

AGENDA ITEM #8

Consideration of Ordinance 2021-28 amending the official zoning map of Grantsville City, Utah to rezone 38.526 acres for Dustin Hall located at approximately 834 North Old Lincoln Highway to go from an A-10 zone to an RR-1 zone.

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

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 38.526 ACRES FOR DUSTIN HALL LOCATED AT APPROXIMATELY 834 NORTH OLD LINCOLN HIGHWAY TO GO FROM AN A-10 ZONE TO A RR-1 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 38.526 acres of real property for Dustin Hall located at approximately 834 North Old Lincoln Highway to go from an A-10 zoning designation to a RR-1 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 RR-1 zoning designation, as defined by the Grantsville City zoning regulations:

Parcel #s: 01-062-0-0015.

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

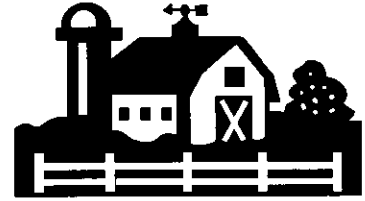
ATTEST:

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 #8: Consideration of Ordinance 2021-28 amending the official zoning map of Grantsville City, Utah to rezone 38.526 acres for Dustin Hall located at approximately 834 North Old Lincoln Highway to go from an A-10 zone to an RR-1 zone.

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

Chairman Brian Pattee opened the public hearing at 7:14 p.m. and called for comments.

Shelby Moore asked, with the RR-1 one, how many houses is that per acre?

Gary Pinkham answered, they will only be able to put one house per acre.

Shelby Moore asked, my property borders their property so with that many houses and kids, what is their plan as far as fencing? I have animals.

Gary Pinkham answered, at this point in time they are only asking for a rezone, so we have nothing before us with regards to development. On the application they state that they are going to continue to farm it.

Shelby Moore stated, sounds good. Thank you.

With no additional comments offered, Chairman Brian Pattee closed the public hearing at 7:15 p.m.

The Planning Commission motioned to recommend approval of this agenda item on May 13, 2021 with no discussion and the motions are at the end of the discussion:

Dustin Hall was present for this agenda item on Zoom:

Erik made the motion to recommend approval to Rezone 38.526 acres of land located at approximately 834 N Old Lincoln Hwy to go from an A-10 zone to an RR-1 zone for Dustin Hall. Gary seconded the motion. All voted in favor and the motion carried unanimously.

- End of Memorandum-

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

DATE PAID April 22, 2021

HEARING DATE May 13, 2021

\$500.00 FEE
NON-
REFUNDABLE

APPLICANT'S NAME Dustin Hall

MAILING ADDRESS 57 S. Matthews Ln.

Grantsville, Ut. 84029

E-MAIL dhall@pacwestllc.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY Old Lincoln Hwy

DO YOU OWN THE PROPERTY? YES

NUMBER OF ACRES INVOLVED 38.526

CURRENT ZONE OF PROPERTY A-10

REQUESTED ZONE RR-1

PROPOSED USE FOR NEW ZONE, IF APPROVED subdivide for

future development but continue agricultural use

until such time.

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



SIGNATURE OF APPLICANT

SURVEY DATED MARCH 17, 2021

A parcel of land located in the Northeast and Northwest Quarters of Section 26, Township 2 South, Range 6 West, Salt Lake Base and Meridian, described by metes and bounds as follows:

Beginning at a point which lies South 89°25'09" West 313.50 feet along the section line from the Tooele County Surveyor monument representing the Northeast Corner Section 26, Township 2 South, Range 6 West, Salt Lake Base and Meridian (Basis of bearing for this description is South 89°25'09" West 5281.15 feet along the section line defined by Tooele County Surveyor monuments representing the Northeast and Northwest Corners of said Section 26.);

thence along an ancient fence line, South 0°19'29" East 640.67 feet to a rebar with cap survey monument placed by Nolan C. Hathcock in 2007 marking that boundary established by Judgment, Case No. 030301376, recorded May 17, 2007 as Entry No. 284763 in the office of the Tooele County Recorder;

thence along the boundary established by said Judgment and marked by rebar with cap survey monuments placed by said Nolan C. Hathcock in 2007, the following five (5) courses:

- (1) South 89°35'00" West 1343.318 feet;
- (2) South 89°08'00" West 197.107 feet;
- (3) South 89°44'00" West 400.00 feet;
- (4) South 89°28'00" West 575.00 feet;
- (5) South 89°48'00" West 548.70 feet to intersect the easterly right-of-way line of the Old Lincoln Highway being 66.00 feet perpendicularly distant easterly and parallel with the westerly right-of-way line of said Old Lincoln Highway established by SILVER FOX ESTATES SUBDIVISION, the recorded plat of which may be found as Entry No. 244610 in the office of said Recorder;

thence along said easterly right-of-way line, North 33°36'00" West 246.45 feet to the southwest corner of ISLAND VIEW MINOR SUBDIVISION, recorded September 19, 2016 as Entry No. 435621 in the office of said Recorder;

thence along the southerly boundary of said ISLAND VIEW MINOR SUBDIVISION, and beyond (the bearings of said subdivision have been rotated 0°00'57" clockwise to the bearing base of this description), North 73°51'13" East 433.03 feet to intersect that boundary established by Amended Judgment Quieting Title, Case No. 000300997QT, recorded January 9, 2001 as Entry No. 157511 in Book 655 at Pages 420-421 in the office of said Recorder;

thence along said boundary the following two (2) courses:

- (1) South 37°33'12" East 7.945 feet;
- (2) North 74°48'40" East 1248.91 feet to intersect the north line of said Section 26;

thence along said section line, North 89°25'09" East 1570.80 feet to the Point of Beginning.



Current Zoning
A-10

STEVEN PINGERS JR
01-002-00037
R020065

LAZY HEART INVESTMENTS CORP
01-002-00013
R020110

MOORE WILBERT JR
01-002-00085
R020800

ANDERSON MARTIN TRUSTEE
01-002-00081
R020018

ANNE TE ANDERSON TRUSTEE
01-002-00070
R020006

NANCY SALVENSEN JR
01-002-00025
R020031

CHRISTOPHER JR
19-050-00008
R033119

FOSTER KAYCE M
19-050-00002
R033118

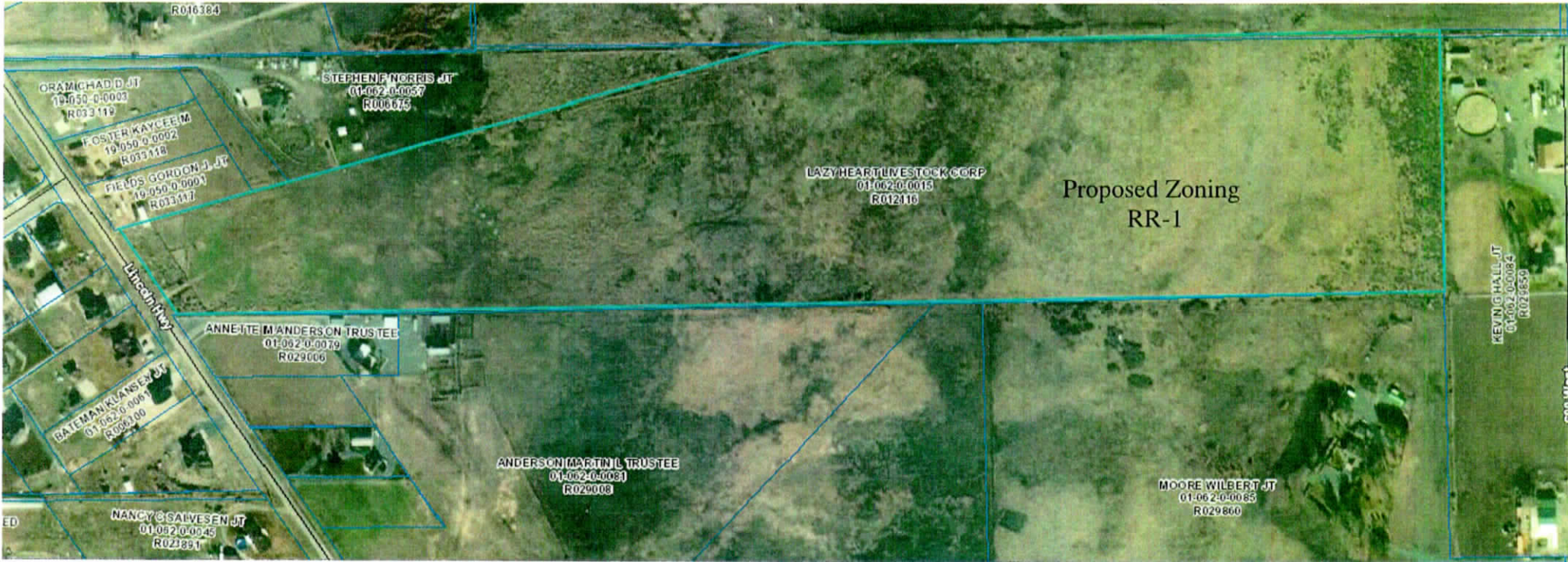
FIELDS GORDON A JR
16-050-00001
R033117

BATEMAN KENNETH JR
01-002-00000
R020000

R010184

Lincoln Hwy

KEVIN G HALL JR



APPLICATION FOR A REZONE CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

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

38.526 acres of land located at approximately 834 N Old Lincoln Hwy to go from an A-10 zone to an RR-1 zone for Dustin Hall.

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)

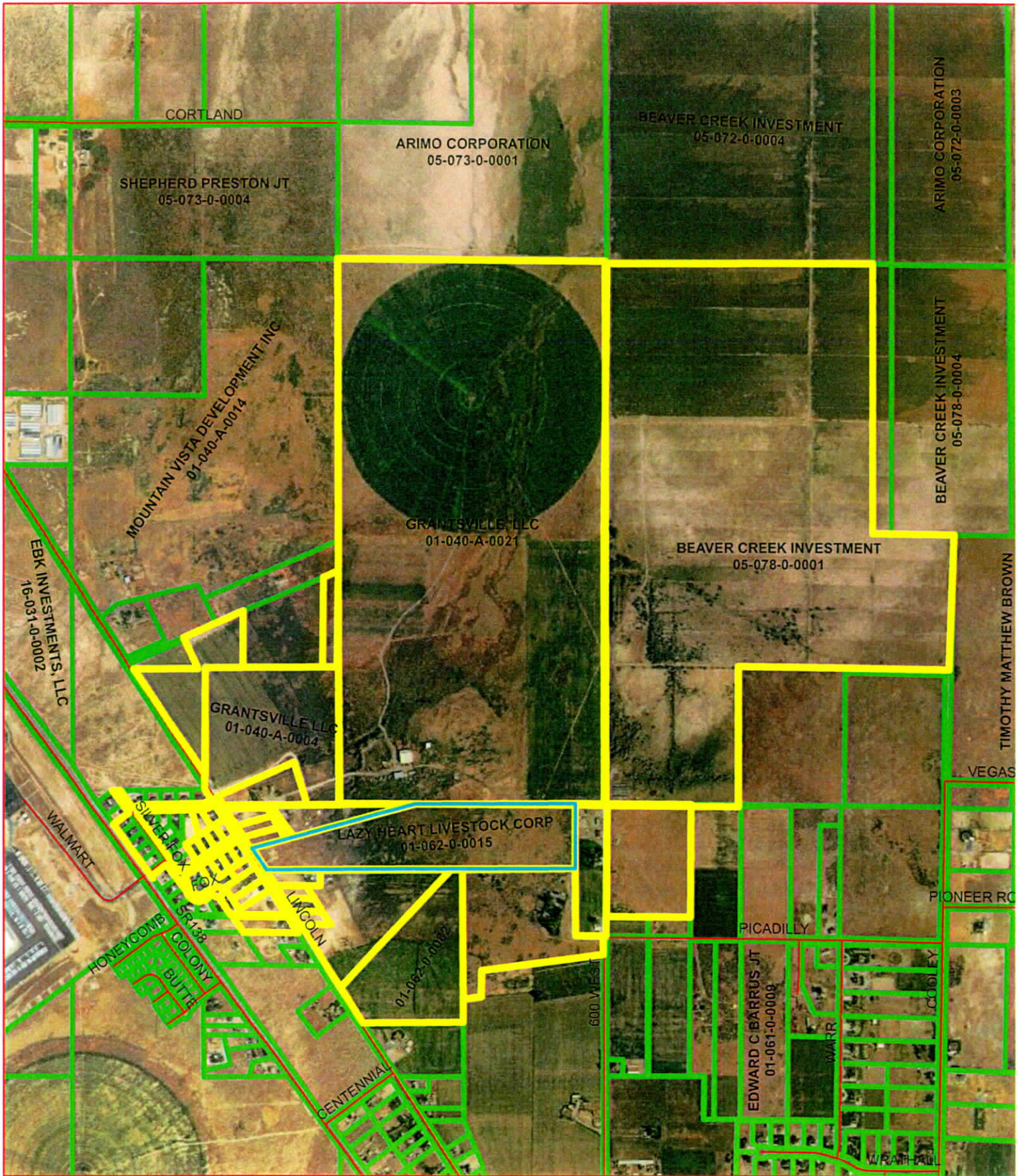
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)


Meeting ID: 889 3040 7652

Find your local number:

<https://us02web.zoom.us/j/88930407652>



GIS Map Disclaimer:

 **TOOELE COUNTY**

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.

Dustin Hall
01-062-0-0015



rulin

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.

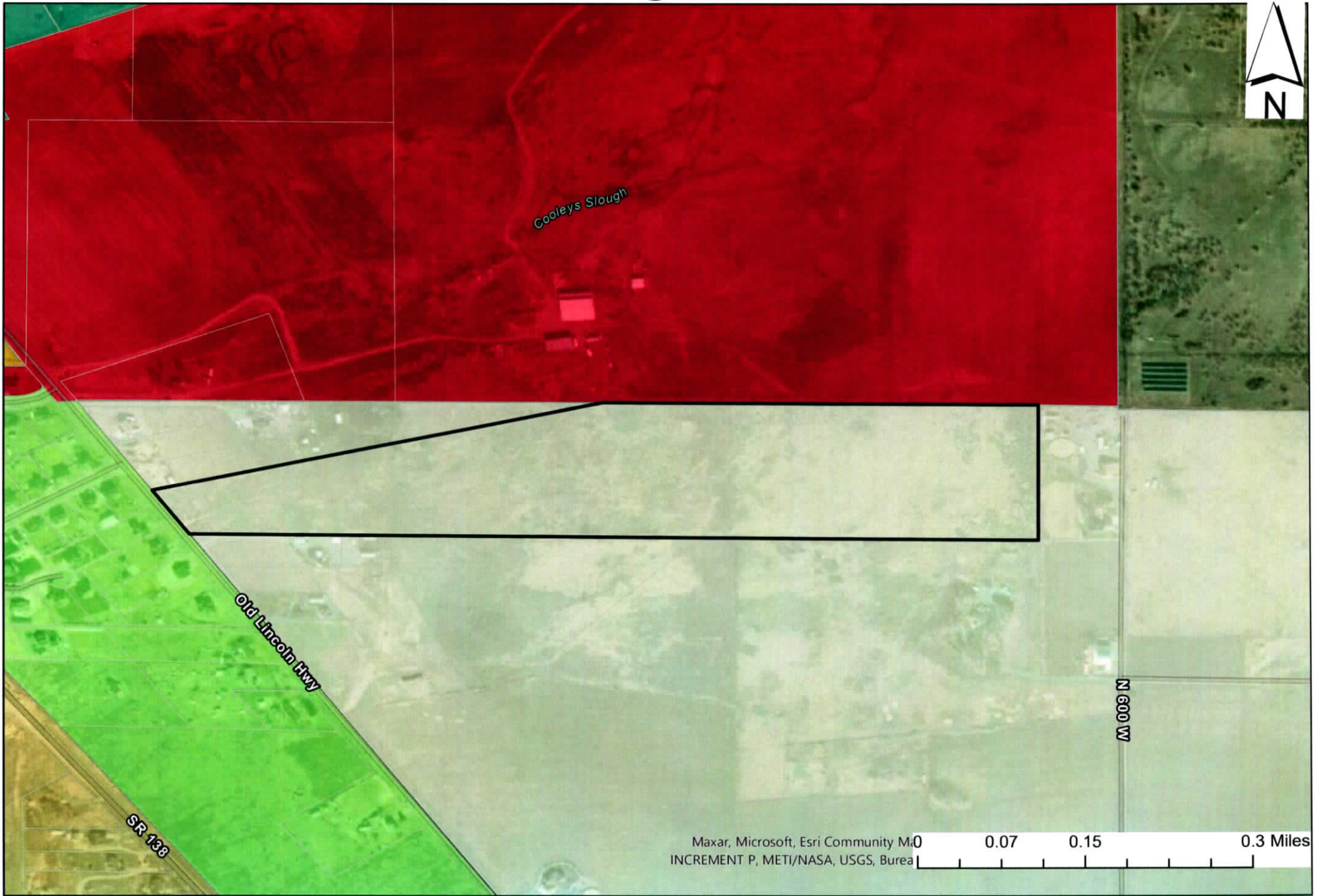
14.5 RR-1 Development Restrictions

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

Minimum Lot size: 1 acre

Hall Original Lot

A-10



Hall Revised Lot

RR-1

