



Oct. 19, 2023

**Planning Commission
Meeting**

Information Packet

PLEDGE OF ALLEGIANCE

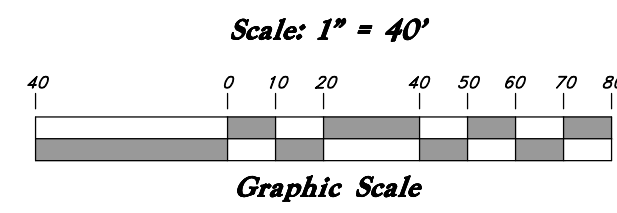
ROLL CALL

AGENDA:

1. Presentation of Concept for West Haven Community
2. Discussion of CUP for TTK Secure – Office, Self-Storage & RV parking
3. Discussion of PUD for Sun Sage Terrace Phases 2-8
4. Report from City Council liaison Mayor Critchlow
5. Adjourn


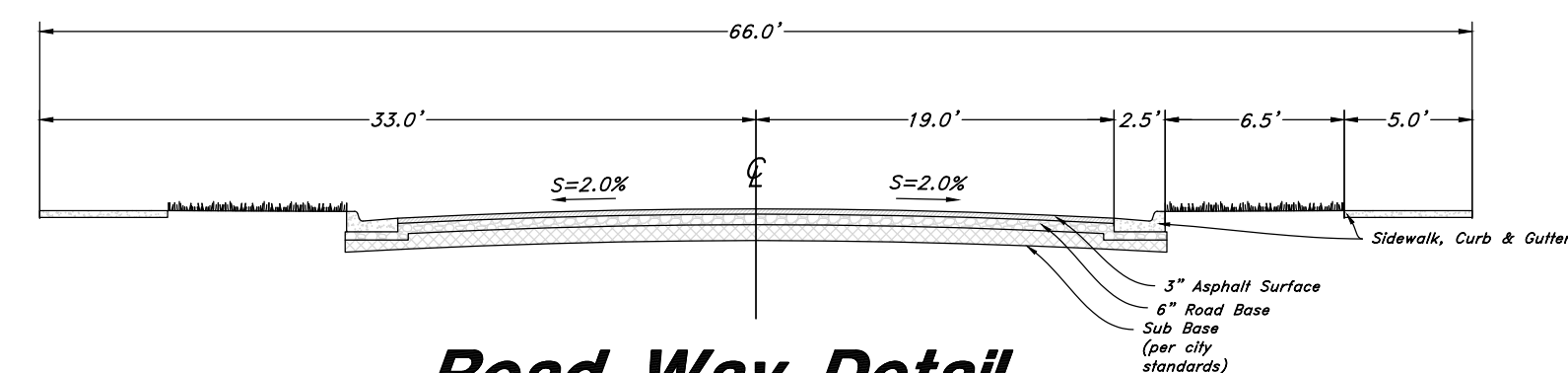
AGENDA ITEM #1

Presentation of Concept for West Haven
Community



1. Density of 6 units an acre excluding the Dedicated Right of Way.
2. Objective aid the city in providing variety of housing in Grantsville.
 - 2.1. Aid the Grantsville City in providing equitable housing opportunities for its residents.

This aerial map illustrates a proposed residential development. The site is bounded by a north line (N 89°37'27" E, 411.00') and a west line (N 0°22'33" W, 131.77'). The development includes two main open spaces: **Open Space A** (3.394 Acres) and **Open Space B** (2.992 Acres). A central **Road Dedication** (84678 sq. ft.) for **Wild Cherry Way** (Public Right of Way) runs through the site. The site is divided into several clusters of lots, numbered 1 through 43. Lots 1-4 are located on the right side, adjacent to **Cherry Blossom Lane** (Public Right of Way) and **Cherry Street** (Public Right of Way). Lots 5-9 are located to the west of these. Lots 10-14 are located to the north of the road dedication. Lots 15-20 are located to the north of the road dedication. Lots 21-26 are located to the north of the road dedication. Lots 27-32 are located to the south of the road dedication. Lots 33-38 are located to the south of the road dedication. Lots 39-43 are located to the south of the road dedication. The site is also bounded by a south line (S 89°42'29" W, 468.55') and an east line (N 0°21'51" W, 24.32'). The site is adjacent to a water body on the left and a road on the right. The map includes various dimensions and bearings for the boundaries and internal lot lines. A scale bar at the bottom right indicates distances of 33.0', 19.0', 2.5', 6.5', and 5.0'.



GREAT BASIN
ENGINEERING

Concept Plan

Grantsville Future Land Use

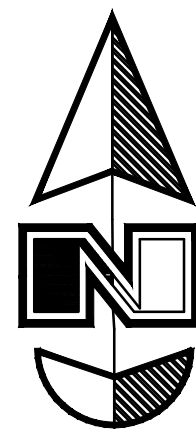
661 West Cherry Street
Grantsville City, Tooele County, Utah

October 2022

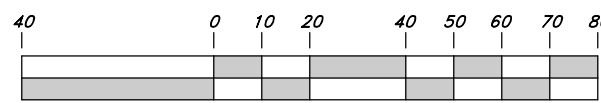
SHEET NO.

C1

2N014



Scale: 1" = 40'

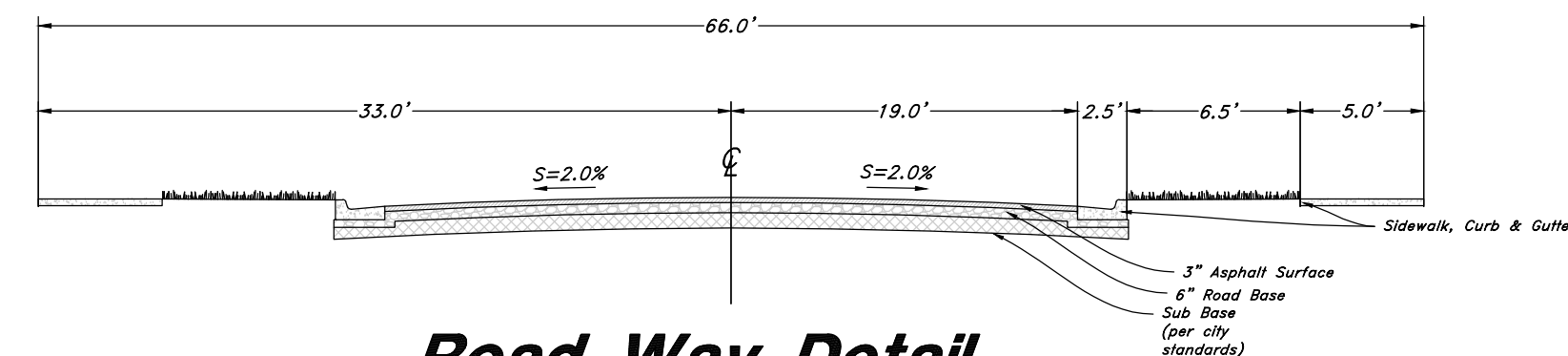
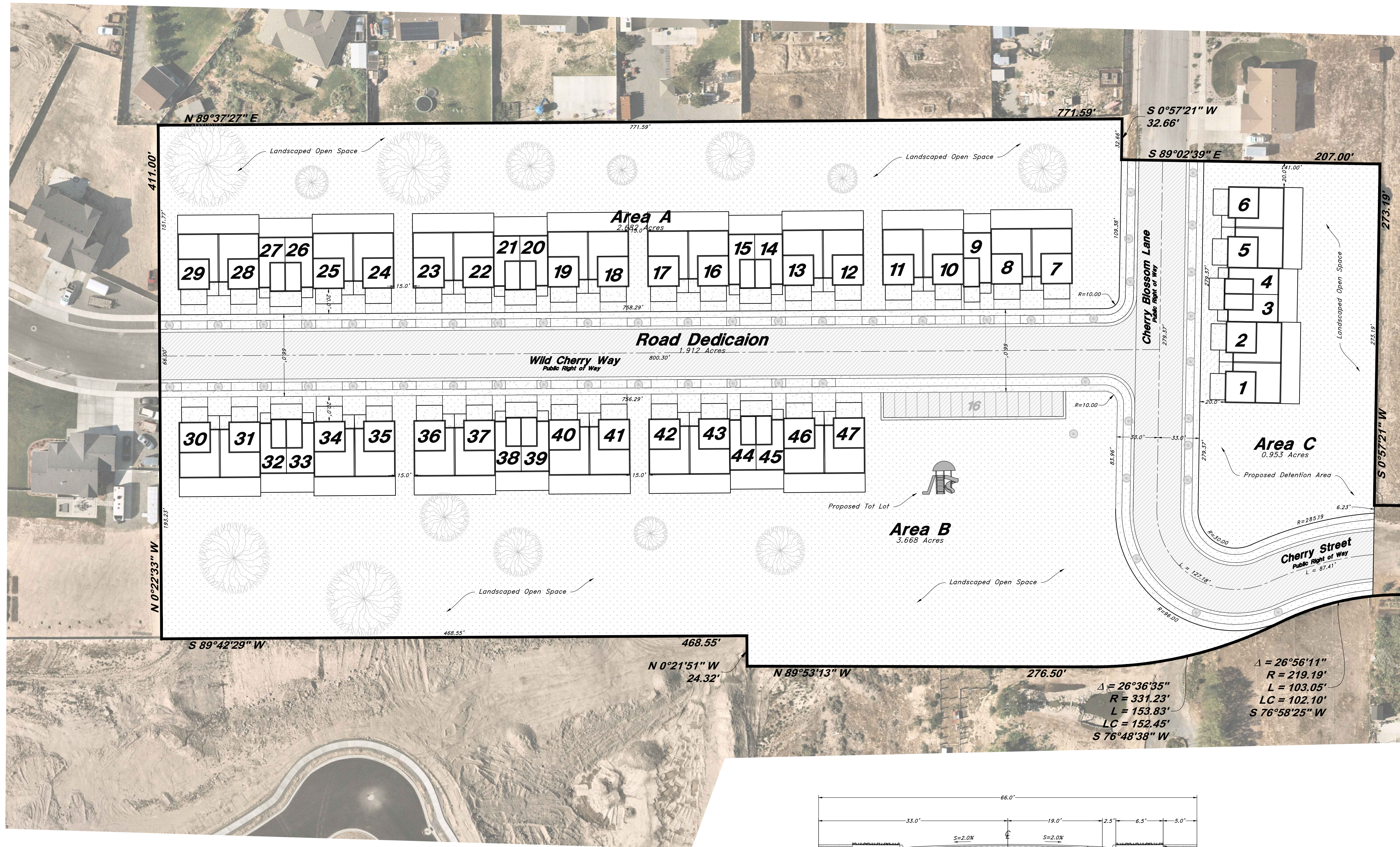


Graphic Scale

NOTES:

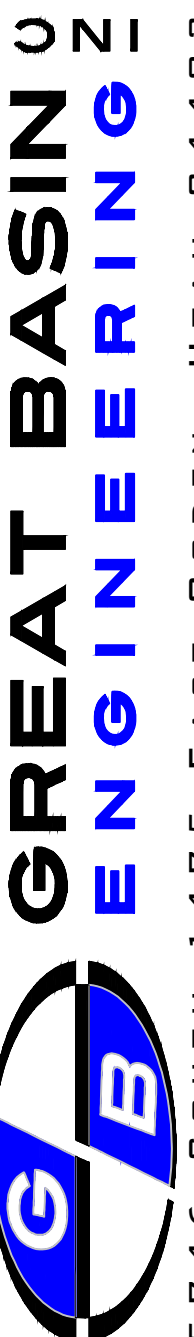
- Density of 6 units an acre.
 - Area A 2.682 + Area B 3.054 + Area C 0.953 + Dedicated Road Included In Density Calculation 1.084 = 7.773 Acres.
- 7.773 X 6 Units = 47 Units
- Objective aid the city in providing variety of housing in Grantsville.
 - Aid the Grantsville City in providing equitably housing opportunities for its residents.
- Development Parking 189 spaces. Required 123 spaces.
- Suggested development design alterations.
 - Adjustment of the Right of Way cross section to remove the Park strip. This will benefit the community by removing "Dead Space" and aid in keeping HOA fees low.

Cherry Hill Estates



Road Way Detail

NOT TO SCALE



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Concept Plan
Grantsville Future Land Use
661 West Cherry Street
Grantsville City, Tooele County, Utah
A part of Section 36, T2S, R6W, SLB&M, U.S. Survey

June 2023

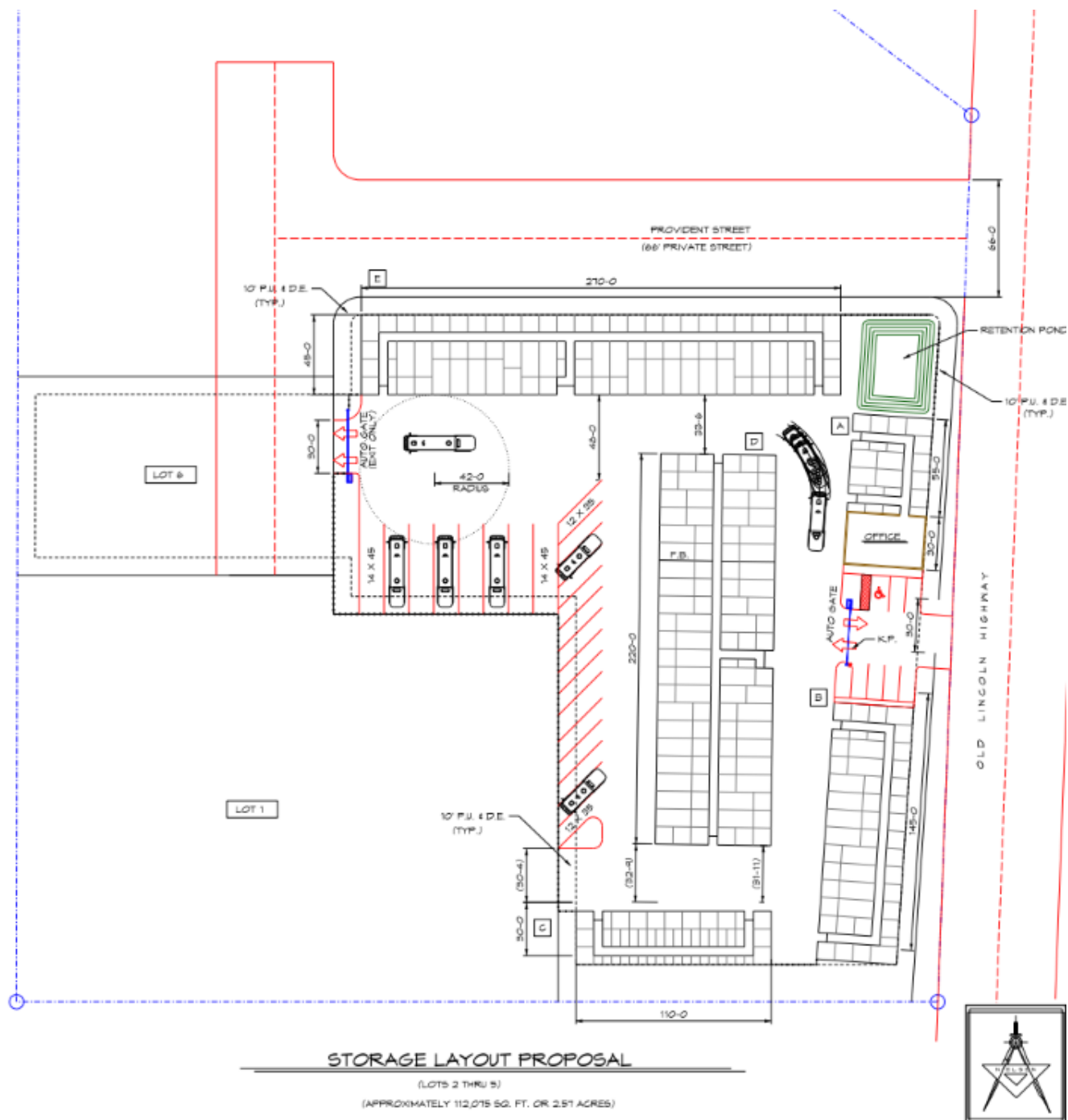
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AGENDA ITEM #2

Discussion of CUP for TTK Secure – Office,
Self-Storage & RV parking



NEIGHBORHOOD RESPONSE

None at the time of this report

PLANNING STAFF ANALYSIS

This property is in the MD Zoning District and is permitted for Offices and needs a Conditional Use Permit for the Commercial Storage aspect.

In the opinion of the Staff, this is a good use for this property. There is commercial storage currently across the street. The retention pond was originally required with the Providence Business Park approval and TTK is going to build out the retention pond and fence it.



AGENDA ITEM #3

Discussion of PUD for Sun Sage Terrace
Phases 2-8



LAND USE / ZONE CONSIDERATIONS







ZONING		SUN SAGE TERRACE PHASES 2-8 - GRANTSVILLE, UT						Draft 2/10/2023		DEVIATIONS					
		Development Standards						Proposed Changes							
Code Requirement		R-1-21 SFD	RM-15 SFD	Mixed Use - Comm	Mixed Use – Multifamily	Mixed Use - SFD	Sun Sage Terrace SFD 34-ft Lot	Sun Sage Terrace SFD 45-ft Lot	Sun Sage Terrace SFD 50-ft Lot	Sun Sage Terrace SFD 65-ft Lot	Sun Sage Terrace Townhomes	Sun Sage Terrace Multifamily	Sun Sage Terrace RV PARKING		
Maximum Density			15 DU/Ac		15 DU/ac 4)		10 DU/Ac	8 DU/Ac	6 DU/Ac	5 DU/Ac	15 DU/Ac	15 DU/Ac			
Minimum Lot Size (1/2 ac)	21,780 SF	8,000 SF	10,000 SF	1/4 acre	7,000 SF 1 st unit + 4,000 SF for each additional ground level unit in the structure. Lot size for units in a structure on a corner is 10,000 SF	4,000 SF	2,890 SF (34' x 85')	4,050 SF (45' x 90')	5,000 SF (50' x 100')	7,150 SF	1,540 Per attached home (22' x 70')	NA	TBD		
Minimum Lot Frontage (1)	70-foot	60-foot	100-foot		50-foot	50-foot	34-foot	45-foot	50-foot	65-foot	22-foot	NA			
Minimum Yard Setbacks															
Front Yard	40-foot	25-foot	25-foot (5)	25-foot (5)	25-foot (5)	25-foot (5)	10-foot	20-foot	20-foot	20-foot	10-foot	See distance between structures			
Rear Yard															
Main Building	30-foot	20-foot	20-foot	20-foot	20-foot	20-foot	5-foot rear loaded garage	10-foot	10-foot	10-foot	5-foot rear loaded garage	See distance between structures	TBD		
Accessory Bldg.	1-foot	1-foot	7.5-foot	7.5-foot	7.5-foot	7.5-foot	NA	NA	NA	NA	NA	See distance between structures			
Side Yard															
Main Building (3)	5(2) / 15 feet	7.5-foot	7.5/10-foot (2)	7.5-foot	20-foot (2)	7.5/10-foot (2)	5-foot	5-foot	5-foot	5-foot	0-foot on attached side; 5-foot on end units	See distance between structures	TBD		
Accessory Bldg.	1-foot	4-foot (2)	7.5-foot	7.5-foot	7.5-foot	7.5-foot	NA	NA	NA	NA	10-foot	See distance between structures			
Corner Side Yard	2 front yards and 2 side yards required	2 front yards and 2 side yards required	25-foot each side on the street 10-foot other two sides	2 front yard setback	25-foot each side on the street 10-foot other two sides	25-foot each side on the street 10-foot other two sides	10-foot	10-foot	10-foot	10-foot	10-foot	See distance between structures			

Exhibit A (Provided by the Developer)**SUN SAGE TERRACE PHASES 2 - 8****PLANNED UNIT DEVELOPMENTS SUMMARY**

Sun Sage Terrace Phases 3-5 is located at approximately 700 West Main Street and encompasses 97.81 acres of property to the north of main street. This area is currently zoned under the Residential District, R-1-21, ½ acre zoning district.

Sun Sage Terrace is requesting that this zoning be changed to a PUD Development. The project will utilize the current topography, to create a preservation of open space, and efficient use of the land for the citizens and residents of the Grantsville community. As stated, the development is 97.81 acres. We are proposing to have 36.2% (35.43 acres) of this acreage to be designated as Open Space. This Open Space will incorporate the natural resources that nature has provided while also improving the land with Public Walking Trails, Full and Youth Size Soccer Fields, Pavilions, Playgrounds, Pickleball Courts along with Additional Parking and a RV Designated Storage area to reduce and control traffic and open view of streets and neighborhoods.

We are also proposing that the density of the homes be changed from ½ acres to RM-7, RM-15 as well as R-1-8. The overall density will change to 2.84 from the current Density of 1.31

LEGEND		SITE TOTAL: 97.81 ACRES	
SYMBOL	NOTES	ACRES	
	OPEN SPACE	35.43	(36.2%)
	RV PARKING	1.87	
	6,000 SF LOTS	11.0	74 LOTS
	1/4 ACRE LOTS	20.58	73 LOTS
	1/3 ACRE LOTS	4.78	14 LOTS
	TOWN HOMES		118 UNITS
TOTAL RESIDENTIAL UNITS		279	

PARKS AMENITIES LIST:

- SPLASH PAD
- 2 YOUTH SOCCER FIELDS
- 2 FULL SIZE SOCCER FIELDS
- 2 PICKLEBALL COURTS
- 2 LARGE PAVILIONS
- 2 LARGE PLAYGROUNDS
- TRAILS
- PARKING

In addressing each section of the:

Grantsville City Codes and Ordinances:**Chapter 12 Planned Unit Developments:****12.1 Purpose** attached

- (1) Sun Sage Terrace has, through much time and thought while incorporating help from City Officials and Staff designed a development that will use efficiently use the natural features of the land by promoting greater use and preservation of open space by designing and implementing over a third of the property to open space to outdoor family activities, by having walking trails following the contour and lay of the land. Providing youth activities such as soccer playing and practice fields, splash pads and playground. Along with the youth all residents of Grantsville City can enjoy the Pickleball Courts, Cycling Lane. The intent of the project is to include and encompass all ages to enjoy the vistas and activities of Sun Sage Terrace.

Continued:

- a. Sun Sage Terrace, with the amenities and design to include all people and residents does create a more desirable environment than a strict application of other City land uses.

Refer to the design plan to see how the continuity of the development will welcome all to enjoy.

- b. Sun Sage Terrace has designed a project that can be a premier development for the City and Residents of Grantsville. The design, landscape (water wise will be in effect with managed landscaping) and design of the homes will keep, maintain and promote a pleasing environment for the proper usage of the natural area. As noted earlier the open space in the project is 36.2 % of the development and includes many useful and wanted features as detailed above in section (1).
- c. Is not applicable in this project.
- d. Sun Sage Terrace has fulfilled this aspect by incorporating XX of miles of trails and paths within the community. Along with the idea that other development and the West Bench Initiative can accommodate one another. In addition, by having a designated RV Storage that will be maintained by the HOA to ease crowding of streets. Additional parking lots have also been thought through to handle any overflow from the community and to allow space for visitors who are using the amenities.
- e. Sun Sage Terrace will collaborate with all staff to address any issues that may arise, currently we are not foreseeing any issues here.

12.1 Purpose

Grantsville City Ordinance

Amended 02/09 by Ordinance 2009-05, 09/18 by Ordinance 2018-16

(l) A planned development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, preservation of open space, efficient use of alternative transportation and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned unit development technique, the City and developer will seek to achieve the following specific objectives:

(a) Creation of a more desirable environment than would be possible through strict application of other City land use regulations through promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities. The developer shall detail the proposed variation from Grantsville City ordinance requirements and explain how this variation will lead to a more desirable environment;

(b) The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities. For projects containing a residential component containing more than a single dwelling unit at least 10% of the total parcel acreage shall be open space. All Planned Unit Development projects shall conform at a minimum with open space and improved open space requirements found in Chapter 21. Topography with slopes greater than 30% on average with a site area greater than 5,000 square feet, natural water bodies and drainages shall be protected.

(c) Preservation of buildings which are architecturally or historically significant contribute to the character of the City;

(d) Establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations and interface with automobile traffic at few and specific points. Onsite paths and trails shall connect to the citywide trail system. Trails connecting to the citywide system shall be considered public trails allowing for public use; and

(e) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

Sun Sage Terrace will have an HOA that will govern the CC&R's, front landscaping, and RV Storage. In discussions with City Officials and Staff the Open Space will be deeded to the City to ensure that these areas are able to be enjoyed by all residents and visitors of Grantsville City.

AGENDA ITEM #4

Report from City Council Liaison, Mayor
Critchlow

AGENDA ITEM #5

Adjourn