

## **Agenda Item #5**

Consideration of Ordinance 2021-41 amending the Grantsville City General Plan to rezone 104.76 acres of land for Greg C. DeHaan located at 4585 Hwy 112 to go from an A-10 zone to a Mixed Use zone.

**GRANTSVILLE CITY  
ORDINANCE NO. 2021-41**

**AN ORDINANCE AMENDING THE GRANTSVILLE CITY COMPREHENSIVE  
GENERAL PLAN AND FUTURE LAND USE MAP TO DESIGNATE 104.76 ACRES OF  
PROPERTY LOCATED AT APPROXIMATELY 4585 HIGHWAY 112 FROM AN  
AGRICULTURAL-10 LAND USE CATEGORY TO A MIXED-USE CATEGORY.**

BE IT ENACTED AND ORDAINED by the City Council of the City of Grantsville, Tooele County, State of Utah as follows:

**SECTION ONE: PURPOSE.** This Ordinance is for the purpose of amending the comprehensive general plan and future land use map of Grantsville City for 104.76 acres located at approximately 4585 Highway 112 from an Agricultural-10 (A-10) category, which allows residential densities of one (1) dwelling unit per ten acres, to a Mixed-Use (MU) category, which allows a mixed use of commercial and residential. After appropriate notice and completion of all necessary public hearings in compliance with the requirements of State law, the City Council has determined that it is in the best interests of Grantsville City and the health, safety and general welfare of its citizens to adopt this Ordinance in order to amend the Grantsville City General Plan.

**SECTION TWO: AMENDMENT OF GENERAL PLAN.** The General Plan, Text and Future Land Use Map, that constitute The 2020 General Plan for Grantsville City, Utah as amended, are hereby amended by designating applicant's 104.76 acres identified in Exhibit "A", which is attached hereto and made a part hereof, from a A-10 land use category, (allowing residential densities of one dwelling unit per ten acres) to a Mixed-Use land use category, (allowing a mix or commercial and residential).

This amendment to the General Plan shall constitute an advisory guide for land use decisions and shall be made part of the previously adopted General Plan and Future Land Use

Map.

**SECTION THREE: REPEAL OF CONFLICTING PROVISIONS.** All ordinances or provisions of the The 2020 Amended General Plan for Grantsville City, Utah or other City Ordinances that are in conflict with the provisions of this amendment are hereby repealed.

**SECTION FOUR: 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, enacted and ordered that a summary be published, by the Grantsville City Council, this 15<sup>th</sup> day of September, 2021.

GRANTSVILLE CITY COUNCIL

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

ATTEST:

\_\_\_\_\_  
CORINNA MATHIS, DEPUTY CITY RECORDER

( S E A L )

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

# Exhibit “A”

---

## 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 Item #5: Consideration of Ordinance 2021-41 amending the Grantsville City General Plan to rezone 104.76 acres of land for Greg C DeHaan located at 4585 Hwy 112 to go from an A-10 zone to a Mixed Use Zone.**

**The Planning Commission held a public hearing on this agenda item on September 2, 2021:**

Chairman Brian Pattee opened the public hearing at 7:01 p.m. and called for comments.

With no comments offered, Chairman Brian Pattee closed the public hearing at 7:01 p.m.

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

Barry Bunderson was present for this item on behalf of Greg Dehaan. Gary asked about how many parcels were actually there because it shows 3 on the radius report, but there are actually 5 listed on the application. Barry explained on the western boundary the two smaller parcels that are 0.2 acre and 0.98 acre and due to the scale of the map those parcels are not visible. Barry mentioned that UDOT approved an 80 foot right of way access on SR-112 that would tie in to the existing right of way to the North. Gary asked about the coordination for the major intersection planned across the street with the Oquirrh Estates and Barry explained that UDOT is limiting the amount of access being granted along SR 112. Barry continued by advising all the road access and intersections are coordinated through UDOT permitting process. Barry explained the reason for the Mixed-Use designation request is to have commercial along SR 112 and transition to residential. Erik asked if this would resolve the City Council concerns with the rezone. Kristy advised the issues would be resolved.

**Jaime made the motion to recommend approval of the amendment to the Grantsville City General Plan and Future Land Use Map for Greg DeHaan to go from a Rural Residential 2 designation to a Mixed-Use designation for his property located at 4585 Hwy 112. Erik seconded the motion. All voted in favor. Motion carried unanimously.**

**GENERAL PLAN AMENDMENT APPLICATION**

**\$500.00 APPLICATION FEE (NON REFUNDABLE)**

**DATE PAID** August 13, 2021

**HEARING DATE** September 2, 2021

\*\*\*\*\*

**OWNER / APPLICANTS NAME** Greg De Haan

**MAILING ADDRESS** \_\_\_\_\_

**PHONE** \_\_\_\_\_

**E-MAIL** cheryl.dehaan@g.com

**LOCATION / ADDRESS OF PROPERTY & NUMBER OF ACRES** Approx 4585 E Hwy 112 105 Acres

**IT IS REQUESTED THAT THE GENERAL PLAN BE AMENDED AS FOLLOWS** Parcels 1-69-80, 1-69-81, 1-69-83, 1-69-88, 1-69-89

To go from Rural Residential 2 to a Mixed-Use Density designation in the Deseret Planning Area

**WHAT IS THE PURPOSE FOR THE REQUESTED CHANGE?** opportunity to harmonize with mixed use zone to North and blend with other surrounding uses such as MG & R-1-21

**\*\*ITEMS TO BE SUBMITTED WITH APPLICATION**

▪ Include with your application: a plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. **DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU!**  
Addresses must be from Tooele County Recorder's Office!

▪  A legal description of entire property.

▪  A vicinity map for property location.

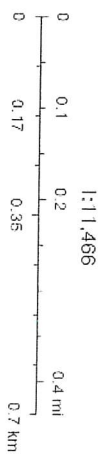
Greg C. De Haan Barry Bunderson  
**SIGNATURE OF APPLICANT**



# DEHAAN CURRENT GENERAL PLAN ZONE



- DEHAAN PROPERTY BOUNDARY
- Areas
  - DEHAAN CURRENT PROPERTY ZONE
  - CURRENT INDUSTRIAL ZONE
  - CURRENT MIXED USE ZONE
  - CURRENT AREA ZONING









**APPLICATION FOR A  
GENERAL PLAN AMENDMENT  
CONSIDERATION BY GRANTSVILLE CITY  
PLANNING COMMISSION**

An application has been received in our office for consideration of a General Plan amendment approval for:

**Greg DeHaan at approximately 1060 East Highway 112 to change the map designation from a “Rural Residential -2” designation to a “Mixed-Use” designation in the Deseret Planning Area.**

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, September 2, 2021**

You are invited to view the application, proposed plans, and zoning code at Grantsville City Hall weekdays between 9:00 a.m. and 5:00 p.m.

You may wish to attend the meeting to gain further information, give information that is relevant to the decision, or voice your opinion on a separate sheet of paper, or on the back of this notice, and mail it back to us.

Thank you,

Kristy Clark  
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/88093249098>

Meeting ID: 880 9324 9098

One tap mobile

+12532158782,,88093249098# US (Tacoma)

+13462487799,,88093249098# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

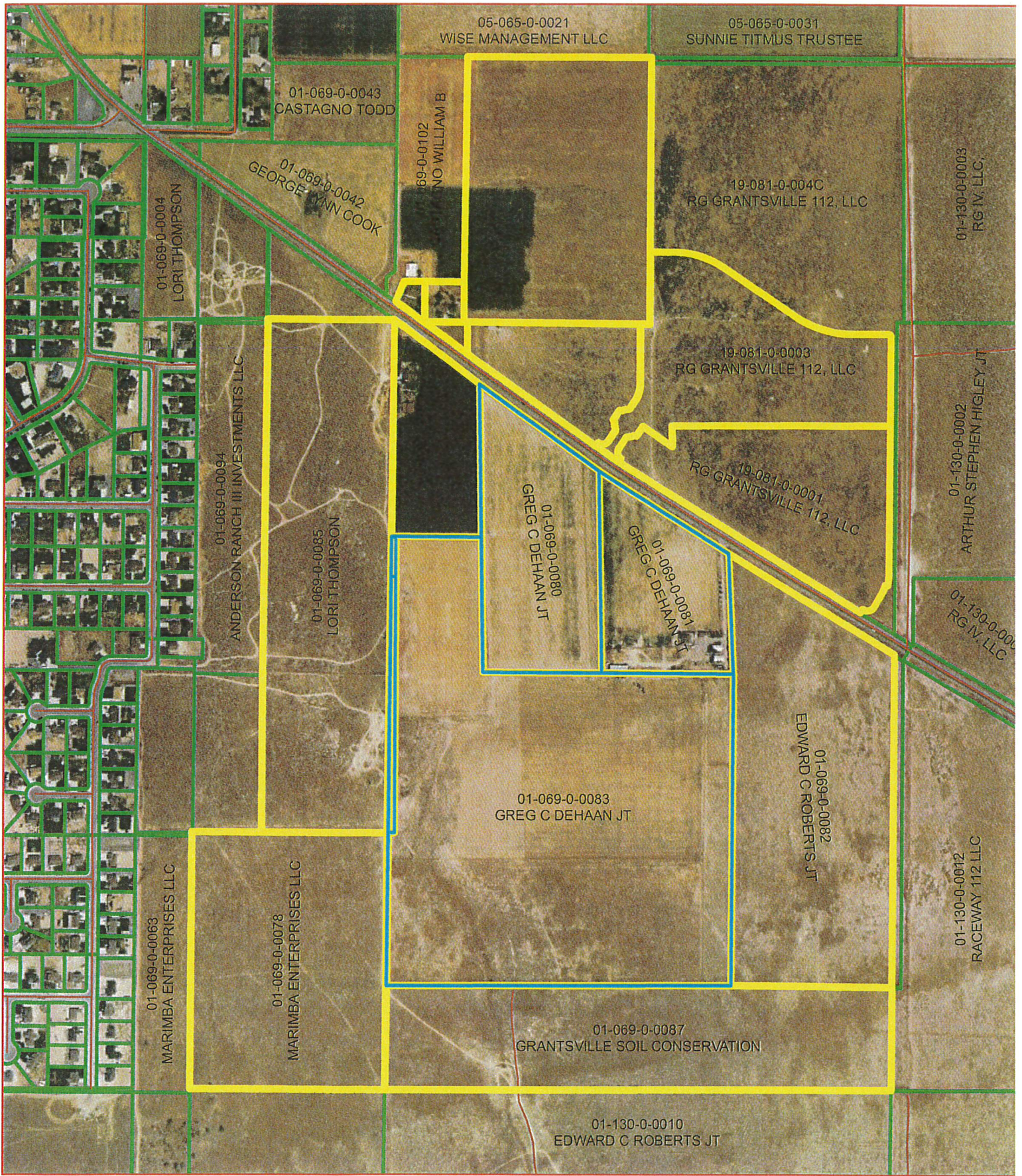
+1 646 558 8656 US (New York)

Meeting ID: 880 9324 9098

Find your local number:

<https://us02web.zoom.us/j/keDtJWW3Dk>





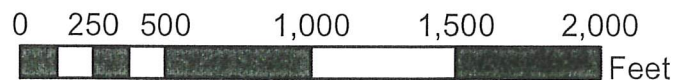
**GIS Map Disclaimer:**



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.

Barry V. Bunderson

01-069-0-0080, 01-069-0-0081,  
01-069-0-0083, 01-069-0-0088,  
01-069-0-0089



Date: 8/12/2021  
blanca.rodriguez



## GRANTSVILLE CITY PLANNING COMMISSION

### **NOTICE OF A PUBLIC HEARING ON A PROPOSAL TO AMEND GRANTSVILLE CITY'S GENERAL PLAN AND FUTURE LAND USE MAP FOR GREG DEHAAN TO GO FROM A RURAL RESIDENTIAL 2 DESIGNATION TO A MIXED USE DESIGNATION FOR HIS PROPERTY LOCATED APPROXIMATELY 4585 HWY 112.**

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a public hearing on September 2, 2021 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City General Plan and Future Land Use Map for Greg DeHaan to go from a Rural Residential 2 designation to a Mixed Use designation for his property located at 4585 Hwy 112 and make a recommendation to the City Council. Documentation associated with this hearing and consideration may be requested through email. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. September 2, 2021.

Dated this 25th day of August, 2021.

### **BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION**

Kristy Clark  
Zoning Administrator  
Email: [kclark@grantsvilleut.gov](mailto:kclark@grantsvilleut.gov)

Join Zoom Meeting

<https://us02web.zoom.us/j/81645391278>

Meeting ID: 816 4539 1278

One tap mobile

+12532158782,,81645391278# US (Tacoma)

+13462487799,,81645391278# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 816 4539 1278

Find your local number: <https://us02web.zoom.us/u/kG7j8ooir>



**LEGEND**  
Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is the first and often most important responsibility of a general plan. Outlined on this map is the proposed Future Land Use map for the City of Grantsville:

**Commercial**  
(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)

**Mixed-Use Density**  
(A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade of street and/or 15 units per acre may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone.)

**High Single Family Density Residential**  
(Residential uses, allowing a maximum of 6 dwelling units per acre)

**Medium Density Residential**  
(Residential uses, allowing a maximum of 3 dwelling units per acre)

**Low Density Residential**  
(Residential use, allowing a maximum of 2 dwelling units per acre)

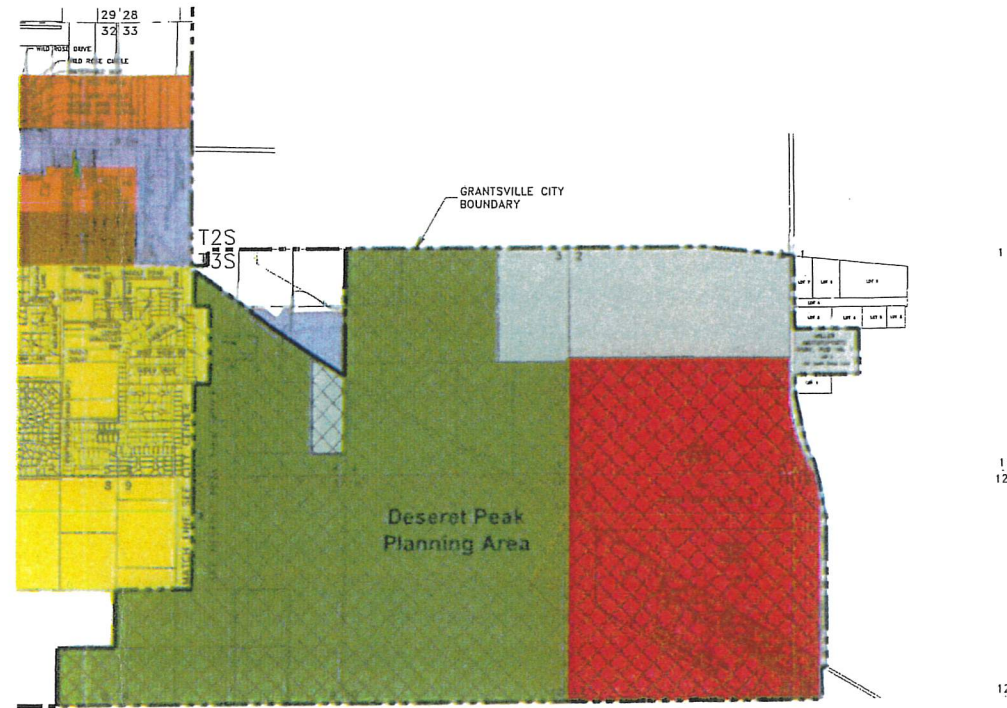
**Rural Residential - 1**  
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)

**Rural Residential 2**  
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)

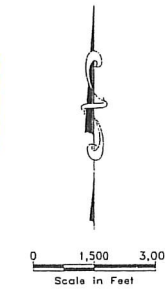
**Industrial**  
(Allowing industrial, light industrial and mining)

**Municipal/School:** This land use designates city-owned school district owned property serving a public purpose.

**Parks & Open Space:** Designates public parks, open space and recreational areas.



**GRANTSVILLE CITY  
GENERAL PLAN  
FUTURE LAND USE MAP  
DESERET PEAK ANNEXATION**  
ADOPTED JANUARY 15, 2020



The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.