



**Oct. 5, 2023**

**Planning Commission  
Meeting**

**Information Packet**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **PUBLIC HEARING:**

- a) Discussion of a Conditional Use Permit for Young People in Recovery (YPR) to operate a chapter at 155 S. Cooley St., zoned RM-7.

## **AGENDA:**

1. Discussion of Conditional Use Permit for Young People in Recovery (YPR) to operate a chapter at 155 S. Cooley St., zoned RM-7
2. Presentation of Concept for West Haven Community
3. Discussion of Dog Kennel Permit Code
4. Discussion “West Bank Master Plan – Land Use & Zoning” / Shay Stark, Aqua Engineering
5. Discussion “West Bank Master Plan – Utilities Projection / Matt Laurendeau, Jones and DeMille
6. Approval of minutes from the Sept. 21, 2023 work meetings
7. Report from City Council liaison Mayor Critchlow
8. Adjourn

# **AGENDA ITEM #1**

Discussion of Conditional Use Permit for  
Young People in Recovery (YPR) to operate a  
chapter at 155 S. Cooley St., zoned RM-7



## Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

Phone: (435) 884-1674 • Fax: (435) 884-0426

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Permit # 2023112

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# CUP for Young People in Recovery chapter meeting location Summary

**Parcel ID:** 01-099-0-0024

**Property Address:** 155 S Cooley Rd

**Meeting Date:**

October 5, 2023

**Current Zone/Proposed Zone**

RM-7

**Applicant Name:**

Collyn Burleson

**Request:**

Use the VFW building on Cooley Street to hold meetings and events for a local chapter of Young People in Recovery (YPR)

**Prepared by:**

Cavett Eaton

## PROJECT DESCRIPTION

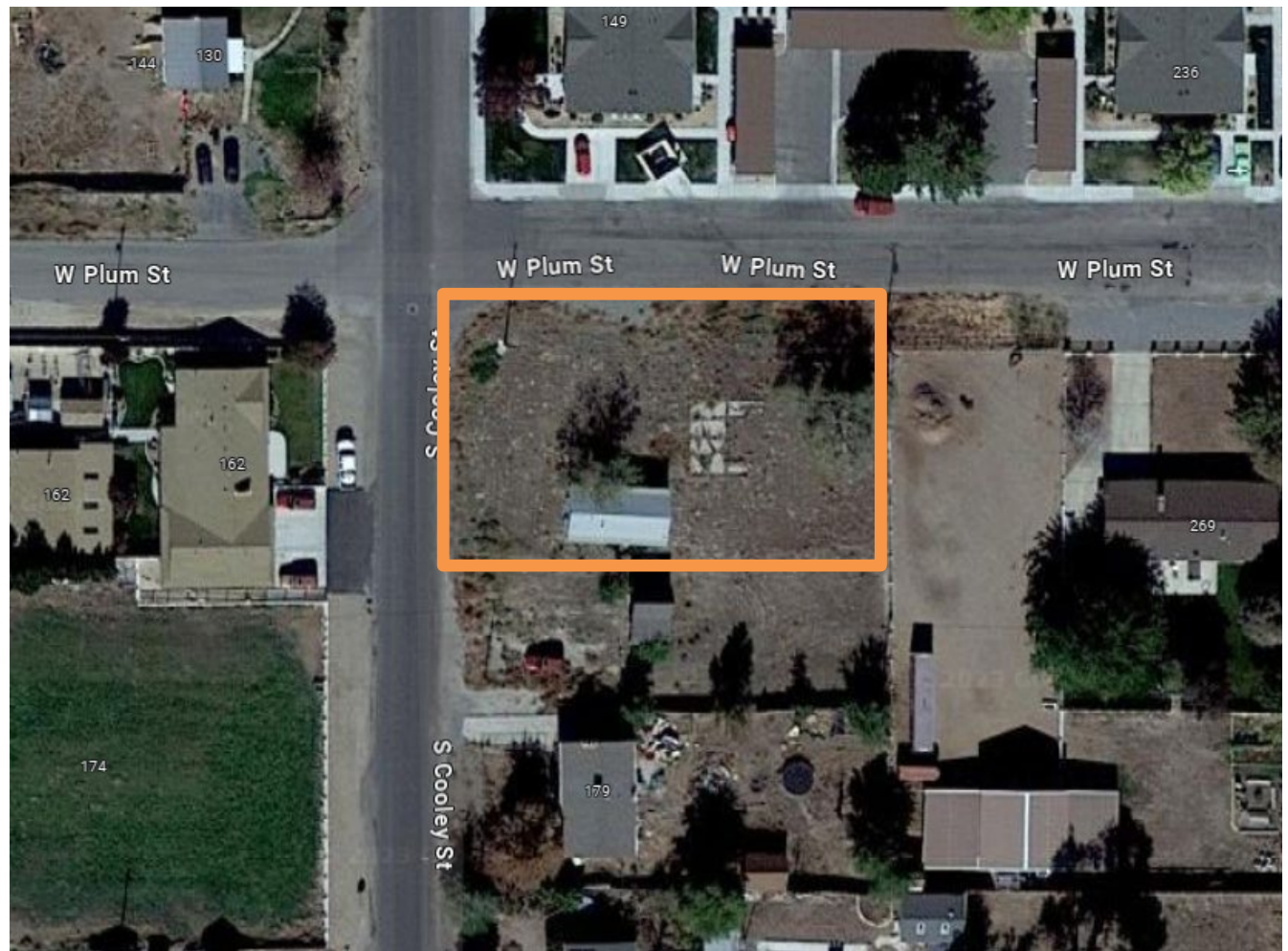
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This Meeting Place is located at 155 S. Cooley Street. The applicant has worked closely with the property owners, VFW Barrus Post, to renovate this property to be used as a meeting place for the Young People in Recovery's programs and activities.

The Building will be used for Public Meetings facilitated by the YPR staff during the daytime only. This will not be used as a dwelling or a transitional treatment home. The Zoning is RM-7 and is permitted as a small community & recreation center with a conditional use permit. The building will be used for Chapter Meetings, Events and Workshops to assist individuals with Substance Use Disorder and their families. YPR offers resources free to all people and their families regardless of age.

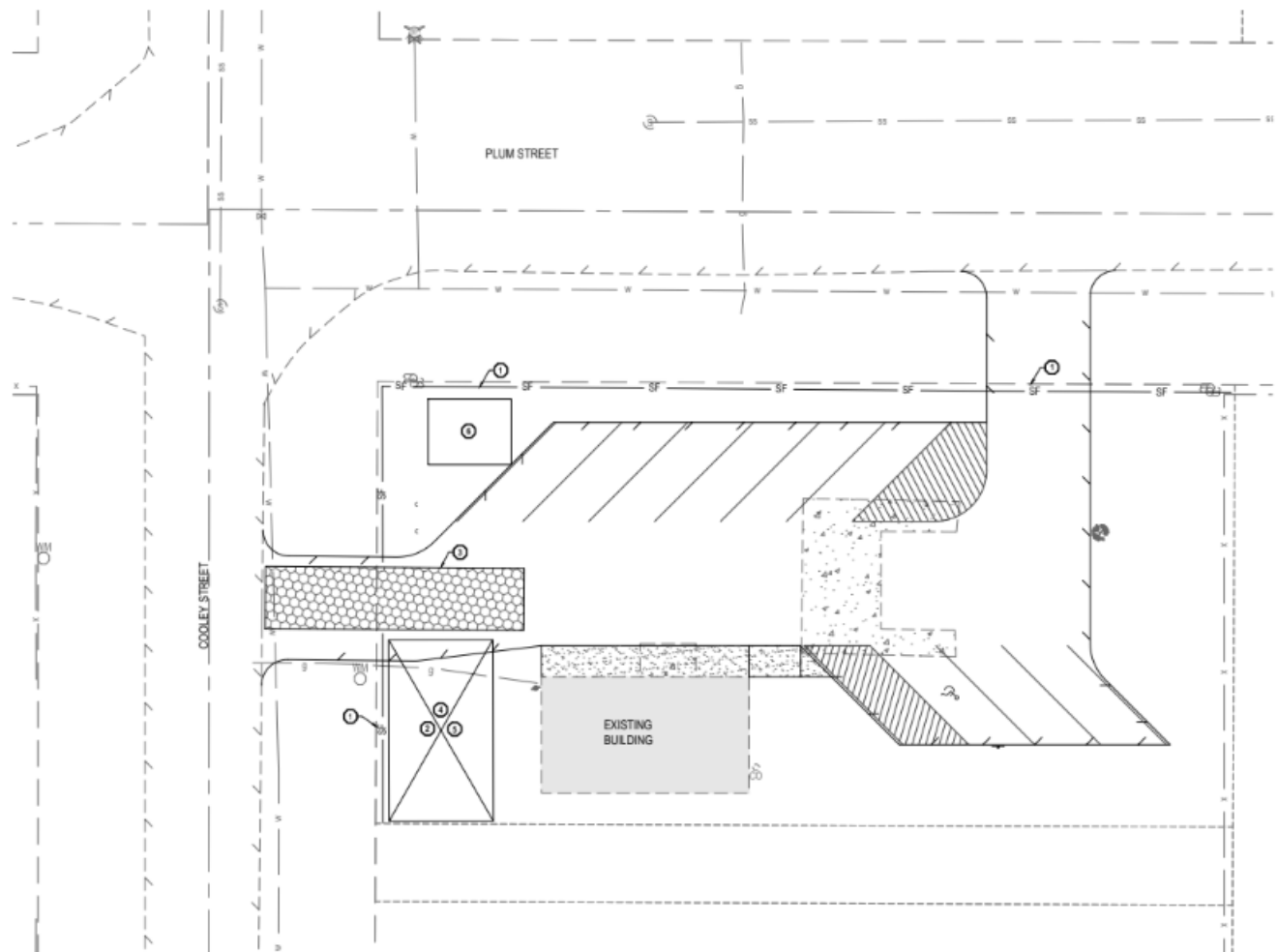
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## SITE & VICINITY DESCRIPTION









### SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① SILT FENCE PER DETAIL 1/C-500.
- ② PORTABLE TOILET PER DETAIL 3/C-500.
- ③ VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-500.
- ④ SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- ⑤ SUGGESTED STOCKPILE AREA.
- ⑥ CONCRETE WASTE MANAGEMENT PER DETAIL 4/C-500

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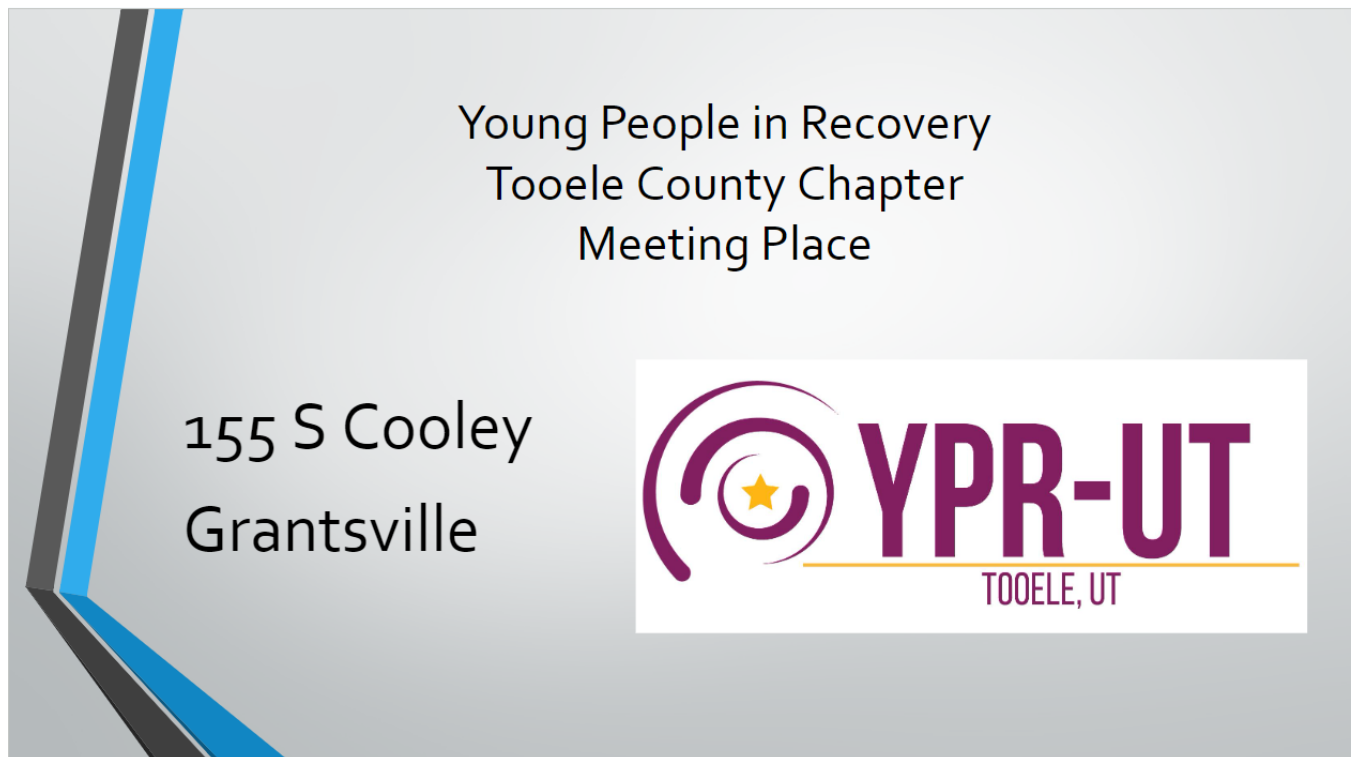
## NEIGHBORHOOD RESPONSE

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Cavett has had one phone call from a concerned neighbor. He has noticed that the landscape was being cleaned up and weeds and elm trees next to the building were being cleared. He inquired of the workers at the site as to what was going on and then called my office to ask how this can be stopped. Cavett has reached out several times to try to provide more information and has not been able to make contact.

No other responses have been received as of 9/29/23. We will update the Planning Commission as needed.

### Exhibit A





# Young People in Recovery Tooele County Chapter Who We Are

YPR envisions a world where all young people have the resources they need to thrive in recovery from addiction to drugs and alcohol.

YPR's mission is to provide the life skills and peer supports to help people recover from substance use disorder and reach their full potential.

YPR's core values are community, caring, respect, inclusion, and commitment.

YPR offers our resources free to all people and their families. You do not need to be a young person to benefit from our programs.

## Young People in Recovery Meeting Place

### Opportunity

- Recovery Meetings
- Community Support
- Education
- Resource for Housing, Resumes, Job Searching, Financial Literacy

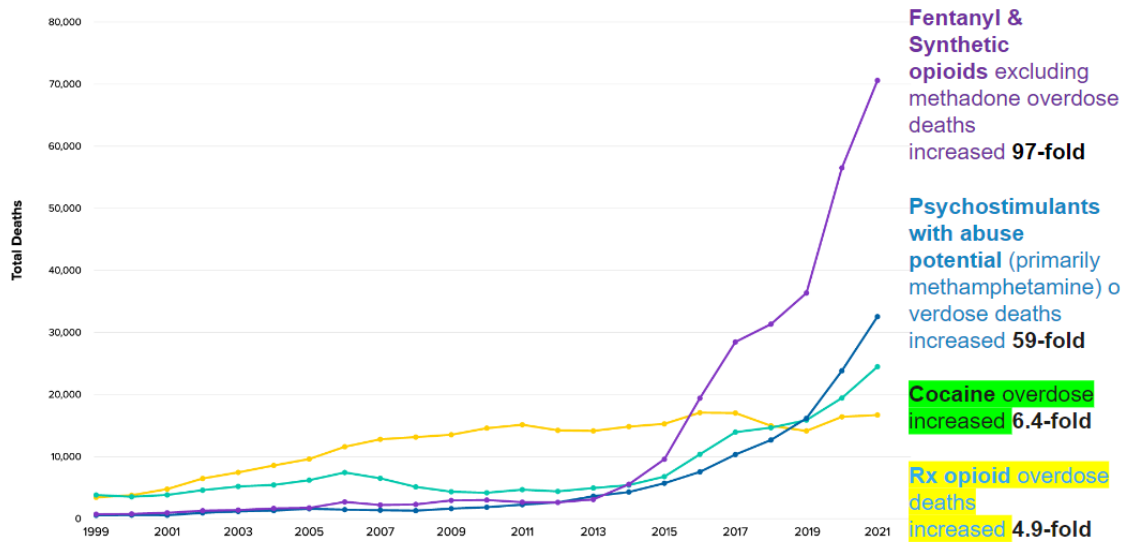
### Opportunity

- Pro-Social free Events
- Peer Support
- Life-Skills
- Reduce Burden & Costs

The annual economic impact of substance misuse is estimated to be \$249 billion for alcohol misuse and \$193 billion for illicit drug use.

<https://www.hhs.gov/surgeongeneral/reports-and-publications/addiction-and-substance-misuse/index.html>

## Trends in U.S. Drug Overdose Deaths (1999 - 2021)

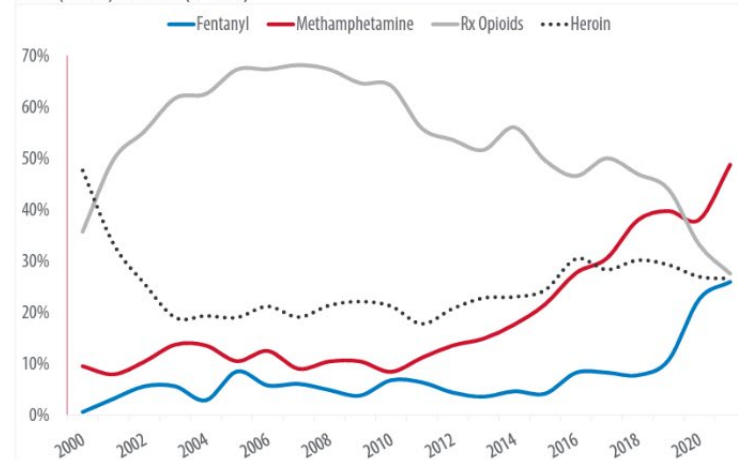


Retrieved from <https://www.hhs.gov/overdose-prevention/>

## Utah Overdoses

### Percentage of Drug Involved Deaths In Utah, by Drug Type, Utah 2000-2021<sup>2</sup>

Figure 2. The number of deaths in Utah involving fentanyl more than doubled from 2019 (n=53) to 2020 (n=120).



\* Data is only for January-June of 2021 and is preliminary and subject to change  
Source: Utah Office of the Medical Examiner



#### TOOELE OPIOID RESPONSE NETWORK



Extension  
UtahStateUniversity



#### Collaboration:

YPR is working with USU and local agencies and mission focused programs to promote recovery from addiction and substance use.



Tooele Rural Opioid  
Healthcare Consortium

# **AGENDA ITEM #2**

Presentation of Concept for West Haven  
Community

DATE	7/1/2023
BY	W. G. B. / J. G. B.
CHECKED	
APPROVED	
SCALE	AS SHOWN
PROJECT	CHERRY HILL ESTATES
SHEET	1 OF 1



**GREAT BASIN ENGINEERING INC.**

1475 EAST GOREN, UTAH 84403  
 P.O. BOX 100, BENTLEY, WY 83001  
 WWW.GREATBASINENGINEERING.COM


**Concept Plan**

**Grantsville Future Land Use**


part of Section 36, T2S, R9E, S44E, G.S. Survey  
 Grantsville City, Davis County, Utah  
 661 West County Road  
 84403 Grantsville, Utah

July 2023  
 SHEET NO.  
**C1**

# Cherry Hill Estates

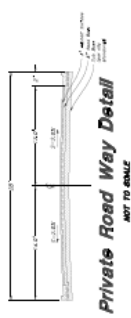
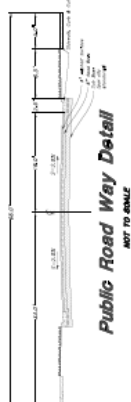
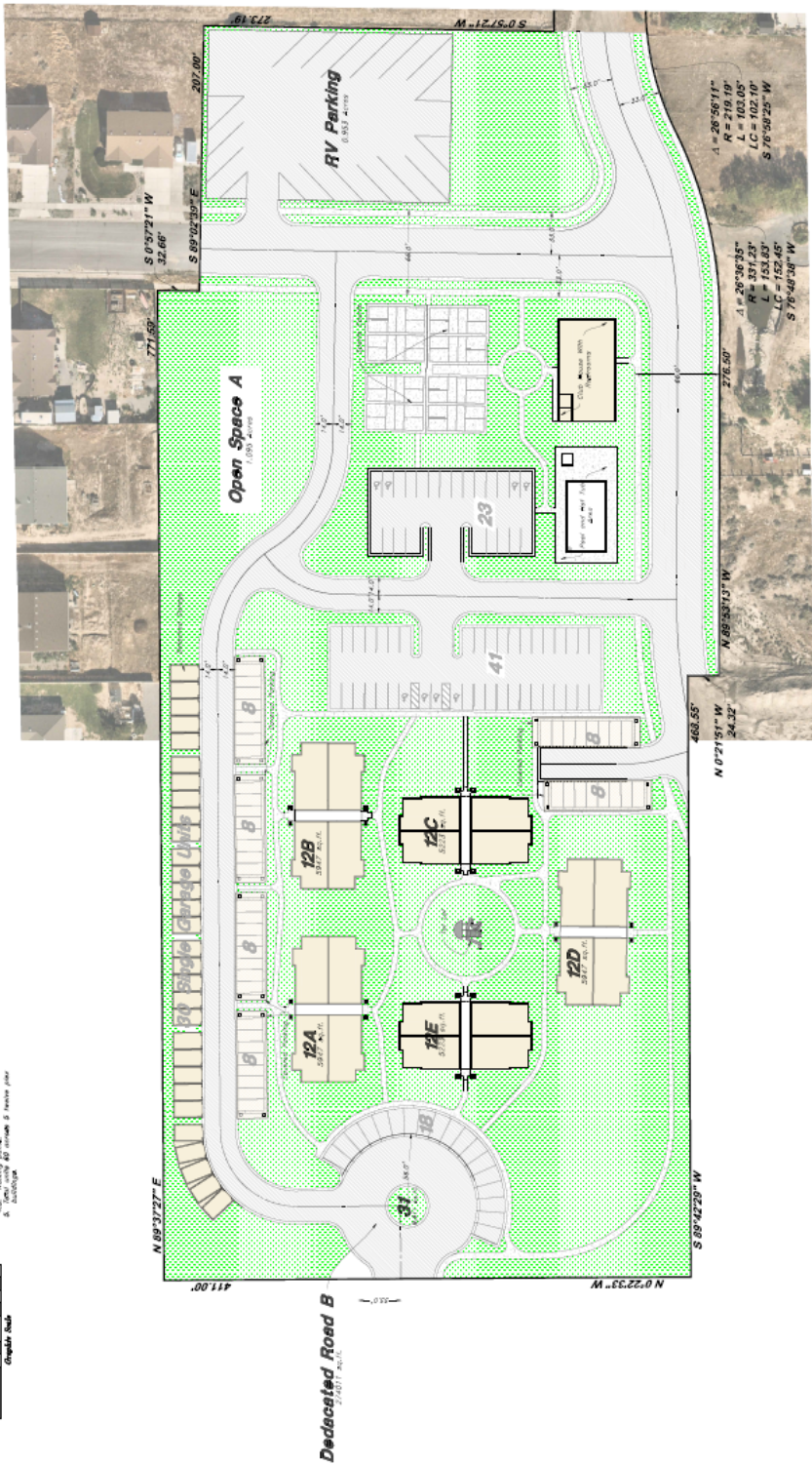


Scale 1" = 40'



**NOTES:**

1. Details of 8' wide on site.
2. Dimensions and the city to provide utility at.
3. All dimensions are in feet.
4. All dimensions are to the centerline of the road.
5. All dimensions are to the centerline of the road.
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# **AGENDA ITEM #3**

Discussion of Dog Kennel Permit Code

# **AGENDA ITEM #4**

Discussion “West Bank Master Plan – Land Use & Zoning” / Shay Stark, Aqua Engineering

# **AGENDA ITEM #5**

Discussion “West Bank Master Plan – Utilities  
Projection / Matt Laurendeau, Jones and  
DeMille

# **AGENDA ITEM #6**

Approval of minutes from the Sept. 21, 2023  
Planning Commission Work meetings

# **AGENDA ITEM #7**

Report from City Council Liaison, Mayor  
Critchlow



# AGENDA ITEM #8

Adjourn