

AGENDA ITEM #9

Consideration of Ordinance 2021-29 amending the official zoning map of Grantsville City, Utah to rezone 10.06 acres for Matthew Brown located at approximately 4795 Highway 112 to go from an A-10 zone to an R-1-21 zone.

**GRANTSVILLE CITY
ORDINANCE NO. 2021-29**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 10.06 ACRES FOR MATTHEW BROWN LOCATED AT APPROXIMATELY 4795 HIGHWAY 112 TO GO FROM AN A-10 ZONE TO A RR-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 10.06 acres of real property for Matthew Brown located at approximately 4795 Highway 112 to go from an 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: 01-069-0-0079.

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 #9: Consideration of Ordinance 2021-29 amending the official zoning map of Grantsville City, Utah to rezone 10.06 acres for Matthew Brown located at approximately 4795 Highway 112 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 7:15 p.m. and called for comments.

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:

Colton Brown was present for this agenda item:

Kristy Clark stated, I just to point out on your future land use maps on this. He is in our planning area. So, they got to come in and meet with me and decide what zoning would best fit this. And we looked at the areas around where the property is. We've got Anderson ranch to the West. We've got the Romney group that just went on that 30-acre lot to half acre. So, we felt like the half acre lot would be the best plan for this, but they are in the planning area. So, they got to somewhat decide what they would ask for. That was the point of designating this a planning area, correct?

Erik made the motion to recommend approval to Rezone 10.06 acres of land located at 4795 Hwy 112 to go from an A-10 zone to an R-1-21 zone for Matthew Brown. Gary seconded the motion. All voted in favor and the motion carried unanimously.

APPLICATION FOR AMENDING THE ZONING MAP
(REZONING)

DATE PAID April 26, 2021

HEARING DATE May 13, 2021

\$500.00 FEE
NON-
REFUNDABLE

APPLICANT'S NAME Matthew Brown

MAILING ADDRESS 4795 Highway 112

Greentown, UT 84029

E-MAIL cmjrbrown@gmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 4795 Highway 112

DO YOU OWN THE PROPERTY? yes

NUMBER OF ACRES INVOLVED 10.06

CURRENT ZONE OF PROPERTY Planning Area A-10

REQUESTED ZONE 1/2 acre lots R-1-21

PROPOSED USE FOR NEW ZONE, IF APPROVED Building one

house on 1/2 acre; remainder used as
farmland.

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

SIGNATURE OF APPLICANT

EXHIBIT A

BEGINNING ON THE SOUTHWESTERLY LINE OF HIGHWAY 112, AT A POINT 35.5 FEET SOUTH OF A STEEL PIN LOCATED FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 1083.43 FEET; THENCE EAST 467.89 FEET; THENCE NORTH 780.40 FEET OF THE SOUTHWESTERLY FENCE LINE OF HIGHWAY 112; THENCE NORTH 54 DEGREES 10' WEST 545.74 FEET ALONG THE SOUTHWESTERLY LINE OF HIGHWAY 112 TO THE POINT OF BEGINNING.

APPLICATION FOR A REZONE CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

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

10.06 acres of land located at 4795 Hwy 112 to go from an A-10 zone to an R-1-21 zone for Matthew Brown.

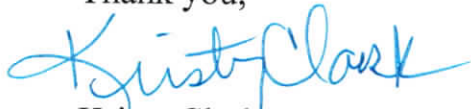
This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council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

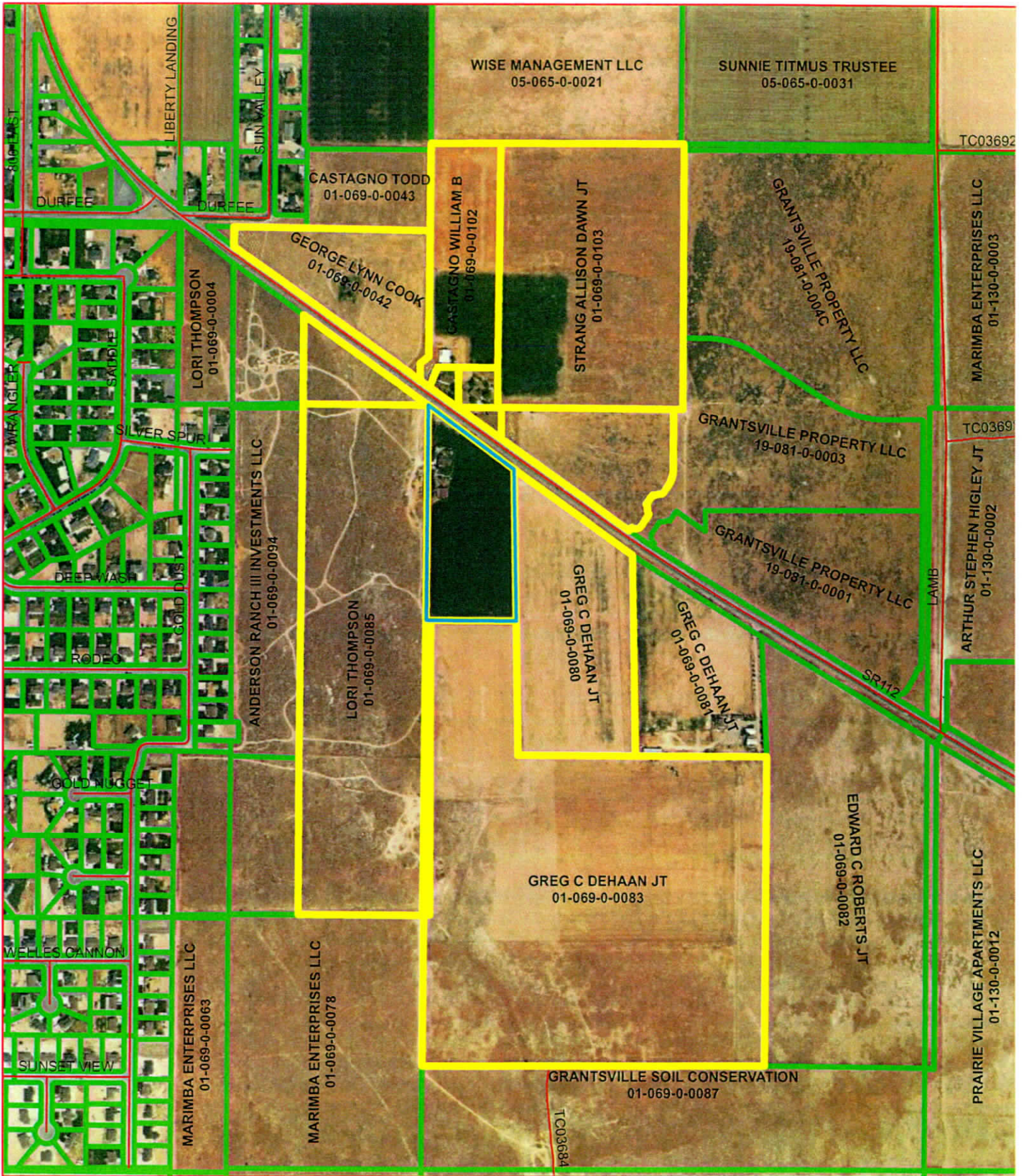
+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 889 3040 7652

Find your local number:

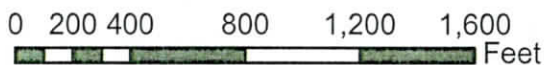


GIS Map Disclaimer:

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.



Matt Brown
01-069-0-0079



rulin
1/20/2024

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

Brown Original Lot

A-10



Brown Revised Lot

R-1-21

