



**December 15, 2022**

**Planning Commission**

**Meeting**

**Information Packet**

## **AGENDA:**

1. Discussion of Conditional Use Permit Application for Ernie Beacham to own and operate Willow Brook, an event center for small (50-190 guests) gatherings at 628 South Quirk Street in the RR-1-21 zone
2. Discussion of Conditional Use Permit Application for Holly Jones to operate Beacon House LLC, a Group Home, a Residential Recovery Support at 159 Vine Street, zoned RM-7. It is noted that the business will house 10-12 onsite live-in clients and a house live-in manager
3. Discussion of proposal to amend Moderate-Income Housing Elements to the General Plan
4. Discussion of proposal to vacate the frontage along the south line of cherry street, the east line of park street, and the north line of lot 7 of Boyer subdivision, as recorded in the Tooele county recorder's office as entry no. 27647 4, book 63, page 143-144, to vacate the southern fifteen (15) feet of that frontage and give it to the adjoining land owners who own frontage on this portion of Cherry Street.
5. Report from City Council liaison Mayor Critchlow
6. Adjourn

# **AGENDA ITEM #1**

Discussion of Conditional Use Permit

Application for Ernie Beacham to own and operate Willow Brook, an event center for small (50-190 guests) gatherings at 628 South Quirk Street in the RR-1-21 zone

# MEMORANDUM



Structural Engineering  
Municipal Services  
Civil Engineering  
Land Surveying

**Date:** November 22, 2022

**To:** Earie Beacham  
628 Quirk Street  
Grantsville City, Utah 84029  
Transmitted Via Email: beacham.42@hotmail.com

**RE:** Beacham Dance Studio – Use Change  
Ensign Engineering Project No.: T1216H

The purpose of this memorandum is to review the existing building being used as a dance studio and the potential change of use to a reception center. This review is based on the design plans dated September 21, 2016 and that the building was design and constructed per the 2015 International Building Standards. The proposed change of use is based on the 2018 International Building Code.

## 2015 IBC Dance Studio

Occupancy Classification: A-3

Separated Uses: NA

Type of Construction: V-B

Importance Factors: Seismic: 1.0 Snow: 1.0 Wind: 1.0

Allowable Height: 40'-0"

Allowable Stories above Grade Plane: 1

Allowable Area: 6,000 sf

Plumbing Fixtures

Required

Men: 1 per 125 (1.2 Water Closets)

Women: 1 per 65 (2.27 Water Closets)

Lavatories: 1 per 200 (1 Men's, 1 Women's)

Drinking Fountains: 1 per 500 (1 Duel Ht. ADA)

Service Sink: 1

Actual Height: 25'-9"

Actual Stories: 1 w/ Mezzanine

Actual Area:

Main Floor: 5,260 sf

Mezzanine: 1,020 (620 sf is mechanical)

Occupant Load: 300 Total

Entry: 1,300 sf (1/100) 13 Occupants

Wood Dance Floor: 1,000 sf (1/50 gross) 20 Occupants

Viewing Area: 2,435 sf (1/7 Net) 261

Kitchen: 200 sf (1/200 gross) 1 Occupant

Restrooms: 145 sf NA

Storage: 180 sf (1/300 gross) 1 Occupant

Mezzanine: 4 Occupants

**SANDY**  
45 W 10000 S, STE 500  
Sandy, UT 84070  
P: 801.255.0529

**LAYTON**  
519 North 400 West  
Layton, UT 84041  
P: 801.547.1100

**CEDAR CITY**  
88 E Fiddler's Canyon Rd, STE 210  
Cedar City, UT 84721  
P: 435.865.1453

**TOOELE**  
169 N. Main St, Unit 1  
Tooele, UT 84074  
P: 435.843.3590

**RICHFIELD**  
225 N 100 E  
Richfield, UT 84701  
P: 435.896.2983

**2018 IBC Reception Hall**

Occupancy Classification: A-3

Separated Uses: NA

Type of Construction: V-B

Occupant Load: 296 Total

Entry: 1,300 sf (1/150) 9 Occupants

Wood Dance Floor: 1,000 sf (1/50 gross) 20 Occupants

Viewing Area: 2,435 sf (1/7 Net) 261

Kitchen: 200 sf (1/200 gross) 1 Occupant

Restrooms: 145 sf NA

Storage: 180 sf (1/300 gross) 1 Occupant

Mezzanine: 4 Occupants

**Plumbing Fixtures Provided**

(2) Unisex ADA on the Main Floor with Lavatories

(1) Male on Mezzanine with Lavatory

(1) Female on Mezzanine with Lavatory

Based on our review of the code it does not appear that using the existing building as a reception hall will change the use. The occupant load only has a minor reduction based on code change to the office use occupancy. The client has stated he does not want to construct additional ADA restrooms and would like to limit the number of occupants based on the available restrooms. The plumbing code states one men's fixture per 125 occupants, and one female fixture per 65 occupants.

- The client stated that the (2) unisex restrooms were installed and inspected with the original construction. These two should meet current ADA requirements.
- Section 1109.2 states all restrooms need to be accessible. The two restrooms on the mezzanine do not appear to have the required floor space to be ADA.
- The client stated that the facility is equipped with a dual height ADA drinking fountain, as well as a janitors room with a mop sink, and exit lights at the exit doors.
- The client is applying for a maximum occupancy rating of 190 based off of the current number of plumbing fixtures and discussions with the building official.

If you have any questions concerning the information noted above, feel free to contact us at any time.



Cameron Duncan  
Project Manager

## **AGENDA ITEM #2**

Discussion of Conditional Use Permit

Application for Holly Jones to operate Beacon House LLC, a Group Home, a Residential Recovery Support at 159 Vine Street, zoned RM-7. It is noted that the business will house 10-12 onsite live-in clients and a house live-in manager



# Conditional Use Permit – Home Occupation Application

[Print](#)

Submitted by:

Submitted On: 2022-10-17 21:27:05

Status: Open

Assigned To: Cavett Eaton

Priority: Normal

Due Date: Open

## GRANTSVILLE CITY CONDITIONAL USE APPLICATION (Home Occupation)

FEE IS \$75.00 IF REVIEWED IN HOUSE, \$200.00 IF REVIEWED BY COMMISSION

### OFFICE USE ONLY

DATE PAID: \_\_\_\_\_ AMOUNT PAID: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_ PERMIT #: \_\_\_\_\_

\* Name

Holly Jones

\* Phone #

435-840-2602

\* Business Name

The Beacon House LLC

\* Address of subject property

159 Vine St Grantsville Utah 84029

City, State, Zip

\* Mailing Address

PO 443 Grantsville Utah 84029

City, State, Zip

\* E-mail address of applicant

hollyjoneshomes@gmail.com

Do you own subject property?

Yes

Current zone of property:

RM-7

**Required Items to be Submitted for In-House/Planning Commission Approval (Must be submitted separately to the Zoning Administrator):**

1. A complete detailed description of the type of business proposed, which includes:
  - a. the expected number of clients per day;
  - b. a list of the individuals at the home who will be working in the business;
  - c. the expected hours of operation of the business; and
  - d. storage of material (tools, product, etc.), what and where.
2. Approval letter from the owner of the property if you are renting or leasing.
3. Vicinity map of area with North indicated.

email sent  
10/27/22

**OWNER:**

THE BEACON HOUSE LLC  
PO 443 Grantsville Utah 84029  
Holly Jones

**PROPERTY LOCATION:**

159 Vine St. Grantsville Utah 84029

**TYPE OF BUSINESS PROPOSED:**

1. Recovery Residence
2. 4- 6 clients per day living onsite
  - a. 1 House Live-in Manager
3. Individual working in the Business
  - a. House Manager
4. Hours of Operation
  - a. Live onsite 24 hours
5. Storage of Material (tools, product, etc.) What and Where
  - a. None
6. Approval Letter
  - a. *(Included in submitted materials)*
7. Vicinity map of area with North indicated – *(Shown on Plat Parcel & Radius Report)*
  - a. *(Included in submitted materials)*
8. A site plan which includes actual dimensions of the property, the size and location of all existing buildings, and all driveways and areas for and number of parking spaces.
  - a. *(Included in submitted materials)*
9. 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. **DO NOT PUT MAILING ADDRESSES ON ENVELOPES!**  
**Addresses must be from Tooele County Recorder's Office!**
  - a. *(Included in submitted materials)*



**OWNER:**

FIL DI VOCE LLC  
PO 443 Grantsville Utah 84029  
Holly Jones

**PROPERTY LOCATION:**

159 Vine St. Grantsville Utah 84029

**APPROVAL LETTER:**

FIL DI VOCE LLC gives rental approval of the house & yard on to BecomeBeacon LLC. BecomeBeacon LLC must maintain Renters insurance, General Liability insurance along with all maintenance of the property. Property Owner FIL DI VOCE is waived of all liability.

*Holly Jones*

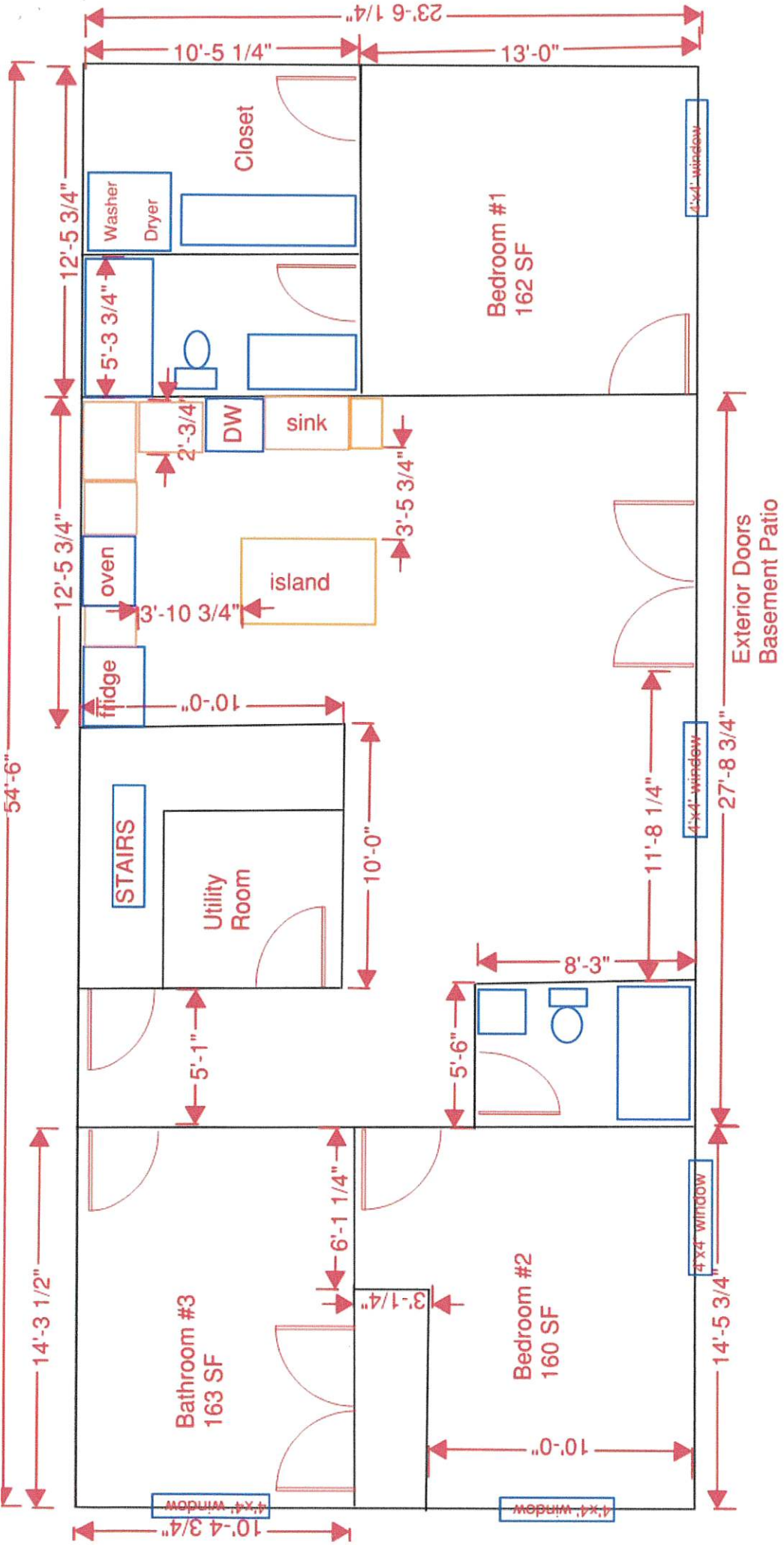
dotloop verified  
10/27/22 1:30 PM MDT  
X3YE-FTKZ-9SYC-4TWD

FIL DI VOCE LLC

\_\_\_\_\_  
DATE







- Basement Total SF - 1280 SF**
- 3 - Bedrooms
  - 2 - Full Bathrooms
  - 1 - Stackable Washer/Dryer
  - 1 - Full Kitchen
  - 1 - Living Room
  - 2 - Exterior Patios

November 21, 2022

Roger  
Francom  
136 West vine  
Grantsville, Utah

To Whom it may concern:

I am writing this letter in reference to the notification concerning the conditional use permit application to operate a Group home at 159 West Vine Street. I am adamantly opposed to such a facility to be established at this location. This is a single-family dwelling and is in a well-established neighborhood where the majority of the residents in this and the surrounding area have resided for more than 30 years in each home and are mostly elderly with children in some of the homes where we have felt safe all of that time.

There is a myriad of reasons why I feel that this facility would be inappropriate in a residential setting, but I will touch on a few.

1. This has already caused anxiety for my wife and I as well as many of our neighbors
2. Whether the danger or risk/danger is real or imagined, the fear that is felt is real. We are concerned about our safety as well as our home and property, and nothing can be said that will nullify how this makes us feel.
3. It is a single-family dwelling.
4. It is also located 2 blocks from two schools, 1 elementary and 1 Jr. high schools.
5. Currently 2 children 10 and 6 years old reside at that residence (also adding to the already requested 10-12 clients and 1 live in manager).
6. The owner/operator cannot guarantee the health, safety, comfort, order or general welfare of person residing in the vicinity. (Zoning ordinance 7.8 (b)).
7. Make the use harmonious with the neighboring uses in the zoning district in which it is located (7.8 (d)). It could not be harmonious in an area that it is not wanted.
8. The protection of property values (7.8 (f)).
9. Some operators of sober living homes and group homes are driven more by profit rather than intent to provide recovering addicts a realistic potential of sobriety.

I would hope that those entrusted to make this decision and, in its actions, intends to make an appropriate decision to the interests of the city and its residents to preserve residential neighborhood character.

Where I do believe there is a need for such recovery, this is not an appropriate location or the appropriate type of facility for a successful rehabilitation. From the research I have conducted the majority of clients in this type of setting relapse in short time, thus we do not this element in our neighborhood. Once these types of establishments are opened, they are almost impossible to close regardless of unwanted/unlawful activities, or even criminal that may arise.

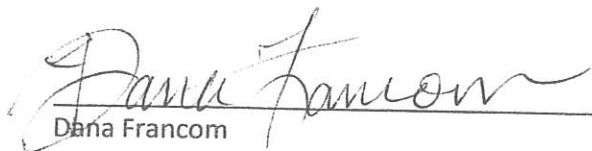
Ask yourself, "would I want this across the street from my house?"

PLEASE STOP THIS FROM HAPPENING?

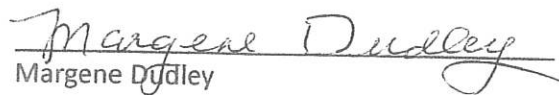
Thank you for your consideration,

A handwritten signature in cursive script, reading "Roger Francom".

Roger Francom

A handwritten signature in cursive script, reading "Dana Francom".

Dana Francom

A handwritten signature in cursive script, reading "Margene Dudley".

Margene Dudley



To: Grantsville City

We are writing this letter in response to the notification of the letter we received for the property on 159 W Vine Street Grantsville Utah

Our objection and concerns are as follows.

- We feel that this is not the appropriate place for a recovery support, drug rehab, halfway house. There is the Middle, Elementary, High School and a park with a ballpark within blocks of this residents there are children who walk on this road daily. Their safety is very important. We will not know what clients with criminal records will be there.
- This house is in the middle of a neighborhood, this house is prefabricated single-family dwelling, which will have 12 clients and a manager in it, that is a lot of people for one small house and one manager to keep track of clients 24-7.
- There are families with children in this neighborhood. There are seniors in this neighborhood there are seniors that live alone. Will they be targets for break in's because they are seniors and may have pain medication. We are worried about their safety.
- We feel this is NOT a safe business to have in the middle of a neighborhood, we have lived here for over 33 years along with most of our neighbors. We will not feel safe. Every time we leave our house, we will worry, and have anxiety about our property or house being broke in to.
- There is no lighting on Vine Steet between Center and Park Street this street is very dark this is a safety issue. There is no curb gutter or sidewalk on the south side of the street.
- Our property value will go down.

Ms. Jones is a Real estate agent; she buys and sells houses for a living. She does not care about our neighborhood. Ms. Jones has never been our neighbor. This is just another money-making transaction for her, at the expense of our neighborhood.

Sincerely,

John Herman



Frances Herman





Cavett Eaton &lt;ceaton@grantsvilleut.gov&gt;

---

## Beacon House placement

1 message

---

**Victoria Millward** <1victoria.millward1@gmail.com>

Sat, Nov 19, 2022 at 3:40 PM

To: "ceaton@grantsvilleut.gov" &lt;ceaton@grantsvilleut.gov&gt;

Cc: "drowberry@grantsvilleut.gov" &lt;drowberry@grantsvilleut.gov&gt;, "jallen@grantsvilleut.gov" &lt;jallen@grantsvilleut.gov&gt;, "jhutchins@grantsvilleut.gov" &lt;jhutchins@grantsvilleut.gov&gt;, "jjenkins@grantsvilleut.gov" &lt;jjenkins@grantsvilleut.gov&gt;, "jwilson@grantsvilleut.gov" &lt;jwilson@grantsvilleut.gov&gt;, "ncritchlow@grantsvilleut.gov" &lt;ncritchlow@grantsvilleut.gov&gt;, sbevan@grantsvilleut.com

My name is Victoria Millward I live at 297 South Center St. The reason I'm writing this is I'm against the placement of a drug rehabilitation house so close to the schools. My concerns are the rise of drugs it's going to bring to this town. Im a recovering meth addict that has been to many programs and not one of them programs I have went too was drug free. Every one I went to had drugs and one sold Heroin out the back doors and widows of their rooms. This house placed in the middle of town is going to bring more drugs to this town close to our children's schools. It's also going to bring up crime of theft and burglaries to this quiet neighbor hood and puts everyone at risk of violence.

I'm very concerned because drug abuse is a struggle every day to stay clean and I know personally that not all them drug addicts are in a rehabilitation center to get clean. Most of them are there because they are court ordered to be I know first hand what you will be inviting into this neighborhood and hope one of you reads this and understands my concerns.

Please if one is to be placed in Grantsville it would be best it isn't in the middle of town and this close to our kids schools. I'm all for more programs but the best place for them would be on the outer part of town not by any school. I'm concerned about my sobriety my neighbors and family safety my children safety and all of the children safety that goes to the schools around here please reconsider placing this drug home at 159 Vine st to close to our children. Think about all the drug pollution needles on the side the road empty baggies and some that isn't just fall out of their pockets. Please look at the bigger pictures and DO NOT ALLOW THIS BEACON HOUSE TO OPEN THEIR DOORS IN THE MIDDLE OF GRANTSVILLE. If it is it will I promise you open the doors for so much more harm than you can imagine and that scares me the most. Thank you for you're time in reading my concerns.

Victoria Millward  
297 south Center st  
Grantsville Ut 84029.

November 19, 2022

Cavett Eaton

Zoning Administrator, Grantsville City

336 West Main

Grantsville, UT 84029

Dear Mr. Eaton:

It is with great concern that I am writing this letter. The following is a list of concerns we have regarding the Application for a Conditional Use Permit for the Beacon House to be located at 159 Vine Street, Grantsville:

- It is currently attached to our property at 261 S Center. My grandchildren play in the yard that is connected to the property.
- It is in the middle of a residential area near parks, ball fields, the elementary school and the high school.
- Children walking to and from school every day is very concerning.
- The residence is currently a single-family home with not enough room for the proposed number of people.
- There are senior citizens that live in the area that could be at risk for break-ins.
- Will we be targets for criminals to break into our homes?
- There is not any lighting on Vine between State and Center Street and it is very dark and there aren't any curbs or side-walks. *State Park*
- Property value will drop
- A close distance to churches.
- Can we trust that a criminal history has been completed on each patron?

I am gravely concerned for my Grandchildren and my Great Grandchild that are at our home.

Sincerely,

Michael J. Martinez



Terryll Martinez



Cc: Jewell Allen, Scott Bevan, Mayor Critchlow, Jeff Hutchins, Jolene Jenkins, Darrin Rowberry, Jesse Wilson



Cavett Eaton &lt;ceaton@grantsvilleut.gov&gt;

---

**Beacon House LLC, Group Home**

1 message

---

**A.J. Galindo** <ajgalindo88@gmail.com>

Sun, Nov 20, 2022 at 10:20 AM

To: ceaton@grantsvilleut.gov

Cc: jwilson@grantsvilleut.gov, jallen@grantsvilleut.gov, sbevan@grantsvilleut.gov, ncritchlow@grantsvilleut.gov, jhutchins@grantsvilleut.gov, jjenkins@grantsvilleut.gov, drowberry@grantsvilleut.gov

My name is Anthony Galindo, I live at 248 S Park St, Grantsville UTAH 84029. Many of the neighbors have come together and agree that this group home will be detrimental to our health, safety, comfort, and the general welfare of our residents in the vicinity.

This group home will increase foot traffic throughout our neighborhood and nearby schools. With the Group home housing 10-12 "recovering adults", property crime and burglaries are a big concern with our neighborhood. This group home could effect the property value of homes in the vicinity.

Cavett Eaton, please when considering weather to approve or deny the permit for the Beacon House LLC, think about if this this group home for "recovering adults" was placed next to your home.

Thank you for your time,  
Anthony Galindo



Cavett Eaton &lt;ceaton@grantsvilleut.gov&gt;

---

**159 Vine St.**

1 message

---

**paige galindo** <paige.galindo@yahoo.com>  
To: ceaton@grantsvilleut.gov

Mon, Nov 21, 2022 at 12:01 PM

Good morning,

I received a letter for the recovery home located at 159 Vine St. I am sure you have received a few concerns regarding this address and I would also like to voice my concern.

My husband and I moved into this neighborhood a few months and we love the little community. Everyone is very welcoming and always watching out for our things while we are away or at work. Bringing this type of house into the community, everyone will now be on the lookout 24/7. I understand these individuals are trying to be on the road to recovery but being from a law enforcement family, I know these individuals are not always on the right path. My husband, who is a police officer, will now have to be extra cautious going to and from work with these individuals living a few houses down. They have had run ins with officers before and not all run ins are good ones. We now run the risk of our things being vandalized because we are only a few houses down and an easy target.

This will bring down property value to surrounding houses and not to mention we have 3 schools in walking distance.

With 10-12 individuals living in a small house with 1 live in manager, there is no way that manager will be able to keep track of everyone.

I feel like a recovery home is an excellent idea for a bigger city like Salt Lake but not in the middle of this small community.

Thank you for your time.

Paige Galindo  
248 S Park St.





Lanise Thompson &lt;lthompson@grantsvilleut.gov&gt;

---

**Fwd: 157 West Vine**

1 message

---

**Cavett Eaton** <ceaton@grantsvilleut.gov>

To: Lanise Thompson &lt;lthompson@grantsvilleut.gov&gt;

Fri, Dec 9, 2022 at 9:41 AM

----- Forwarded message -----

From: **Debbie Hitesman** <dlhitesman@gmail.com>

Date: Thu, Dec 8, 2022, 8:34 PM

Subject: 157 West Vine

To: Debbie Hitesman &lt;dlhitesman@gmail.com&gt;, ceaton@grantsvilleut.gov &lt;ceaton@grantsvilleut.gov&gt;

In an effort to be transparent, I want you to know I live next to the site in Erda that Holly Jones and Beacon House is in the process of trying to put another sober living home.

I absolutely admire anyone who is trying to better their lives, and I know from watching my friends who struggle with addiction that it's a hard, lifetime challenge. Everyone needs support! However, a neighborhood where there are small children is not the place for a facility like this.

I'd like to remind you of Rachel Elton, a Tooele college student who in 2006 was raped and murdered by a 17 year old resident of a treatment home that she worked in. No one can guarantee safety.

The neighbors have worked hard for themselves, they have sacrificed to buy homes and build responsible lives. Moving a treatment home into a neighborhood effects everyone around. It costs them in safety, security and in lowered property values. A resident of Erda who lives next door to a halfway home is trying to sell his home, he can not find a buyer. How is it right for one citizen to swoop into a neighborhood and cost so many so much?

I have concerns, too, about the supervision Beacon House would offer. The entity has a facility in Tooele where they hold AA and NA meetings. But after the meetings, the members are in the parking lot, sometimes drinking, and harassing citizens. People who have come to the area on business have stated that they were afraid to get out of their cars because of the rowdy actions. If that's what is allowed after a meeting and Beacon House does not make an effort to supervise the actions of those who are coming to their facility what kind of supervision can we truly expect them to have on a 24 hour basis ?

I would encourage you to disallow a facility into the neighborhood to maximum strength of the ordinances allowed.



CAVETT EATON  
ZONING ADMIN.

I CAN'T FIND ANY INFORMATION ON "BEACON HOUSE LLC" THAT RELATES TO A PROCESS CALLED "RESIDENTIAL RECOVERY SUPPORT", NOR CAN I FIND ANY REVIEWS.

IT DOESN'T SEEM REASONABLE TO HOUSE 10-12 "LIVE-IN CLIENTS" IN A 1,400 SQ. FT HOUSE. ALSO, PARKING COULD BE A PROBLEM.

A FEW QUESTIONS WOULD BE:

IS THIS A SUBSTANCE ABUSE PROGRAM?

IS THIS A CERTIFIED PROGRAM APPROVED BY A PHYSICIAN?

IS THERE INFORMATION AVAILABLE ON THE SUCCESS RATE?

WHAT QUALIFICATIONS DOES THE "LIVE-IN MANAGER" REQUIRE?

IS "HOLLY JONES" A REALTOR?

IS THIS PROGRAM SUPPORTED BY "LIVE-IN CLIENTS INSURANCE?"

WITH THE LIMITED INFORMATION MADE AVAILABLE WE FIRMLY OBJECT;

EDWARD BARRUS  
OWEN BARRUS

235 SO. PARK ST.

*Edward Barrus*  
*Jordan Barrus*

DATE: November 15, 2022

TO: Grantsville Planning and Zoning Committee

FROM: DeAnna Linares

I would like to address the proposed Recovery Support Group Home which would be located at 159 Vine Street. I live on the block east of this proposed site, 46 West Vine Street.

This area, regardless of how it is zoned, is a totally residential area. It consists of young families who are building or buying up homes being sold by older residents on this street, and middle age to senior citizens. It is generally a quiet neighborhood where children play up and down the street and feel safe. This proposal would change that dynamic by having a questionable element like this home.

A major area of concern is that it is located 2½ blocks from Grantsville Elementary School on the north, and 2½ blocks from Grantsville Junior High School on the southeast. Children go up and down Vine Street to walk to and from these schools. It has always been considered a safe route for children to go because of the current environment. There are so many other homes/property for sale in Grantsville that are not in such proximity to our schools that could be used for this group home.

I respectfully request that this project be denied by the Committee.

A handwritten signature in cursive script, reading "DeAnna Linares". The signature is written in dark ink and is positioned below the main body of text.

November 9, 2022

**APPLICATION FOR A  
CONDITIONAL USE PERMIT  
CONSIDERATION BY GRANTSVILLE CITY  
ZONING ADMINISTRATOR**

This is to inform you that an application has been received in our office for consideration of approval of a conditional use permit for:

**Holly Jones to operate Beacon House LLC, a Group Home which offers residential recovery support at 159 Vine Street, zoned RM-7. It is noted that the business will house 10-12 onsite live-in clients and a house live-in manager.**

The address is in the area of, or adjoins property you own, according to the tax rolls of Tooele County.

If you have any questions regarding this information, or if you have information that is relevant to the determination of approval, please contact our office within fourteen (14) days of the above date at 884-1674, or provide written information on the back of this notice and mail it back to me at Grantsville City Public Works building, 336 West Main Street, Grantsville, Utah, 84029.

Thank you,

Cavett Eaton  
Zoning Administrator

*No! I do not want this approved*

*Ronnie Williams  
435-884-1208*

11-16-2002

To All it may concern:

I am writing in response to the application of a conditional use permit for Ms. Holly Jones application for a conditional use permit for Beacon House in my neighborhood.

I believe this is not an appropriate location for a facility such as this due to the existing residential demographics in the immediate area to include children, elderly, disabled individuals and independent females. It is not just the immediate area but several blocks surrounding the facility that could be impacted. There are 5 elderly households on the street alone; 2 of which are directly across the street, one of these is severely disabled due to a medical condition. Another just 2 doors down and I live alone.

This does not only concern the immediate area, but the surrounding area for several blocks as well. In the next block there are at least 7 elderly couples, 2 of which are women who live alone. Directly behind the property being considered for the conditional use permit is a vacant field, which leads to another block where I know of at least 5-7 elderly households, some of which are also disabled or live alone. I am stating these examples because the impact is more extensive than just the neighbors in the immediate area or next door. There are also children in the area with some being directly next door. I believe we should be given the right to feel safe in our own homes as most of us have lived here for over 40 years.

Additionally, to this point, since there could potentially be a wider impact, should more of the surrounding area have been notified? I understand we have zoning laws and such, but the conditional use permit is not simply concerning horses or livestock and whether they could become a nuisance.

There are absolutely NO streetlights on Vine Street, it is one of the darkest streets in the city at night. The only reason the end of the street where I live is lit up at night is because 2 of my neighbors and I have outside lights on all night. Most only have a porch light to rely on.

Vine street is also a highly traveled path to 3 schools. There are always children traveling to and from school at various times of day. Without knowing who the residents would be, I wonder if the sexual registry offenders' law would apply. While it may be farther from schools, than the law states the fact remains that children travel the road on a daily basis.

I would also question the need for this type of facility in Grantsville. Will the residents be native to Grantsville or come from "outside" the area. Why would we bring people to an area that are unknown to anyone or the authorities? I am not meaning to stereotype, but they are also not in a transition or halfway house for no reason,

I have to question the ratio of house manager to "clients". 1 manager to 10-12 residents seems very insufficient for the reintegration of convicted criminals back into society.. In reference to the house manager, who validates their qualifications to properly and effectively oversee the residents. Would there be only 1 house manager 24 hours a day, 7 days a week?

If the petitioner is indifferent to having this facility in a neighborhood, perhaps she could look somewhere next to her, her parents, children or grandchildren.

Would this be a government, city, state, county facility? Or private owned? Who would oversee the daily function, the impact, the qualifications of owner and staff? Is it to be a sober living facility or a transitional home?

What types of residents would be housed there? How would a situation or an incident be handled and by whom? Would it be handled in a timely manner before any harm or danger to any nearby residents. Again, I am not trying to stereotype nor judge, I believe these are legitimate concerns I am having.

Thank You for considering my views in this matter.

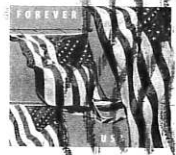
A handwritten signature in cursive script that reads "Hazel Henwood". The ink is dark and the handwriting is fluid.

Hazel Henwood

GRANTSVILLE CITY CORPORATION  
429 EAST MAIN STREET  
GRANTSVILLE, UTAH 84029

SALT LAKE CITY UT 840

10 NOV 2022 PM 4 L



HENWOOD HAZEL A  
176 W VINE ST  
GRANTSVILLE, UT 84029

NIXIE 841 DE 1 0011/14/22

RETURN TO SENDER  
NO MAIL RECEIPT  
UNABLE TO FORWARD

BC: 84029962029 \*1236-06358-10-40  
NMR 004029962029 0



November 9, 2022

**APPLICATION FOR A  
CONDITIONAL USE PERMIT  
CONSIDERATION BY GRANTSVILLE CITY  
ZONING ADMINISTRATOR**

This is to inform you that an application has been received in our office for consideration of approval of a conditional use permit for:

**Holly Jones to operate Beacon House LLC, a Group Home which offers residential recovery support at 159 Vine Street, zoned RM-7. It is noted that the business will house 10-12 onsite live-in clients and a house live-in manager.**

The address is in the area of, or adjoins property you own, according to the tax rolls of Tooele County.

If you have any questions regarding this information, or if you have information that is relevant to the determination of approval, please contact our office within fourteen (14) days of the above date at 884-1674, or provide written information on the back of this notice and mail it back to me at Grantsville City Public Works building, 336 West Main Street, Grantsville, Utah, 84029.

Thank you,

Cavett Eaton  
Zoning Administrator

*I did not receive  
via mail until 11.14.22  
14 day comment period  
should be extended  
K. B. Bann*

*City officials  
who have an interest  
in the project - money, family  
should excuse themselves from any  
voting*

To: Grantsville City and Other Public officials

11.14.2022

Dear Officials

158 West Vine St  
Grantsville UT  
84029

We are writing this letter in response to a notification about said Drug Rehab or other drug programs on house/property located on 159 West Vine Street Grantsville Utah.

Our objections and concerns are as follows.

1. Said property is a hub where the Middle, GHS and Elementary schools are within a block or two of property.
2. There is no curb gutter or sidewalks on that side <sup>South</sup> ~~(north)~~ of Vine Street.
3. There is no street lamp on vine between 100 West and 200 west.
4. Travel pattern to schools noted above flows down Vine.
5. Demographics of the area has had several new families moving in with children. And has several retirees on street whom are targets for break ins looking for pain meds. I have filed a police report about three years ago where a large number of pain meds were stolen. And have reason to believe \$200 was stolen about 3 months ago causing us to rekey all locks on or property.
6. We need a study showing an impact on home values where comparable conditions are present in study.
7. A study on the management of drug related medical waste/supplies, security of meds associated with this type of activity, *storm water runoff, five codes/permits*

We look forward to these and any other issues that maybe brought up being addressed with studies and reports on school age children travel flow patterns, home values, police reports concerning drug related activities, parking concerns for proposed activity on said property.

Until reports are present and understood this proposed activity must and should be stopped.

Sincerely

Dan Bauer (husband)

*Dan Bauer*

Connie Bauer (Wife)

*Connie S. Bauer*

Dirk Bauer (Son)

*Dirk Bauer*

*Need  
Environmental study  
on Endanger species*

I am totally against his ridiculous proposal  
in our town and especially in my neighborhood.

I live at 258 So. Park St. I am 89 yrs. old.

Ronald D. Jones  
Maybe put it where there isn't so many people

November, 22, 2022

My name is Margene Dudley, I live at 139 West Vine St. in Grantsville.

I have seen several petitions referring to the proposed "Group Home" to be two houses down from my home. I am Totally against this, I am 78 yrs old, single and have physical limitations, but most of all, I think that Mr Jones is not at all thinking about the welfare of the patients or anyone else involved in this endeavor.

Her brother who lives in the house with two minor children live at the residence at 159 W. Vine St.

This facility is located within a short distance of two schools - elementary, Jr High School.

It is a known fact that this type of facility is more about the profit that could be made by the owners rather than about the patients recovery.

Needless to say, I'm completely against this proposal!

I really can't imagine out city even having to considering such a ridiculous proposal.

Thank You,

Margene Dudley  
139 W. Vine St  
Grantsville, UT



Cavett Eaton &lt;ceaton@grantsvilleut.gov&gt;

---

**Regarding CUP Permit on 159 Vine Street,**

2 messages

---

**kelly baker** <kellyccbaker@yahoo.com>

To: "ceaton@grantsvilleut.gov" &lt;ceaton@grantsvilleut.gov&gt;

Mon, Dec 5, 2022 at 5:04 PM

Cc: "hollyjoneshomes@gmail.com" &lt;hollyjoneshomes@gmail.com&gt;

I just lost a long time friend and boss from addiction last week. I applaud anyone who provides a service & sober environment for those who hide their struggle from most of us. People also living in these sober houses are fathers, mothers, policemen, fire men, doctors, not the misperception that most have or lack of information. Jesus spent his time with these people, not the ones who judged them! Many applauses and keep up the educational process. Many blessings..

---

**Cavett Eaton** <ceaton@grantsvilleut.gov>

To: kelly baker &lt;kellyccbaker@yahoo.com&gt;

Tue, Dec 6, 2022 at 9:32 AM

Cc: Holly Jones &lt;hollyjoneshomes@gmail.com&gt;

Thanks for sharing!

[Quoted text hidden]

RE: TO WHOM IT MAY CONCERN

11/22/2022

Hello, my name is Jackie Mann. I'm writing in regard to the upcoming sober livings and treatment centers in the area. I myself just celebrated on August 28<sup>th</sup>, 2022, 8 years sober and clean from all mind-altering substances. I've also had the honor of building a beautiful successful career in working in the Recovery Industry.

I owe my life so sober living. It taught me how to maintain sobriety on a daily basis, with its rules and policies. It taught me life skills through routine and chores. It taught me how to build genuine relationships with others through mandatory 12 step participation. It taught me to be accountable and honest through guidance and house meetings. It taught me budgeting and how to pay bills through directions and suggestions. It taught me service through getting involved in neighborhood projects and outreach.

I've been blessed to share my story all over the state and give inspiration to those struggling. While others see an addict, I see a daughter, a mother, a sister, who is broken reaching for a way out. I've seen many miracles over the last 8 years. I myself am a miracle. It feels my soul to know there are people out there creating sober livings for people like me. They continue to do gods work in such a dark world today.

I would love to share my story with you and answer any concerns or questions you may have about these homes in your communities.

God Bless and Happy Holidays

Jacqueline Mann

International Recovery Specialist.  
Jacqueline Mann  
801-900-0617  
[jacquelinepowerof3@gmail.com](mailto:jacquelinepowerof3@gmail.com)





Cavett Eaton &lt;ceaton@grantsvilleut.gov&gt;

---

**Fwd: 159 W Vine street**

2 messages

---

**Holly Jones** <hollyjoneshomes@gmail.com>  
To: Cavett Eaton <ceaton@grantsvilleut.gov>

Tue, Dec 6, 2022 at 11:32 AM



----- Forwarded message -----

From: **The Beacon House** <beaconhouse60@gmail.com>  
Date: Tue, Dec 6, 2022 at 11:17 AM  
Subject: Fwd: 159 W Vine street  
To: Holly Jones <hollyjoneshomes@gmail.com>

----- Forwarded message -----

From: **Craig Hildebrand** <skilledatall1984@gmail.com>  
Date: Tue, Dec 6, 2022 at 5:30 AM  
Subject: 159 W Vine street  
To: beaconhouse60@gmail.com <beaconhouse60@gmail.com>

Please help the teens have a place to go for drug addiction. Thanks

---

**Cavett Eaton** <ceaton@grantsvilleut.gov>  
To: Holly Jones <hollyjoneshomes@gmail.com>

Tue, Dec 6, 2022 at 11:33 AM

Thanks

[Quoted text hidden]

--

*Cavett Eaton*

Planning & Zoning Administrator  
336 West Main Street  
Grantsville, UT 84029  
(435) 884-4604  
ceaton@grantsvilleut.gov





Cavett Eaton &lt;ceaton@grantsvilleut.gov&gt;

---

**Fwd: Residential Recovery Home**

2 messages

---

Holly Jones <hollyjoneshomes@gmail.com>  
To: Cavett Eaton <ceaton@grantsvilleut.gov>

Tue, Dec 6, 2022 at 11:40 AM



----- Forwarded message -----

From: **The Beacon House** <beaconhouse60@gmail.com>  
Date: Tue, Dec 6, 2022 at 11:39 AM  
Subject: Fwd: Residential Recovery Home  
To: Holly Jones <hollyjoneshomes@gmail.com>

----- Forwarded message -----

From: **Barbara Calchera** <imgumby24@gmail.com>  
Date: Tue, Dec 6, 2022 at 10:49 AM  
Subject: Residential Recovery Home  
To: <ceaton@grantsvilleut.gov>

Dear Grantsville Officials,

I am petitioning you to consider approving the Beacon House for operation in our Grantsville community. Since moving here to Grantsville I have been moved by the many acts of service and support the community offers. I think this is just another way to help rehabilitate those who struggle with mental illness and have gotten into the trap of drug abuse.

Many of our community misunderstand and are fearful of those laden with chains of addiction. The fact is addiction plagues all classes, the only difference is that the wealthy can ship their children to the more elite facilities to recover, whereas those that have no means are left to struggle to get back on their feet. And without outside intervention they get trapped in a cycle that is almost impossible to break without that help. We need to resist the urge to wash our hands of a problem that does affect our community, especially those that do not have the finances or the know how to address this type of mental issue. We as a community need to have the courage to stand up for the underdog.

Where we live is a prime place to help those struggling with addiction because we are a safe community with many moral and ethical values. Being surrounded by people who hold fast to those values is a powerful tool for our neighbors and older children who struggle with addiction by seeing how to function as healthy adults. Let's not leave anyone behind to squander and deteriorate and be the example of what it takes to lift those of us who are struggling, so that they become contributors to our societal systems. I support The Beacon House operating in Grantsville.

Sincerely,  
Barbara Calchera  
801-928-9417

---

Cavett Eaton <ceaton@grantsvilleut.gov>  
To: Holly Jones <hollyjoneshomes@gmail.com>

Tue, Dec 6, 2022 at 2:00 PM



Cavett Eaton &lt;ceaton@grantsvilleut.gov&gt;

---

## Support Needed in Tooele County

---

**Buffie Hildebrand** <buffiedesigns@gmail.com>

To: ceaton@grantsvilleut.gov

Cc: Beaconhouse60@gmail.com

Tue, Dec 6, 2022 at 10:07 AM

Good morning,

I am writing to you in hopes that this letter will help you to understand that Tooele County needs more supported programs for those in need of assistance with turning their lives around. The home located at [159 W Vine Street, Grantsville, Utah 84029](#) is the home that is planning on opening soon as a recovery residence.

I myself had a son that for almost 15 years had been stuck in the drug addiction cycle and could not get out. At first, yeah he didn't want out and didn't want anyone's help. But then after a few years he kept trying and even with mine and my husband's help it just wasn't enough. Finally we heard from a friend that there are a few of these safe haven homes but we could not find one in Tooele. The only home we could find was in Draper. This was about 50 minutes away, but we wanted him close to home so we could be there on a dime if he needed us. This home was the one thing that the judge allowed us to do for him to give him another chance to stay clean. Well it has helped him and our family tremendously! Because this home had structure, daily tasks, demanding them to show proof that they went to an AA meeting 3 times per week (which they all usually went as a group) and had to be accounted for at all times.

So because of this program my son as well as others that have lived there are now clean. My son just celebrated 4 years clean now and has turned his life around so much that he now has his own business and is thriving at helping others with the same struggles. I am so proud of him to stay strong and focused so he could make it this far!

So in conclusion, THIS is what helps! People around them that understand their situations and know how to help them stay on task, as well as care about them. Not people constantly putting them down, calling them druggies or pieces of garbage that is just thrown out to the trash.

Please, Please, Please, Let's try to make Tooele county better by giving these individuals a safe place to go to help give the support needed to rid themselves of these horrible drugs. We don't need anymore deaths! Every life is important no matter what they have have done or gone through.

Sincerely,

Buffie Hildebrand

A long time resident of Tooele County



----- Forwarded message -----

From: **Mark Hartman** <[mtothhartman@gmail.com](mailto:mtothhartman@gmail.com)>

Date: Wed, Dec 7, 2022 at 8:39 PM

Subject: Conditional Use Permit at 159 West Vine Street, Grantsville.

To: [beaconhouse60@gmail.com](mailto:beaconhouse60@gmail.com) <[beaconhouse60@gmail.com](mailto:beaconhouse60@gmail.com)>

December 7, 2022

Mark Hartman  
762 North 170 West  
Tooele, UT 84074

Grantsville City  
Community and Economic Department  
429 East Main Street  
Grantsville, UT 84029

Dear Grantsville City,

My name is Mark Hartman, and I am writing to ask you for your support and/or approval regarding the ***Conditional Use Permit at 159 West Vine Street, Grantsville, UT 84029.***

I am a resident of Tooele County, I work with individuals in a clinical setting who have a substance, opioid, or alcohol use disorder, and a person who is in long term recovery. The approval of this residential recovery residence in my opinion would be a powerful addition to the community and the work that Tooele County is currently doing to address the substance and opioid use in our community. This sober living house will continue to motivate the individuals to maintain their abstinence from substances or alcohol, allow them to start to find employment, provide a safe place to lay their head at night, develop new relationships with others who are sober and have a greater support system, which is crucial to anyone living in recovery. Recovery is not just about abstaining from substances or alcohol, it's about finding a new sober identity within oneself, finding hope that there is a life without the use of substances or alcohol. A sober living house continues to help with these things are so much more.

As someone who understands firsthand how limited our resources are for individuals with substance and alcohol use disorder in Tooele County, as a mental health and substance use worker, and a person in long term recovery, why would we want to not allow a huge resource for these individuals to continue to become reacclimated into our community and society? Why should we not allow a person to live a more fulfilling life in recovery with the help of this sober living housing?

Please allow this permit to be granted so they may begin their incredible work to help Tooele County continue to fight the addiction epidemic and be a part of the other cities and counties across the state that have allowed this type of recovery support into their communities.

Thank you very much for your time.

Sincerely,  
Mark Hartman



Lanise Thompson <lthompson@grantsvilleut.gov>

---

## Fwd: Residential recovery

1 message

---

**Cavett Eaton** <ceaton@grantsvilleut.gov>

Fri, Dec 9, 2022 at 9:43 AM

To: Lanise Thompson <lthompson@grantsvilleut.gov>

----- Forwarded message -----

From: **Cindy Arnold** <cinner\_cinner@yahoo.com>

Date: Thu, Dec 8, 2022, 5:54 PM

Subject: Residential recovery

To: [ceaton@grantsvilleut.gov](mailto:ceaton@grantsvilleut.gov) <[ceaton@grantsvilleut.gov](mailto:ceaton@grantsvilleut.gov)>

I am writing you in regards to the residential recovery. I am so very glad that this is an option for our Tooele addicts. They need a place to learn to overcome their addiction and a place like this is a good start for them. I lost my son to an overdose 2 years ago and I wish there was a place like this to save him. Tooele has a big problem with addicts and drug use. This can be a step in the right direction for those who want to get clean and make something of their life.

[Sent from Yahoo Mail on Android](#)

# **AGENDA ITEM #3**

Discussion of proposal to amend Moderate-Income Housing Elements to the General Plan



## **AGENDA ITEM #4**

Discussion of proposal to vacate the frontage along the south line of cherry street, the east line of park street, and the north line of lot 7 of Boyer subdivision, as recorded in the Tooele county recorder's office as entry no. 27647 4, book 63, page 143-144, to vacate the southern fifteen (15) feet of that frontage and give it to the adjoining land owners who own frontage on this portion of Cherry Street.

## SURVEYORS NARRATIVE

The purpose of this description is to establish the boundary of a 15' road vacation. The boundary was solved by following the South line of Cherry Street, the East line of Park Street, and the North line of Lot 7 of Boyer Subdivision, as recorded in the Tooele County Recorder's Office as Entry No. 276474, Book 63, Page 143-144.

The basis of bearing for this description is the line between the Southeast Corner and the East Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, which bears North  $0^{\circ}13'29''$  West 2649.05 feet.

## BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located in Grantsville, Utah, more particularly described as follows:

Beginning at a point which is located North  $0^{\circ}13'29''$  West 863.30 feet along the section line and North  $89^{\circ}12'16''$  West 102.54 feet from the Southeast Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running:

thence North  $89^{\circ}12'16''$  West 157.50 along the North line of said Lot 7 of Boyer Subdivision;

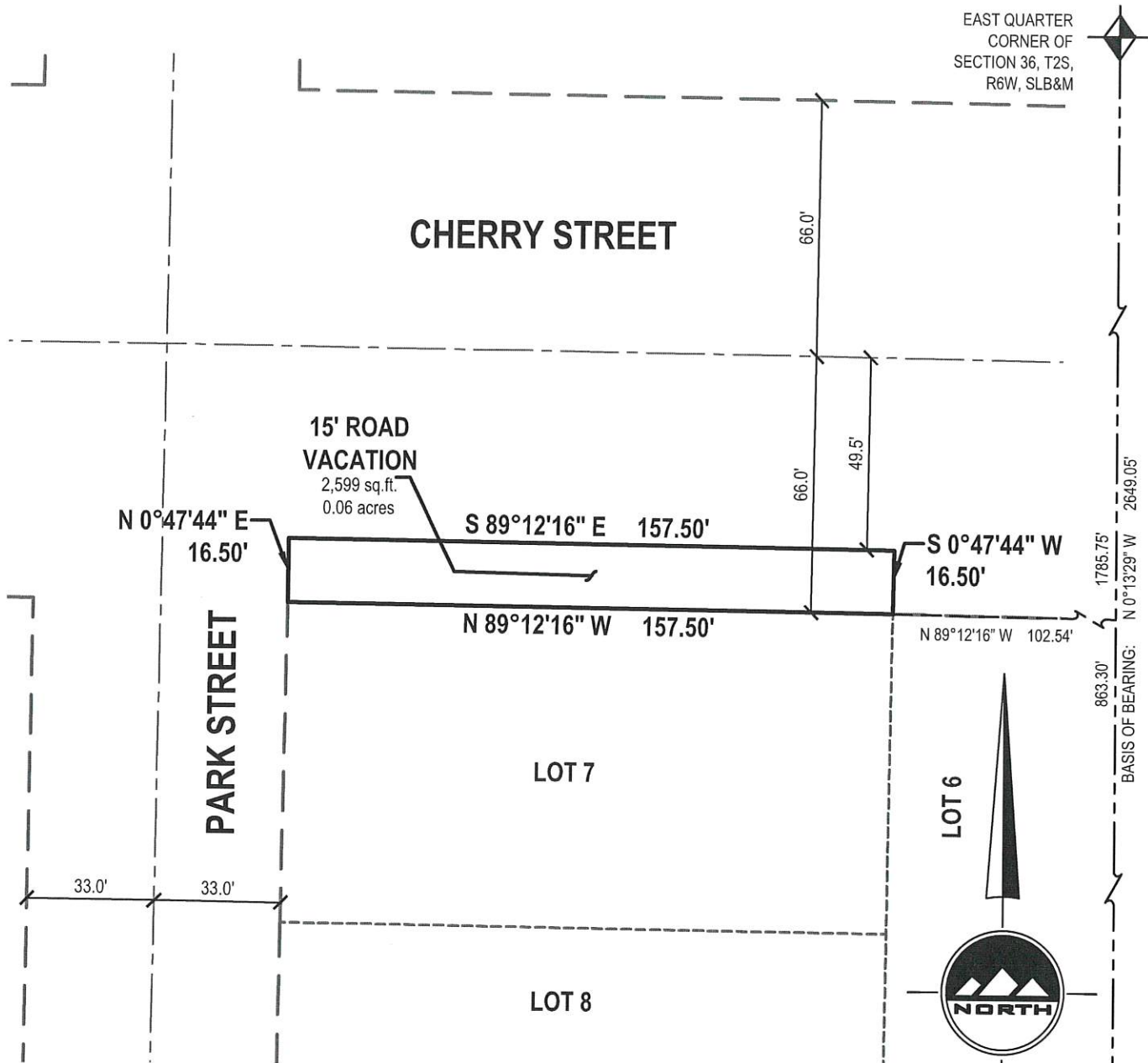
thence North  $0^{\circ}47'44''$  East 16.50 feet along the East line of Park Street;

thence South  $89^{\circ}12'16''$  East 157.50 feet along the South line of Cherry Street;

thence South  $0^{\circ}47'44''$  West 16.50 feet to the North line of said Lot 7 of Boyer Subdivision, to the Point of Beginning.

Contains 2,599 square feet or 0.06 acres.





PROJECT NUMBER  
9233A

PRINT DATE  
2022-09-22

PROJECT MANAGER  
D. KINSMAN

DESIGNED BY  
BR. MORRIS

1 OF 1

## 15' ROAD VACATION

CHERRY STREET  
GRANTSVILLE, UTAH  
EXHIBIT

**ENSIGN**  
THE STANDARD IN ENGINEERING

SANDY  
Phone: 801.285.0529

LAYTON  
Phone: 801.547.1100

CEDAR CITY  
Phone: 435.855.1453

RICHFIELD  
Phone: 435.896.2983

**TOOELE**  
169 N. Main St, Unit 1  
Tooele, UT 84074  
Phone: 435.843.3590  
WWW.ENSIGNENG.COM

# **AGENDA ITEM #5**

Report from City Council Liaison Mayor  
Critchlow

# AGENDA ITEM #6

Adjourn