

TOOELE Application to Amend the Zoning Map of Tooele County

Amendments to the zoning map shall be completed in full, signed, and supplemented with any additional information required by the planning commission. An application which is incomplete or provides insufficient data is just cause for denial. Submittals must be filed with the Department of Engineering for staff and public review.

Fee \$500.00

Property information and location (All lines applicable to this site must be filled in)

Section 27 Township 29 Range 4W
Parcel # 11-066-0-0002 Lot # 2
Subdivision Name: Buzianis Ranchettes (if applicable)

**You MUST include a parcel map obtained from the Tooele County Recorder's Office
with this application!**

Property Owner(s) Information

Name(s): Shannon & Julie Lawson
Address per tax rolls: 5132 Heron Way
City/County: Erda State: UT Zip: 84074
Office/home phone: _____ Fax: _____
Mobile phone: _____ Message phone: _____
Email address: _____

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

(For Office Use Only)

REZ #: _____ Fee \$ 500.00 Receipt #: _____

Agent for the Property Owner(s) Information

Name(s): Summer Fackler
Address per tax rolls: 5122 Heidi Way
City/County: Evda State: UT Zip: 84074
Office/home phone: _____ Fax: _____
Mobile phone: _____ Message phone: _____
Email address: _____

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING:

please see attached documents.

Current zoning designation: RR-5

An application to amend the zoning map shall address:

- (a) general existing site characteristics including ownership, topography, soils, drainage, vegetation and other physical characteristics of the area proposed to be changed;
- (b) a legal description of the area to be zoned;
- (c) types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district;

- (d) existing transportation patterns to include public and private roads and internal and external circulation patterns, rights-of-way, easements and parking;
- (e) existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities;
- (f) existing and proposed utilities and infrastructure;
- (g) relationship of proposed zone change with Tooele County General Plan and how specifically the proposed zone change would conflict, conform, complement or otherwise affect the Tooele County General Plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area;
- (h) an area map showing adjacent property owners and existing land uses within 500 feet of the area proposed to be rezoned;
- (i) the location, description and acreage of land uses;
- (j) approximate location and number of residential units along with approximate square footage, density and height;
- (k) approximate location and square footage of non-residential buildings;
- (l) calculation of approximate amount of open space both before and after buildout construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas;
- (m) if the site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability;
- (n) a description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal;
- (o) approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land;
- (p) an indication of the construction schedule of any project proposed;
- (q) for multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase;
- (r) a detailed traffic study showing the vehicle trips per day on average at buildout and a determination how the project would significantly alter existing traffic patterns or volume;

- (s) for applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and
- (t) any other study or information required by the planning commission or zoning administrator.

Date Submitted: _____

Signature of owner(s) or agent(s):

Ent 286807 Page 1 of 3
Date: 14-JUN-2007 1:28PM
Fee: 14.00 EFT
Filed By: JYW
CALLEEN B PESHELL, Recorder
TOOELE COUNTY CORPORATION
For: FIRST AMERICAN TITLE AGENCY,
Electronically Recorded by Simplifile

Recording Requested by:
First American Title Insurance Agency, LLC
70 South Main Street
Tooele, UT 84074
(435)882-8000

AFTER RECORDING RETURN TO:
Shannon Lawson
781 Country Club
Stansbury Park, UT 84074

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

CORRECTIVE WARRANTY DEED

***This deed is being recorded to correct the legal description for Entry #178390**

Escrow No. ()
A.P.N.: 11-066-0-0002

Mathew R. Arbshay, an unmarried man, Grantor, of Tooele, Tooele County, State of Utah, hereby CONVEY AND WARRANT to

Shannon D. Lawson and Julie C. Lawson, husband and wife as joint tenants, Grantee, of Tooele, Tooele County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Tooele County, State of Utah:

See Attached Exhibit 'A'

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this June 14, 2007.


Mathew R. Arbshay

A.P.N.:

Warranty Deed - continued

File No.:

STATE OF

COUNTY OF

On June 19, 2001, personally appeared before me, **Mathew R. Arbshay** the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Notary Public

(Printed Name)

My Commission expires:

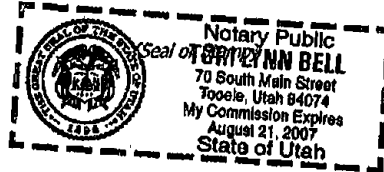


EXHIBIT "A"

Told #11-44-2

Lot 2 Brazianis Ranchettes Phase 1

Also a parcel of land adjacent to lot 2 Brazianis Ranchettes Phase 1 described as follows:
Beginning at a point which is South $89^{\circ}39'29''$ West 48.50 feet, thence South $00^{\circ}15'17''$ East 30.00 feet, thence South $00^{\circ}15'17''$ East 591.57 feet from the North Quarter Corner of Section 27, Township 2 South Range 4 West Salt Lake Base and Meridian; thence South $00^{\circ}15'17''$ East 319.03 feet; thence North $89^{\circ}39'27''$ East 15.39 feet more or less to the Southwest corner of lot 1 Birds Valley Ranchettes; thence North $00^{\circ}15'47''$ West 319.03 feet; thence West 15.39 feet more or less to the point of beginning.

Project description:

Summer Fackler is requesting a rezone from RR-5 (Rural Residential, 5 Acre Minimum) to RR-1 (Rural Residential, 1 Acre Minimum) for a parcel in Erda, which is 5.21 acres in size.

Site & Vicinity Description

The subject property is located about 1/2 mile east of SR-36 right off of Bates Canyon Road and is located on Heidi Way. The property is surrounded to the west, south and north by RR-5 zone. A new RR-1 subdivision directly behind the property (touching) is currently being developed. We are located in the Buzianis Ranchette phase one.

- A) general existing site characteristics including ownership, topography, soils, drainage, vegetation and other physical characteristics of the proposed to be changed;

This is currently classified as an RR-5 zone but there will soon be RR-1 higher density housing directly behind. The land overall is fairly flat. The parcel is currently owned by my mother and father, Shannon and Julie Lawson.

- B) a legal description of the area to be zoned;

LOT 2, BUZIANIS RANCHETTES PHASE 1, A SUBDIVISION OF TOOELE COUNTY (OUT OF 5-43-1, 5-43-24)+++ALSO+++ PARCEL 2 ADJACENT TO LOT 2, BUZIANIS RANCHETTES PHASE 1, BEG AT POINT WHICH IS S 89°39'29" W 48.50 FT, TH S 00°15'17" E 30.00 FT, TH S 00°15'17" E 591.57 FT FROM THE N 1/4 COR OF SEC 27, T2S, R4W, SLB&M TH S 00°15'17" E 319.03 FT; TH N 89°39'27" E 15.39 FT MORE OR LESS TO THE SW COR OF LOT 1 ERDA VALLEY RANCHETTES; TH N 00°15'47" W 319.03 FT; TH W 15.39 FT M/L TO THE POB. 5.21 AC 01/13/2000 01/13/2000

- C) types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district;

Currently the land uses are for rural residential with a 5-acre minimum for each lot. The proposed rezone is for rural residential 1-acre minimum, to later subdivide and give to owner's daughter around 2 acres to build a home on.

- D) existing transportation patterns to include public and private roads and internal and external circulation patterns, right-of-way, easement and parking;

The proposed rezone parcel faces Heidi Way. The roads are lightly traveled and this rezone would not, in any way, change the travel pattern. The land owner's daughter and her family have already been living on the property for 5 years. No additional traffic needs will arise.

- E) existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities;

Density and existing land uses are one home per 5-acre parcel. This area includes barns, outbuildings, accessory dwelling units and other buildings as needed.

- F) existing and proposed utilities and infrastructure'

Utilities and infrastructure are already in place.

- G) relationship of proposed zone change with Tooele County General Plan and how specifically the proposed zone change would conflict, conform, complement or otherwise affect the Tooele County General Plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area;

This proposed zone changes fall into the newly adopted Erda General plan, which states that we will be in a "medium intensity"

zone. The proposed property will only include one additional home on the property.

- H) an area map showing adjacent property owners and existing land uses within 500 feet of the area proposed to be rezoned;

Area map showing rezone and adjacent land owners is attached.

- I) the location, description and acreage of land uses:

The property proposed for rezone is located at 5132 Heidi Way, around 3 acres is currently developed with the land owner's home and small landscaping surrounding the home. A large field, estimated to be around 2 acres, is currently empty. This is where the new home will go when the rezone is approved.

- J) approximate location and number of residential units along with approximate square footage, density and height;

Currently there is 1 housing unit on the 1 lot. When this rezone is approved, the applicant will subdivide the existing lot into two parcels making it a total of 2 lots with 1 home located on each lot.

- K) Approximate location and square footage of non-residential buildings;

There are currently no other outbuildings on the lot.

- L) calculation of approximate amount of open space both before and after buildout construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas.

No plans by the applicant are in place to develop any further than the one lot for their daughter to build on. The only landscaping for the new home will be a small grass yard in the front and the back.

- M) If the site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography

and geologic natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability.

There are no unusual or unique natural features within the proposed rezone area.

- N) a description of availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal;

The majority of homes in this area are on wells and septic systems. We are immediately next to the Stansbury Water site and the surrounding houses are hooked up to their water as long as we can provide water rights to Stansbury. We have water rights and will be using Stansbury water for inside the house and well for any irrigation purposes. Fire protection is handled by the Tooele County North Fire District.

- O) approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land;

Storm water will be designed per engineering standards.

- P) an indication of the construction schedule of any project proposed;

If the rezone is approved, a subdivision application will be submitted requesting the one lot and if that is approved the applicants would then submit for a building permit. If all goes well, the home will be completed by Fall of 2023.

- Q) for multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase;

This isn't a multi-phased project.

- R) A detailed traffic study showing the vehicle trips per day on average at buildout and a determination how the project would significantly alter existing traffic patterns or volume;

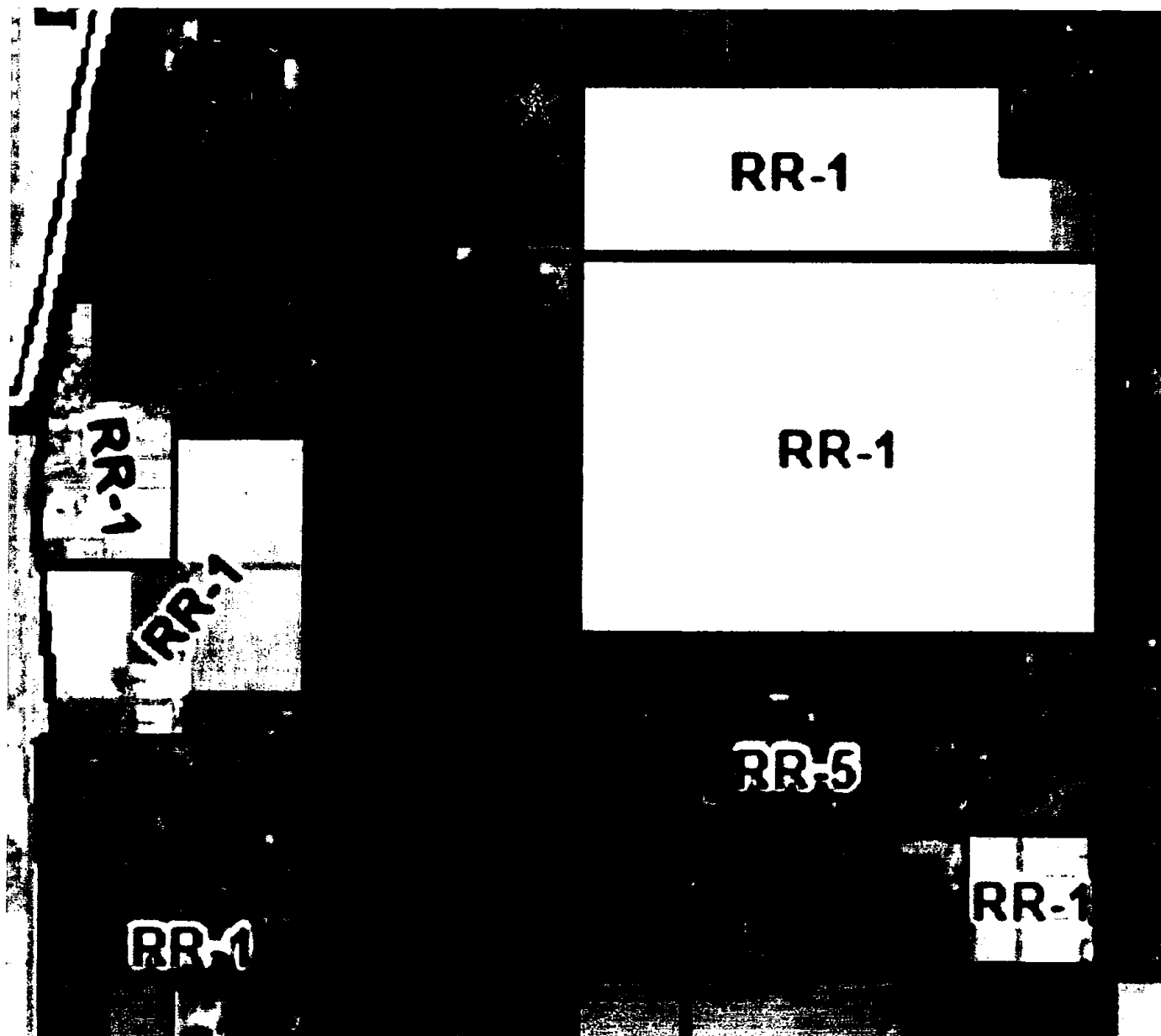
Traffic will not be affected by the addition of one lot at this time.

- S) For applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone

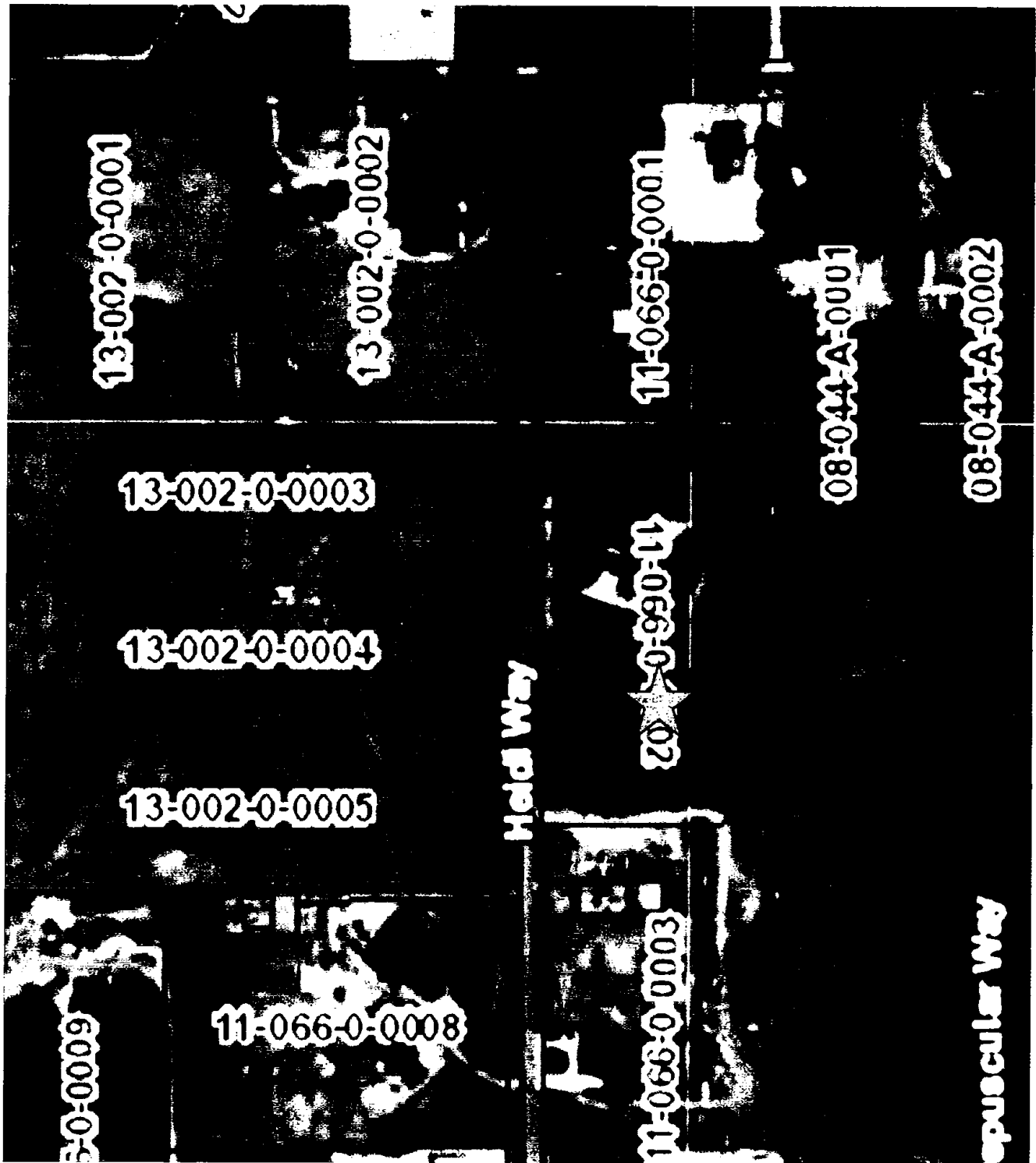
This is not a PUD.

- T) Any other study or information required by the planning commission or zoning administrator

The land owner's daughter, Summer Fackler, has already contacted the Tooele County Health Dept. regarding a septic system and they will allow an alternative septic system, as the Health Department requires for lot sizes less than 5 acres. We have also talked to Stansbury Park Improvement District and they have agreed to allow us to hook up an additional house to their water as long as we provide them with a water share, which we have available.

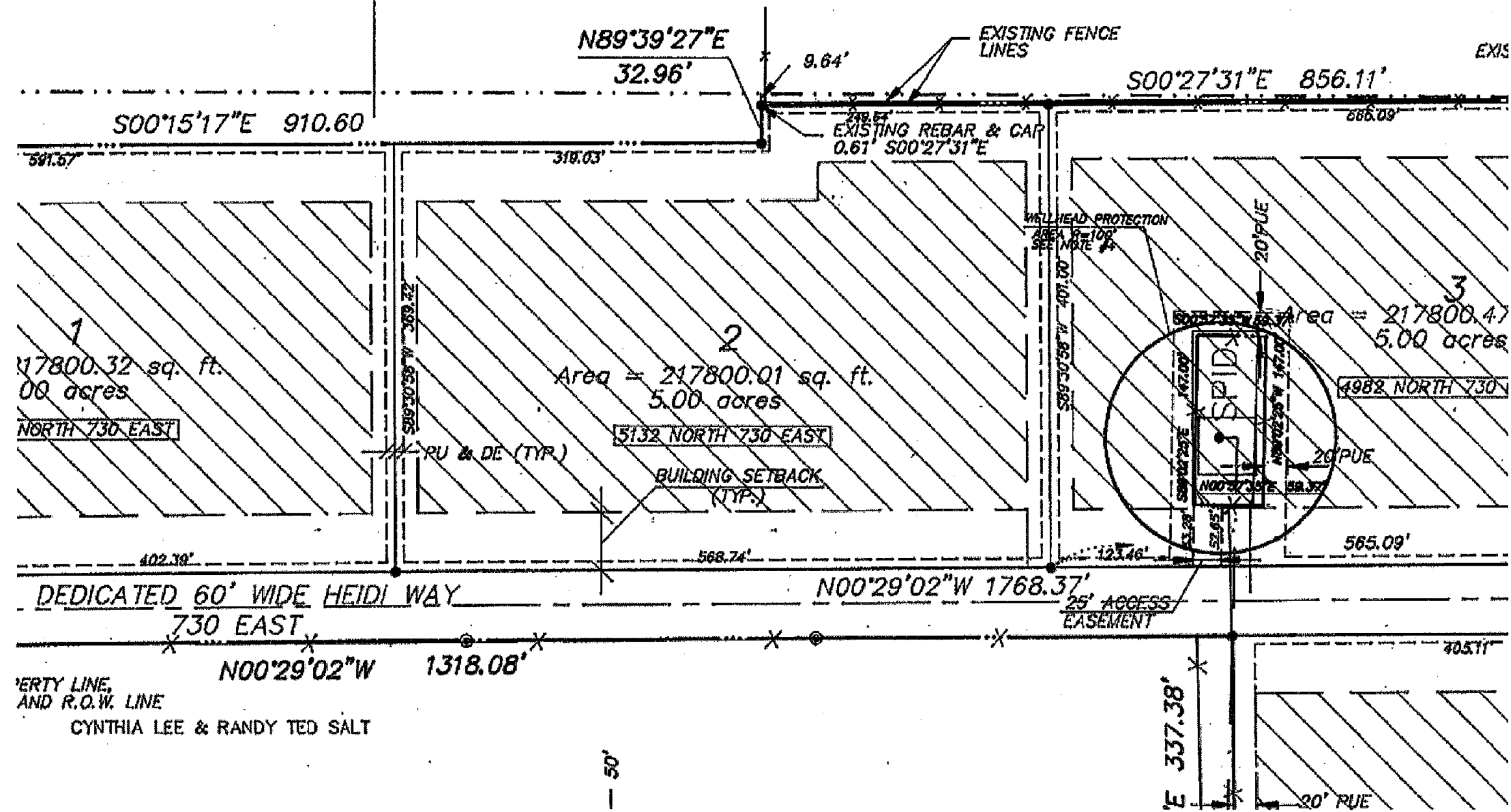


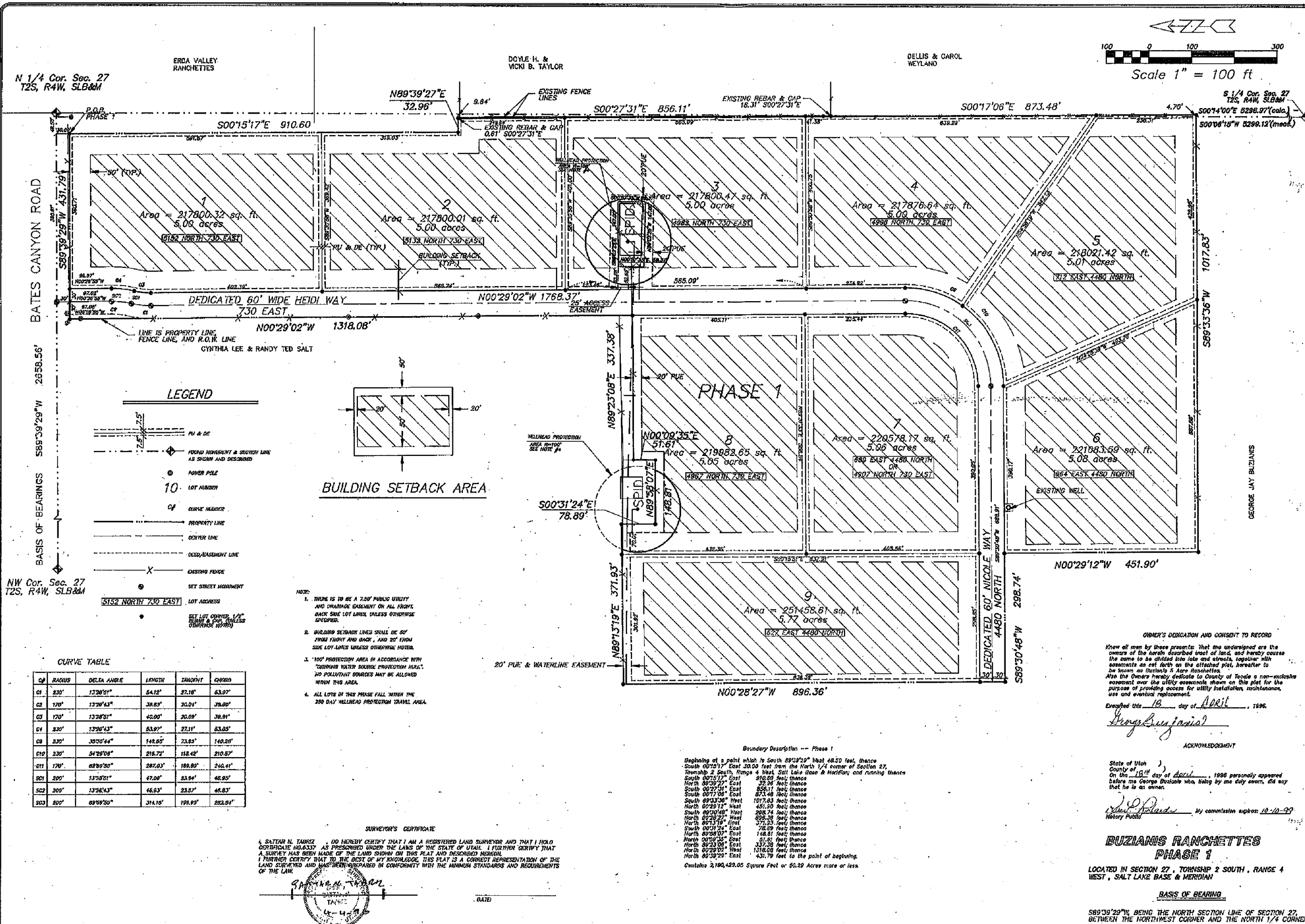
Above shows the current zoning map. Our parcel is indicated with a star. As you can see, there are many RR-1 properties in our area, including the one directly touching the property.



This shows the immediate properties around us and their coinciding parcel number. The star indicates exactly where the home will be placed.

DOYLE H. &
VICKI B. TAYLOR





Planning Commission Approved this 23rd Day of April, A.D., 1998 by John Beagles, Chairman

Tooele County Health Department Approved this 2nd Day of May, A.D., 1998 by T. T. Steel, Director

Tooele County Engineering Dept. Approved this 17th Day of April, A.D., 1998 by [Signature], Tooele County Engineer

Surveyor's Certificate I, hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office. Date 4-17-98 County Surveyor [Signature]

Approval as to Form Approved as to Form, this 17th Day of April, A.D., 1998 by [Signature], Attorney

County Commission Presented to the Board of County Commissioners this 13th day of May, A.D., 1998. At which time this subdivision was approved and accepted. [Signatures] Chairman, Bd. of Co. Comm.

Recorded No. 84791 State of Utah, County of Tooele, Recorded and filed at the Office of George Buzianis Date 5/17/98 Time 2:58 P.M. Book 223 Page 195 Request of George Buzianis [Signature] Recorder

WARD ENGINEERING GROUP

829 NORTH 300 WEST • SALT LAKE CITY, UT 84103
(801) 521-4000 • FAX (801) 521-4001

DATE: 5/17/98
BY: GEORGE BUZIANIS
CHECKED BY: [Signature]
DATE: 5/19/98

BUZIANIS RANCHETTES - PHASE 1 PLAT

SHEET: 2 of 5