

Agenda Item #4

Consideration of Ordinance 2021-40 amending the official zoning map of Grantsville City, Utah to rezone 378.5 acres of land for Raceway 112, LLC and Jason Boal with Snell & Wilmer, LLP located west of Sheep Lane on SR-112 to go from an A-10 zone to an MG zone.

**GRANTSVILLE CITY
ORDINANCE NO. 2021-40**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 378.51 ACRES FOR JASON BOAL LOCATED WEST OF SHEEP LANE ON SR-112 TO GO FROM AN A-10 ZONE TO AN MG 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 378.51 acres of real property for Jason Boal, on behalf of Raceway 112, LLC; RG IV, LLC; and RG Lakeview, LLC, located west of Sheet Lane to go from an A-10 zoning designation to a MG 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 MG zoning designation, as defined by the Grantsville City zoning regulations:

Tooele County Recorder's Office Parcel #s: 01-130-0-0012, 01-130-0-0013, 01-130-0-0005, 01-130-0-0002, and 01-130-0-0003.

The total parcel(s) described herein are located within the Grantsville City limits.

SECTION THREE: EFFECTIVE DATE. This Ordinance shall take effect upon the publication of a short summary of this Ordinance on the Utah Public Notice website created in Utah Code § 63A-16-601, or as provided for by law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
UTAH THIS 15th DAY OF SEPTEMBER, 2021.

MAYOR BRENT K. MARSHALL

ATTEST:

Corinna Mathis, Deputy City Recorder

(S E A L)

Date of Publication _____

MEMORANDUM

DATE: September 10, 2021
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD SEPTEMBER 15, 2021**



City Council Agenda Items #4: Consideration of Ordinance 2021-40 amending the official zoning map of Grantsville City, Utah to rezone 378.51 acres of land for Raceway 112 and Jason Boal with Snell & Wilmer, LLP located west of Sheep Lane on SR-112 to go from an A-10 zone to an MG zone.

The Planning Commission held a public hearing on this agenda item on August 5, 2021:

Commission Chair Brian Pattee opened the public hearing at 7:02 p.m. and called for comments.

With no comments offered, Committee Chair Brian Pattee closed the public hearing at 7:03 p.m.

The Planning Commission made the motion to recommend approval of this agenda item with little discussion and the motions are at the end of the discussion:

Anton Stauffer with the Romney Group was present. He explained this is part of the Lakeview Business Park master plan for this area. The group wanted to wait to do rezone until all the property was acquired. Darrin Rowberry inquired to what the Deseret Peak area will be zoned. He advised the masterplan did not specify what the zoning for this area will be and that Greg DeHaan was denied and advised to come back with a General Plan Amendment. Jaime noted there was a possibility that City Council will send back the Rezone recommendation until a work meeting and discussion about the plans for the Deseret Peak Planning area can be held. Anton Stauffer advised that his group is amenable to what the city would like to see there and wants to continue building a working relationship with the leadership.

Erik made the motion to recommend approval of the Rezone of 378.51 acres of land located West of Sheep Lane on SR-112 to go from an A-10 zone to an MG zone for Raceway 112 and Jason Boal with Snell & Wilmer, LLP. John seconded the motion. All voted in favor and the motion carried unanimously.

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

DATE PAID July 26, 2021

HEARING DATE August 5, 2021

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME Raceway 112, LLC/ Jason Boal (Snell & Wilmer LLP)

MAILING ADDRESS _____

E-MAIL jboal@swlaw.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY Approx. ^{West of} ~~east~~ Sheep Lane and SR-112

DO YOU OWN THE PROPERTY? Yes

NUMBER OF ACRES INVOLVED 378.51

CURRENT ZONE OF PROPERTY A-10

REQUESTED ZONE MG

PROPOSED USE FOR NEW ZONE, IF APPROVED Addition into Lakeview Business Park

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


SIGNATURE OF APPLICANT Jason Boal

Snell & Wilmer

15 WEST SOUTH TEMPLE
SUITE 1200
GATEWAY TOWER WEST
SALT LAKE CITY, UT 84101
801.257.1900 P
801.257.1800 F

Jason Boal, AICP
(801) 257-1917
jboal@swlaw.com

July 23, 2021

Kristy Clark
Planning and Zoning Administrator
Grantsville City
429 East Main Street
Grantsville, UT 84829

Re: Grantsville Rezone Request

Dear: Ms. Clark

On behalf of the property owners of parcels - 01-130-0-0012, 01-130-0-0013, 01-130-0-0005, 01-130-0-0002 and 01-130-0-0003 (Raceway 112, LLC; RG IV, LLC; and RG Lakeview, LLC), we would like to submit the attached rezone application. We are seeking to rezone the approximate 378.51 acres from the A-10 (Agriculture) zoning designation, which it is currently zoned, to the MG (General Manufacturing) District. Ultimately this property will be included in the Lakeview Business Park project.

Attached are the elements of the application which the City has requested.

We are excited for the opportunity to work with the City through this rezone application. We welcome the opportunity to go before the Planning Commission to present our application at the soonest possible meeting.

If you have any questions or concerns, please feel free to reach out to us.

Respectfully,



Jason Boal, AICP

Snell & Wilmer

Kristy Clark
July 23, 2021
Page 2

JB

- Enclosures:
- Rezone Application
- Legal Description of area to be rezoned
- Legal Description of the parcels to be rezoned
- Vicinity Map
- Tooele County Radius Report
- Tooele County plat map
- Self-Sealing Envelopes with pre-paid postage
- Payment of \$500

Legal Description of area to be rezoned to General Manufacturing

Parcel 1:

A parcel of land located in Lots 2, 3 and 4, the South Half of the Northwest Quarter and the Southwest Quarter of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, described as follows:

BEGINNING at a point on the east line described in that certain Boundary/Fence Line Agreement recorded June 7, 2007 as Entry No. 286346 in Tooele County Recorder's Office, said point being North 89°39'45" East 23.53 feet along the north line of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian as it is depicted on the Tooele County Dependent Resurvey Plat of said Township and Range from the Tooele County Dependent Resurvey monument representing the Northwest Corner of said Section 3, and thence along said east line North 00°33'47" West 29.85 feet to an existing fence on the north line of said property; thence along said fence line the following three courses: 1) North 89°39'47" East 2,668.35 feet, 2) South 00°03'37" East 10.72 feet and 3) North 89°56'36" East 989.29 feet to an existing fence line; thence along said line South 00°07'38" East 2,664.59 feet to the north line of the South Half of the Northwest Quarter of said Section 3 as it is depicted on said Tooele County Dependent Resurvey Plat; thence along said line South 89°35'44" West 1,023.01 feet; thence South 00°03'27" East 1,876.25 feet to the northerly line of SR-112; thence along said line North 59°22'23" West 3,105.07 feet to the west line of said Section 3 as depicted on said Tooele County Dependent Resurvey Plat; thence along said line the following two courses: 1) North 00°07'13" East 275.54 feet and 2) North 00°07'22" East 1,320.18 feet; thence North 89°38'44" East 39.50 feet to said east line described in Entry No. 286346; thence North 00°33'47" West 1,334.50 feet to the POINT OF BEGINNING. Said parcel contains 12,705,854 square feet or 291.68 acres, more or less.

Parcel 2:

A parcel of land located in the Southwest Quarter of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, described as follows:

BEGINNING at the Tooele County Dependent Resurvey monument representing the Southwest Corner of Section 3, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and thence along the west line of said Section 3 as it is depicted on the Tooele County Dependent Resurvey Plat of said Township and Range North 00°07'13" East 528.87 feet; thence South 89°52'47" East 47.80 feet; thence North 00°07'13" East 1,687.68 feet to the southerly line of SR 132; thence along said line South 59°22'23" East 3,050.03 feet to the east line of said Southwest Quarter; thence along said line South 00°03'27" East 642.85 feet to the Tooele County Dependent Resurvey monument representing the South Quarter Corner of said Section 3; thence South 89°34'37" West 2,677.74 feet to the POINT OF BEGINNING. Said parcel contains 3,782,331 square feet or 86.83 acres, more or less.

Legal Description of parcels to be rezoned to General Manufacturing

Parcel Number 01-130-0-0012

BEGINNING AT THE BRASS CAP FOUND MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°08'16" EAST ALONG THE SECTION LINE 528.87 FEET; THENCE SOUTH 89°51'44" EAST 47.80 FEET; THENCE NORTH 00°08'16" EAST 1687.68 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 112; THENCE SOUTH 59°21'20" EAST ALONG SAID RIGHT OF WAY LINE 3050.04 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE SOUTH 00°02'25" EAST ALONG SAID QUARTER SECTION LINE 642.90 FEET TO THE BRASS CAP FOUND MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°35'45" WEST ALONG THE SECTION LINE 2677.74 FEET TO THE POINT OF BEGINNING. OUT OF 1-130-6 FOR 2017 YEAR. 86.832 AC

Parcel Number 01-130-0-0013

BEGINNING AT A POINT NORTH 89°36'50" EAST ALONG THE SECTION LINE 868.91 FEET FROM THE BRASS CAP FOUND MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°36'50" EAST ALONG SAID SECTION LINE 1800.61 FEET TO THE CALCULATED CENTER OF SAID SECTION 3; THENCE SOUTH 00°02'25" EAST ALONG THE SECTION LINE 1876.23 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 112; THENCE NORTH 59°21'20" WEST ALONG SAID RIGHT OF WAY LINE 2096.51 FEET; THENCE NORTH 00°07'55" EAST 795.49 FEET TO THE POINT OF BEGINNING. CONTAINS 55.270 ACRES, MORE OR LESS. OUT OF 1-130-6 FOR 2017 YEAR. 55.270 AC.

Parcel Number 01-130-0-0005

BEG AT A PT N 89°36'38" E 100 FT FR W 1/4 COR OF SEC 3, T3S, R5W, SLB&M, RUN TH S 0°07'43" W 337 FT TO THE STATE HWY 112 R/W, TH S 59°23'53" E 892 FT ALG SD ROW, TH N 0°07'43" E 796.32 FT TO THE 1/4 SEC LI, TH S 89°36'38" W ALG THE 1/4 SEC LI 768.82 FT TO THE POB. OUT OF 3-40-1 10.00 AC OUT OF 3-40-9 FOR 2015 YEAR. 10.0 AC

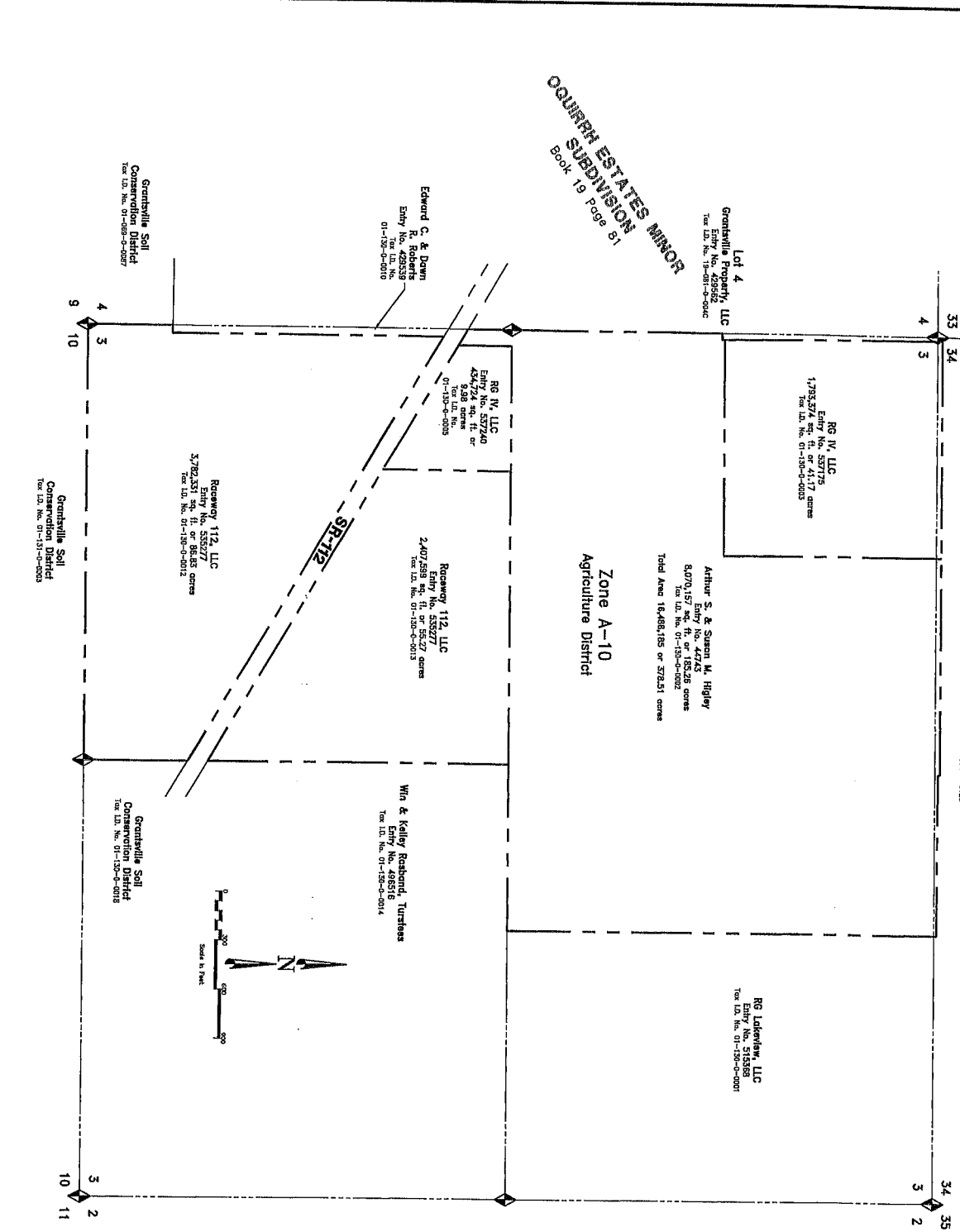
Parcel Number 01-130-0-0002

THE E 1/2 OF NW 1/4, THE W 3/4TH OF W 1/2 OF NE 1/4 OF SECTION 3 T3S R5W SLB&M,-- ALSO THE SW 1/4 OF NW 1/4 OF SECTION 3 , TOG/W A 1 ROD R/W FOR INGRESS & EGRESS ALG WEST BNDRY--ALSO BEG AT W 1/4 COR OF SECTION 3 T3S R5W SLB&M, RUN TH E 100 FT, TH S 350 FT M/L TO N LI OF STATE HIGHWAY, TH NWRLY ALG SD HWY 110 FT M/L TO W LI OF SD SECTION, TH N ALG SD SECTION LINE 310 FT M/L TO THE POB OUT OF 3-40- 1 & 3-40-2 181.22 AC OUT OF 3-40-7 FOR 2015 YEAR. 181.22 AC

Parcel Number 01-130-0-0003

NW 1/4 OF NW 1/4 OF SEC 3, T3S, R5W, SLB&M ---LESS 0.91 AC TO 3-40-12 PER BDY/FENCE LI AGMT REC 6/7/07 #286346 (BALANCE OF 3-40-6 FOR 2008 YEAR) 39.41 AC OUT OF 3-40-13 FOR 2015 YEAR. 39.41 AC

COURRIE ESTATES MINOR SUBDIVISION
Book 19 Page 61



DRAWN	DATE	CHECKED	DATE
JMP	7/21	JMP	7/21
DESIGNED	DATE	PROJECT MANAGER	
APPROVED	DATE	CSE PROJECT MANAGER	

THE ROMNEY GROUP, LLC
GRANTVILLE CITY, TOOELE COUNTY, UTAH

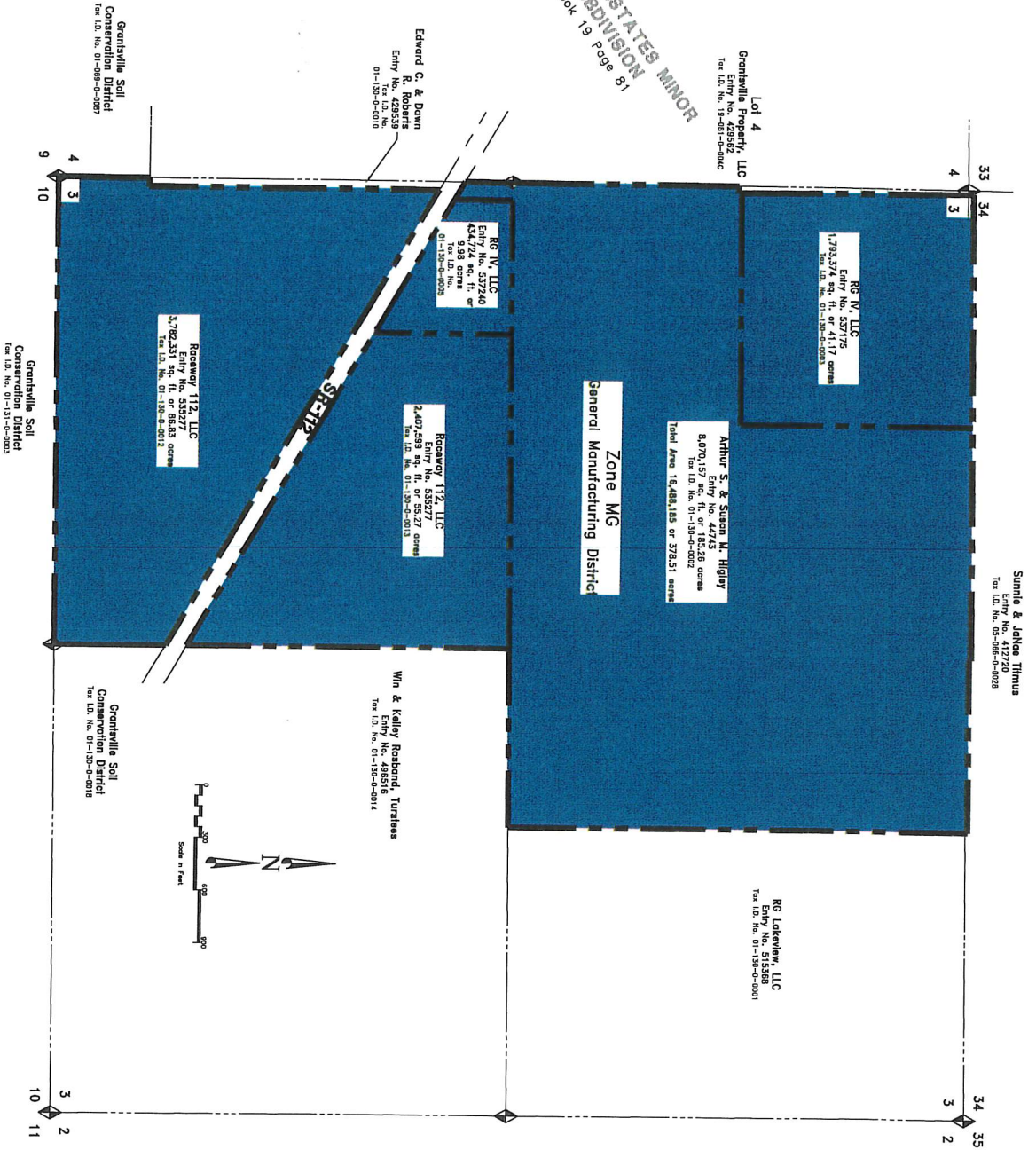


DOMINION
Engineering Associates, LLC
5064 South 400 West
Murray, Utah 84123 801-732-0000

IN LOTS 2, 3 & 4, THE SOUTH HALF OF THE NW 1/4 & THE SW 1/4 OF SECTION 9, T. 3 S., R. 5 W., S.L.B.#41.
ZONING EXHIBIT MAP

PROJECT NO.	3433-01
SHEET NO.	1 OF 2
DATE	7/21/2009
BY	JMP
DATE	7/21/2009

COURRA ESTATES MINOR
SUBDIVISION
Book 19 Page 81



DESIGNED	DATE	CHECKED	DATE
APPROVED	DATE	PROJECT	DATE
		CAD	
		PROJECT	

THE ROMNEY GROUP, LLC
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



IN LOTS 2, 3 & 4, THE SOUTH HALF OF THE NW 1/4 & THE SW 1/4 OF SECTION 9, T. 3 S., R. 6 W., S.L.B.M.
ZONING EXHIBIT MAP

PROJECT NO.	34-33-01
SHEET NO.	2 of 2
DATE	12/15/2010
BY	
DATE	
PROJECT NO.	
SHEET NO.	
DATE	
BY	
DATE	

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

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

378.51 acres of land located west of Sheep Lane on SR-112 to go from an A-10 zone to a MG zone for Raceway 112 and Jason Boal with Snell & Wilmer, LLP.

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, August 5th 2021

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 August 5th. 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/84383814923>

Meeting ID: 843 8381 4923

One tap mobile

+13462487799,,84383814923# US (Houston)

+16699009128,,84383814923# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

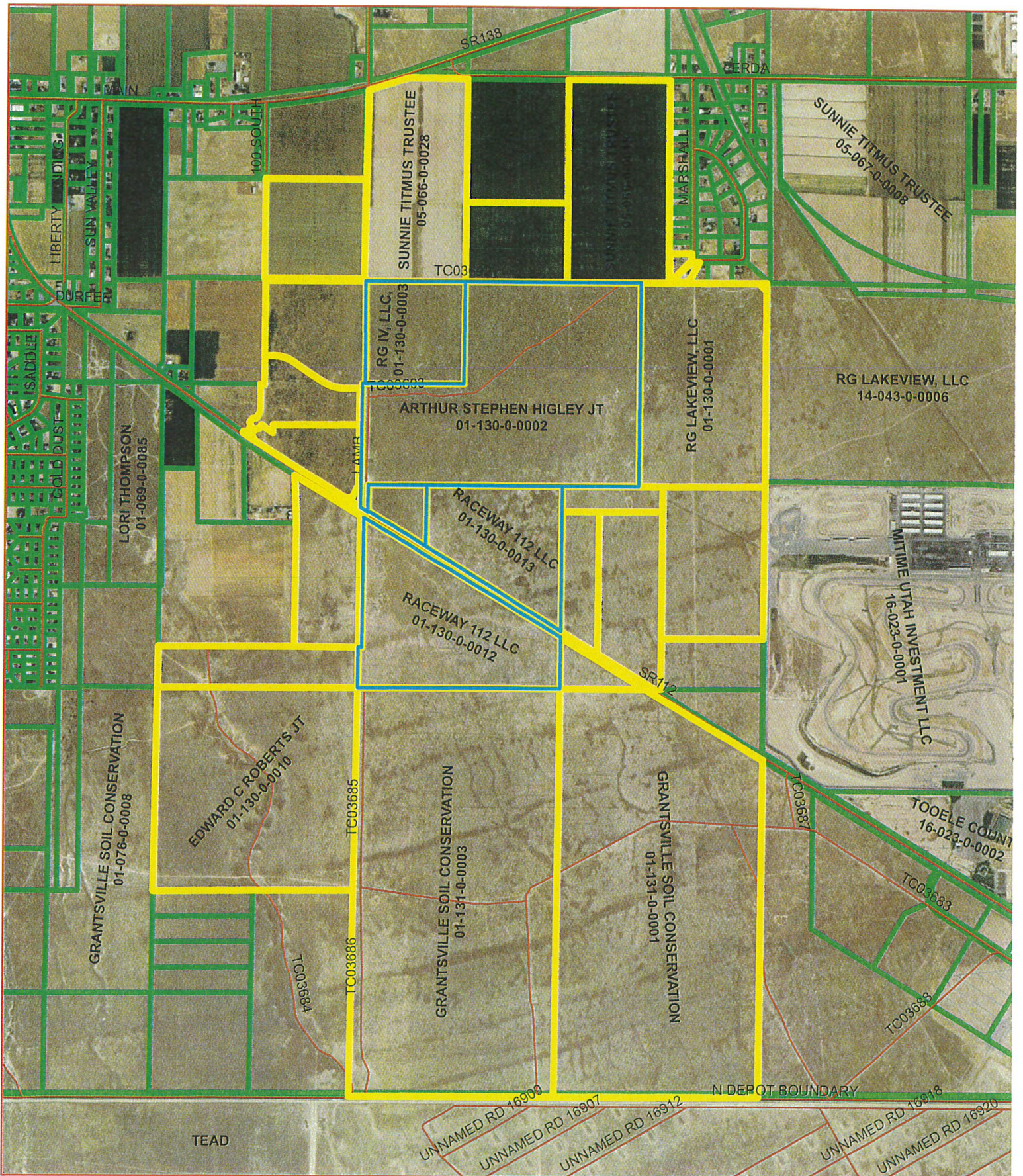
+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)


+1 301 715 8592 US (Washington DC)

Meeting ID: 843 8381 4923

Find your local number: <https://us02web.zoom.us/j/84383814923>

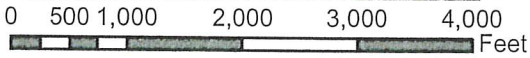


GIS Map Disclaimer:

 **TOOELE COUNTY**




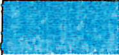










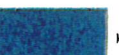



This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities 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.

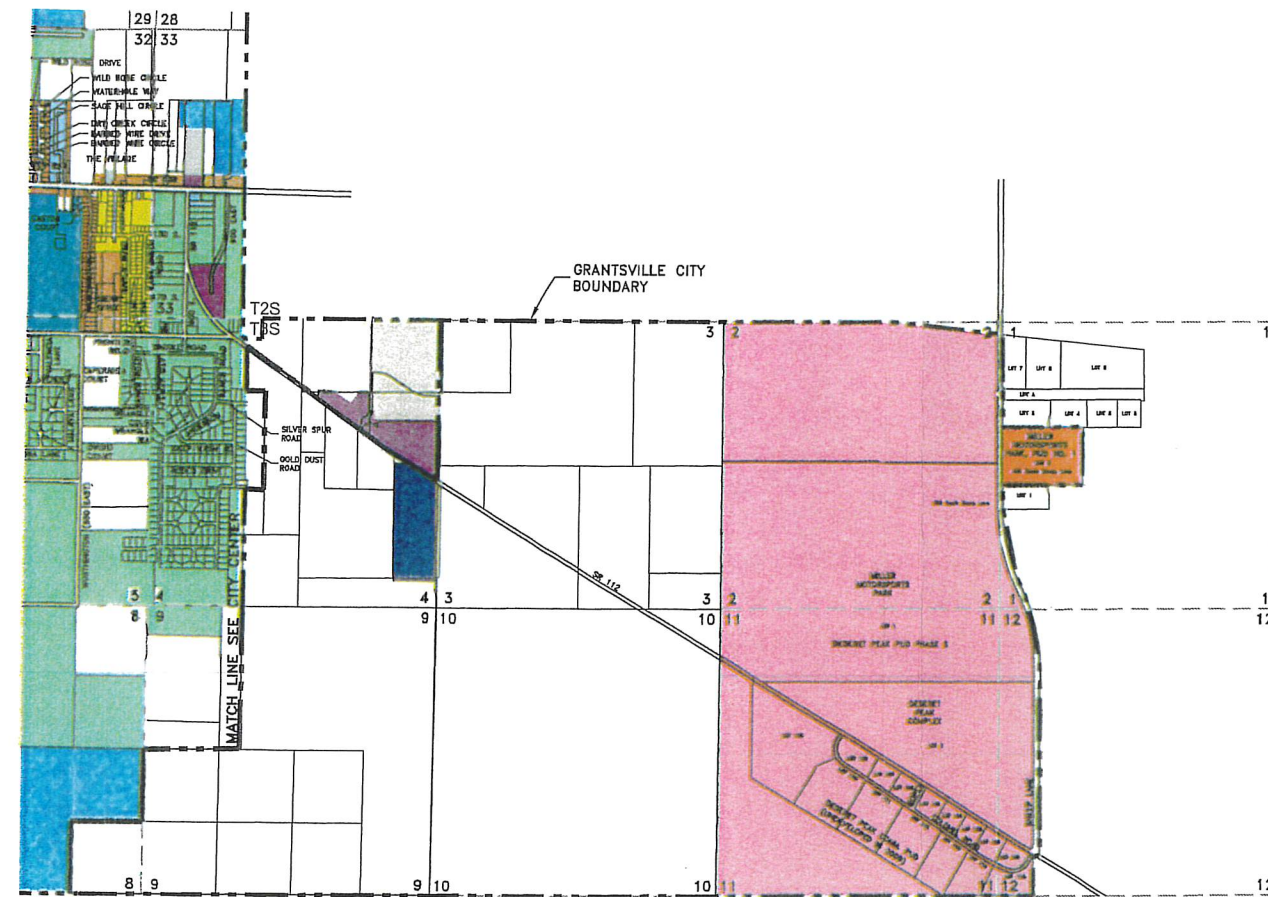
Jason Boal
 01-130-0-0012, 01-130-0-0013
 01-130-0-0005, 01-130-0-0002
 01-130-0-0003



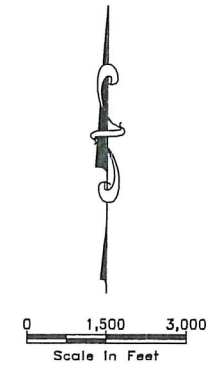
eJones
 Date: 7/21/2021

LEGEND

	A-10	10 ACRE LOT MINIMUM. THE PURPOSE IS TO PROMOTE AND PRESERVE CONDITIONS FAVORABLE TO AGRICULTURE AND TO MAINTAIN GREENBELT SPACES.
	RR-5	5 ACRE LOT MINIMUM. THE PURPOSE IS TO PROVIDE A RURAL RESIDENTIAL DISTRICT.
	RR-2.5	2.5 ACRE LOT MINIMUM.
	RR-1	1 ACRE LOT MINIMUM.
	R-1-21	21,780 SQUARE FEET IN SIZE. THE PURPOSE IS TO PROMOTE ENVIRONMENTALLY SENSITIVE AND VISUALLY COMPATIBLE DEVELOPMENT SUITABLE FOR RURAL LOCATIONS.
	R-1-12	12,000 SQUARE FEET IN SIZE.
	R-1-8	8,000 SQUARE FEET IN SIZE.
	RW-15	8,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM HIGH DENSITY RESIDENTIAL.
	RW-7	7,000 SQUARE FEET IN SIZE. TO PROVIDE AREAS FOR MEDIUM DENSITY SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL.
	CN	NEIGHBORHOOD COMMERCIAL DISTRICT IS INTENDED TO PROVIDE FOR SMALL SCALE COMMERCIAL USES THAT CAN BE LOCATED WITHIN RESIDENTIAL NEIGHBORHOODS WITHOUT HAVING SIGNIFICANT IMPACT UPON RESIDENTIAL USES.
	CS	60,000 SQUARE FEET IN SIZE. COMMERCIAL SHOPPING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR EFFICIENT AND ATTRACTIVE SHOPPING CENTER DEVELOPMENT.
	CG	10,000 SQUARE FEET IN SIZE. GENERAL DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR A VARIETY OF COMMERCIAL USES.
	MD	20,000 SQUARE FEET IN SIZE. LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LIGHT INDUSTRIAL USES.
	MG	20,000 SQUARE FEET IN SIZE. GENERAL MANUFACTURING DISTRICT IS TO PROVIDE AN ENVIRONMENT FOR LARGER AND MORE INTENSIVE INDUSTRIAL USES.
	MG-EX	MINING, QUARRY, SAND AND GRAVEL EXCAVATION INDUSTRIAL USES.
	PUD	AN INTEGRATED DESIGN FOR DEVELOPMENT OF RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES, OR LIMITED COMBINATIONS OF SUCH USES, IN WHICH THE DENSITY AND LOCATION REGULATIONS OF THE DISTRICT IN WHICH THE DEVELOPMENT IS SITUATED MAY BE VARIED OR WAIVED TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.
	CD	THE PURPOSE IS TO PROVIDE AREAS FOR HIGH INTENSITY PUBLIC, QUASI-PUBLIC, COMMERCIAL, OFFICE AND RESIDENTIAL USES BY CONDITIONAL USE ONLY.
	MU	AN INTEGRATED DEVELOPMENT OF RESIDENTIAL, AND COMMERCIAL USES, OR LIMITED COMBINATIONS OF SUCH USES IN A PUD, DENSITY OF RESIDENTIAL SHALL NOT EXCEED A TOTAL OF THREE UNITS PER ACRES WITH CLUSTERING OF NO MORE THAN 14 UNITS PER ACRE TO ALLOW FLEXIBILITY AND INITIATIVE IN SITE AND BUILDING DESIGN AND LOCATION, IN ACCORDANCE WITH AN APPROVED PLAN AND IMPOSED REQUIREMENTS.



**GRANTSVILLE CITY
ZONING MAP
DESERET PEAK ANNEXATION**
REVISED AUGUST 2015



530 W. 2000 S. SUITE 275 BOONVILLE UT 84016
P: (435) 298-1127 FAX: (435) 298-0150