**WILLIAMS ROBERT
BRYAN JT
WILLAIMS JENNIFER
LYNN JT**

Account: R091507
Tax Area: 2 - GRANTSVILLE
Acres: 9.870

Parcel: 01-074-0-0052
Situs Address:
998 S QUIRK ST
Grantsville, 84029

998 QUIRK ST
GRANTSVILLE, UT 84029

Legal Description

A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN GRANTSVILLE CITY, TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON AN EXISTING FENCE LINE AND THE NORTH LINE OF SOUTH WILLOW RANCHES PHASE 1 SUBDIVISION RECORDED AS ENTRY #238437 IN THE TOOELE COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 0°44'00" WEST 1981.50 FEET ALONG THE SECTION LINE, AND NORTH 89°57'28" EAST 691.44 FEET AND SOUTH 0°43'36" WEST 1334.91 FEET ALONG THE EXISTING FENCE LINE TO A FENCE TEE AND A POINT ON THE NORTH LINE OF SAID SUBDIVISION AND SOUTH 89°20'17" EAST 627.79 FEET ALONG SAID FENCE LINE AND SUBDIVISION FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 0°50'54" EAST 370.59 FEET ALONG SAID FENCE LINE TO AN EXISTING FENCE TEE; THENCE SOUTH 89°16'30" EAST 1161.12 FEET ALONG SAID FENCE AND BEYOND TO THE WEST LINE OF QUIRK STREET; THENCE SOUTH 0°25'43" WEST 369.31 FEET ALONG SAID QUIRK STREET TO THE NORTH LINE OF SOUTH WILLOW RANCHES PHASE 1 SUBDIVISION RECORDED AS ENTRY #238437 IN THE TOOELE COUNTY RECORDER'S OFFICE AND AN EXISTING FENCE LINE; THENCE NORTH 89°20'17" WEST 1163.83 FEET ALONG AN EXISTING FENCE LINE AND THE NORTH LINE OF SAID SOUTH WILLOW RANCHES PHASE 1 SUBDIVISION, TO THE POINT OF BEGINNING. OUT OF 1-74-40 FOR 2018 YEAR. 9.87 AC

Transfer History

Entry Number	Book/Page	Date Recorded	Deed Type
475161		Oct 3, 2018	WARRANTY DEED
475134		Oct 3, 2018	WARRANTY DEED
473745		Sep 6, 2018	WARRANTY DEED
457135		Oct 25, 2017	QUIT CLAIM DEED
457136		Oct 25, 2017	QUIT CLAIM DEED
454930		Sep 14, 2017	QUIT CLAIM DEED
454931		Sep 14, 2017	WARRANTY DEED
360397		Sep 21, 2011	WARRANTY DEED
360396		Sep 21, 2011	AFFIDAVIT OF SUCCESSOR TRUSTEE
333639		Oct 20, 2009	SPECIAL WARRANTY DEED

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
Total		\$0	\$0	NA	NA

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

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

9.87 acres of land located at 998 S Quirk Street to go from an RR-1 zone to an R-1-21 zone for Jennifer and Robert Williams.

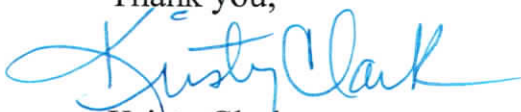
This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council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

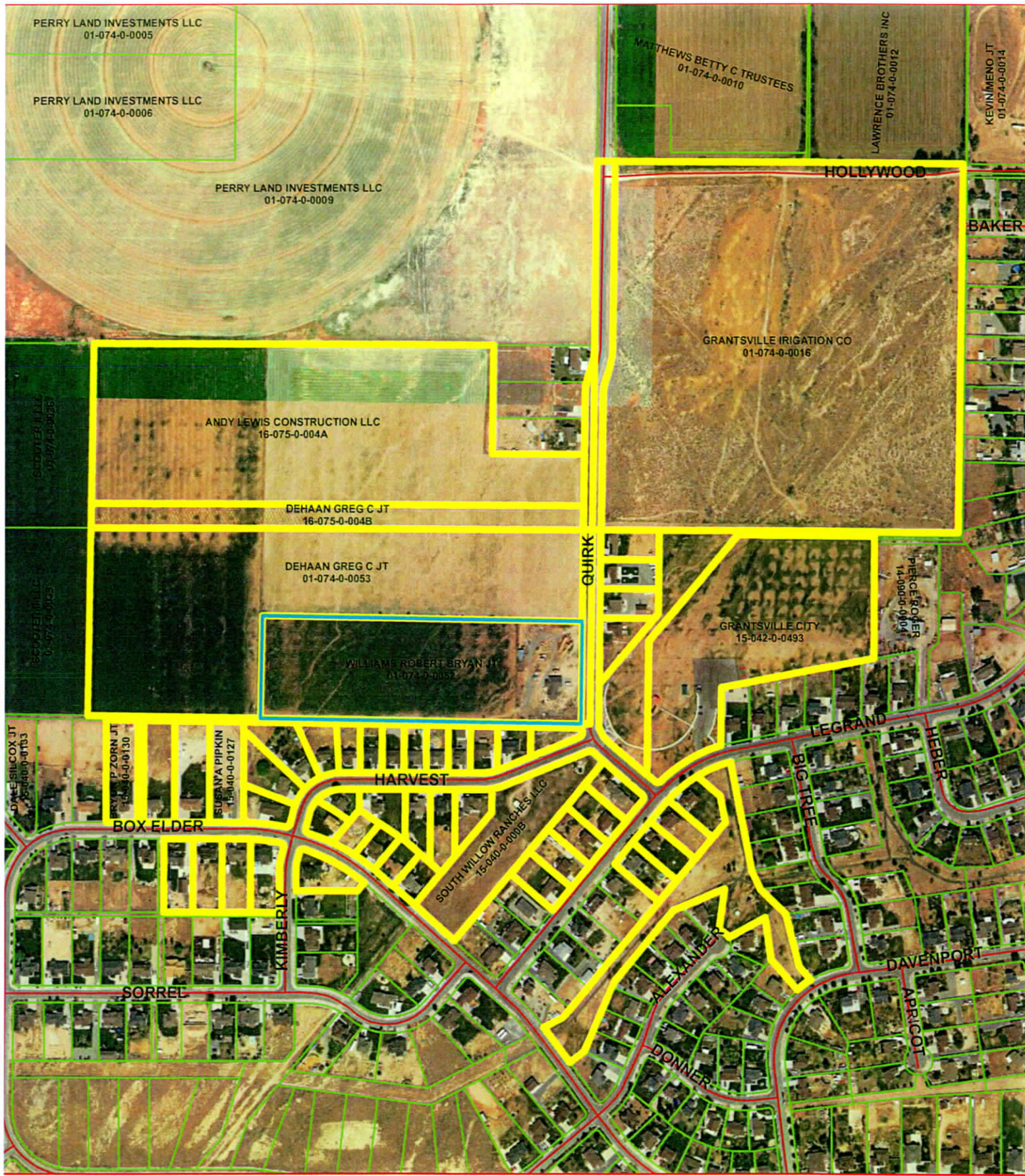
+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 889 3040 7652

Find your local number:

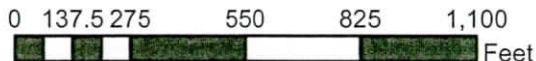


GIS Map Disclaimer:

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.



Jennifer Williams
01-074-0-0052



Date: 4/12/2021
kahlstrom

14.5 RR-1 Development Restrictions

The development restrictions in the RR-1 zoning districts are as follows:

Minimum Lot size: 1 acre

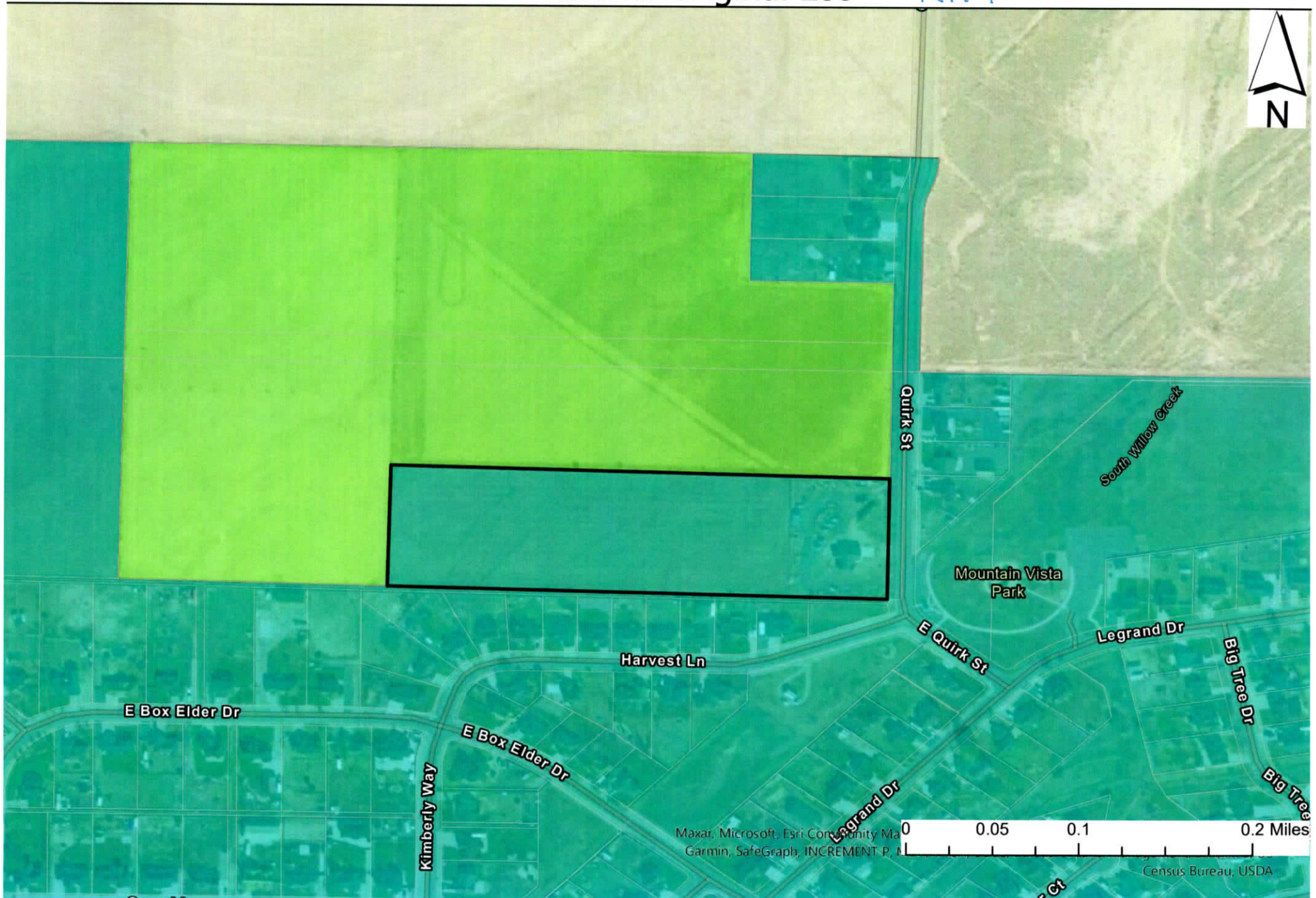
15.1 Residential District R-1-21

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

Williams Original Lot

RR-1



Williams Revised Lot

R-1-21

