



February 16, 2023

**Planning Commission
Meeting**

Information Packet

AGENDA:

1. Consideration to recommend for approval of an application for a Plat Amendment to Logan Subdivision
2. Consideration to Approve a Conditional Use Permit application for Holly Jones to own and operate a large group home, Beacon House at 159 Vine St.
3. West Bank Study Progress Review – City Engineer/Dan England
4. Discussion on proposed code amendment to Development Agreements Process – City Attorney/Brett Coombs
5. Approval of minutes from the Nov. 17, 2022 and Dec 1, 2022 Planning Commission Meetings.
6. Report from City Council liaison Mayor Critchlow
7. Adjourn

AGENDA ITEM #1

Consideration to recommend for approval of an application for a Plat Amendment to Logan Subdivision (169 & 159 W. Vine Street)



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

CD-22-12.29

Subdivision Plat Amendment Summary and Recommendation

Parcel ID:	11-056-0-0002	Meeting Date:	February 16, 2023
Property Address:	159 West Vine Street	Current Zone	RM-7

Applicant Name: Holly Jones

Request: Applicant desires to adjust the parcel size of lot 2 in the **Logan Subdivision** and separate it into 2 parcels. The southern parcel to have 0.62 acres and the northern parcel to have 0.34 acres.

Prepared by: Cavett Eaton

Planning Staff Recommendation: Based on GLUDMC 21.8.1 Vacating Or Changing A Subdivision Plat, Planning staff recommends this subdivision amendment be approved.

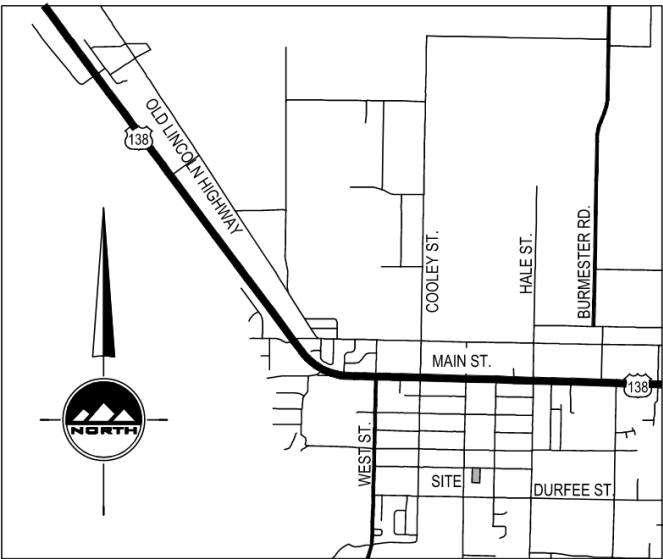
PROJECT DESCRIPTION

Parcel Owner Holly Jones wants to create a third parcel in the Logan Subdivision by changing the parcel size of Logan Subdivision Lot 2 and separating it into two (2) parcels. A southern parcel of .62 acres and a northern parcel of .34 acres. A 20-foot utility (not access) easement is also being proposed on the North parcel for utilities to the South parcel.

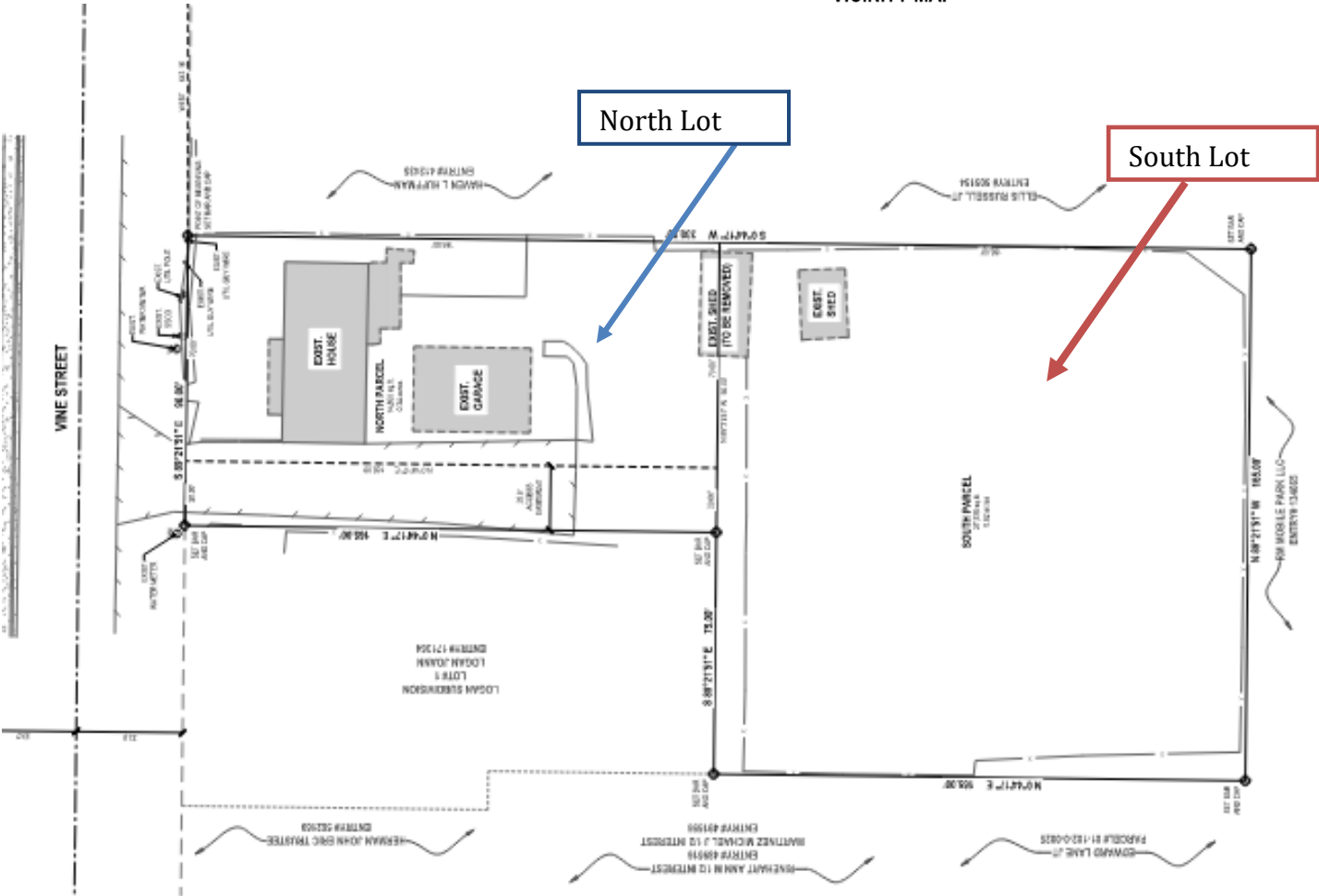
This was discussed in the Feb. 2, 2023 Planning Commission meeting. There was some confusion as to the process. In order to sell the south portion of Logan Subdivision Lot 2 it must first be created as a separate parcel from the north portion. It can then be removed from the subdivision and sold at a future date. This is the process required by the Tooele County Recorder's office.

As the writing of this Staff Report, there is no contract to buy or sell the Newly Created South lot.

SITE & VICINITY DESCRIPTION



VICINITY MAP



LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Setbacks			No Changes to Original Subdivision Plat
Access Easement		No access easement	Complies. Easement is for maintenance access and utilities.
Lot Area	GLUDMC 15.4 Multiple Residential District RM-7 - Minimum Lot Size (Lot Area): 7,000 sq. feet	North Parcel .34 Acres (14,810.4 Sq. Ft.) South Parcel .62 Acres (27,007.2 Sq. Ft.)	Complies
Street Frontage	Land Use Code 4.5 Lot Standards and Street Frontage Except for planned unit developments, condominiums, and as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued , provided that no lot containing 1/2 acres or less shall be created which is more than 3 times as long as it is wide.	Not needed if no Building Permit is being issued	Complies - Owner does not intend to build on this lot.
Compliance with the General Plan.			Complies

NEIGHBORHOOD RESPONSE

There is one other resident in this subdivision that this amendment process requires to be noticed. Notice was served by USPS. No comment was received from this resident.

A Public Hearing has been noticed and held on February 2nd, 2023 at 7 pm at the Regular Planning Commission Meeting. No public comments were made.

PLANNING COMMISSION RESPONSE

No response submitted at this time.

PLANNING STAFF RECOMMENDATION

The Planning and Zoning Administrator has discussed this proposed Subdivision Plat Amendment with City Attorney, Bret Coombs and both have agreed that this has been property has been split properly and legally. Based on **GLUDMC 21.8.1** Vacating Or Changing A Subdivision Plat, planning staff recommends this Subdivision Amendment be approved.

Exhibit A

**GRANTSVILLE CITY
SUBDIVISION PLAT AMENDMENT APPLICATION**

DATE PAID _____
AMOUNT PAID _____
HEARING DATE _____

FEES:
Preliminary Plat \$750.00 + \$100.00 per affected lots
Final Plat \$1500.00 + \$100.00 per affected lots
****ALL FEES ARE NON-REFUNDABLE****

APPLICANT'S NAME Holly Jones
MAILING ADDRESS PO Box 443 Grantsville Utah 84029
EMAIL ADDRESS hollyjoneshomes@gmail.com
APPLICANT'S PHONE 435-840-2602
LOCATION & NAME OF SUBDIVISION Logan Subdivision
159 west Vine St Grantsville Utah 84029
DO YOU OWN THE PROPERTY? Yes
NUMBER OF ACRES INVOLVED 0.96
NUMBER OF LOTS INVOLVED 1
CURRENT ZONE OF PROPERTY RM-7
PURPOSE OF THE AMENDMENT Change the Parcel size of Lot 2 & separate
into 2 parcels. A southern (0.62 acres) & northern (0.34 acres) parcel.

Holly Jones
Notary Public
12/29/22 2:48 PM EST
NCL 0305-TSNG-T1AP

SIGNATURE OF APPLICANT

DATE

Exhibit B

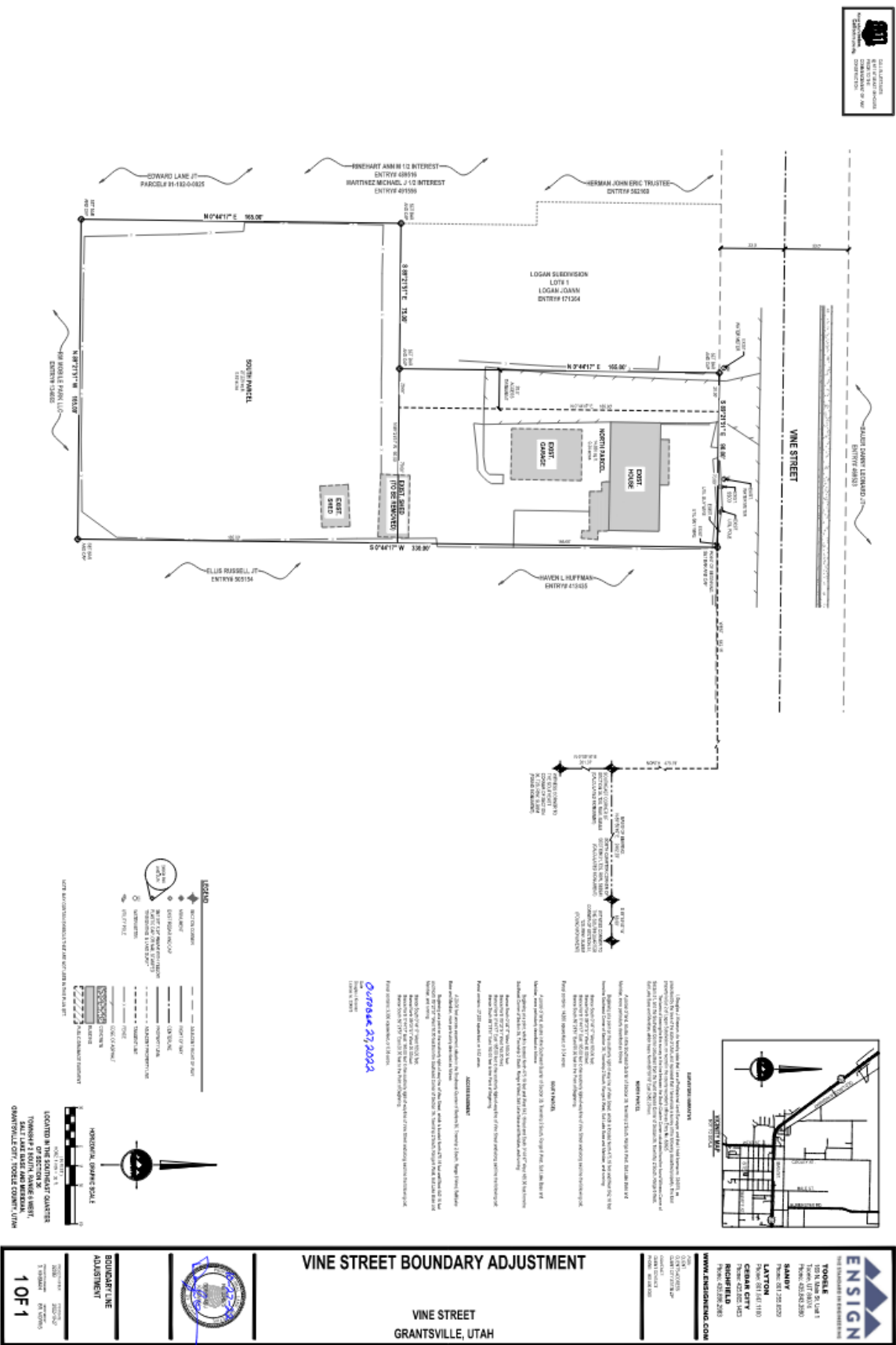


Exhibit C

SURVEYORS NARRATIVE

I, Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The total property is Lot 2 of Logan Subdivision, on record in the county recorder's office as Entry No. 82823.

The basis of bearing for this survey is the line between the South Quarter Corner calculated from the found Witness Corner of Section 31, and the Southeast Corner calculated from the found Witness Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, which bears North 89°50'19" East 2482.29 feet.

NORTH PARCEL

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

Beginning at a point on the southerly right-of-way line of Vine Street, which is located North 475.19 feet and West 642.16 feet from the Southeast Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running:

thence South 0°44'17" West 165.00 feet;
thence North 89°21'51" West 90.00 feet;
thence North 0°44'17" East 165.00 feet to the southerly right-of-way line of Vine Street and along said line the following call;
thence South 89°21'51" East 90.00 feet to the Point of Beginning.

Parcel contains: 14,850 square feet, or 0.34 acres.

SOUTH PARCEL

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

Beginning at a point, which is located North 475.19 feet and West 642.16 feet and South 0°44'17" West 165.00 feet from the Southeast Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running:

thence South 0°44'17" West 165.00 feet;
thence North 89°21'51" West 165.00 feet;
thence North 0°44'17" East 165.00 feet to the southerly right-of-way line of Vine Street and along said line the following call;
thence South 89°21'51" East 165.00 feet to the Point of Beginning.

Parcel contains: 27,225 square feet, or 0.62 acres.

ACCESS EASEMENT

A 20.00 feet access easement, situate in the Southeast Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Vine Street, which is located North 475.19 feet and West 642.16 feet and North 89°21'51" West 70.00 feet from the Southeast Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running:

thence South 0°44'17" West 165.00 feet;

thence North 89°21'51" West 20.00 feet;

thence North 0°44'17" East 165.00 feet to the southerly right-of-way line of Vine Street and along said line the following call;

thence South 89°21'51" East 20.00 feet to the Point of Beginning.

Parcel contains: 3,300 square feet, or 0.08 acres.

Date

Douglas J Kinsman

License no. 334575

AGENDA ITEM #2

Consideration Approve a Conditional Use Permit application for Holly Jones to own and operate a large group home, Beacon House at 159 Vine St.



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

CUP-22-10.17

Conditional Use Permit Summary and Recommendation

Parcel ID: 11-056-0-0002

Meeting Date:

February 16, 2023

Property Address: 159 Vine Street

Current Zone

RM-7

Applicant Name: Holly Jones

Request: To own and operate Beacon House as a Transitional Treatment Home

Prepared by: Cavett Eaton

Planning Staff Recommendation: Planning Staff recommends approval of this conditional use permit as meeting conditions of the GLUDMC and Specific Conditions as set forth by the Grantsville City Planning Commission which will be included in conditions of the Conditional Use Permit (CUP). (see below)

PROJECT DESCRIPTION & HISTORY

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.

Staff Notes:

Beacon House, LLC utilizes an operating model which designates a vetted and responsible individual to be appointed as House Manager.

Beacon House LLC has started to process of operating as a Small Group Home as per Zone RM-7

GLUDMC 15.7 Table 15.1 Use Regulations and the licensing through the Utah Department of Health and Human Services. This is a permitted use for this small group home and is regulated by the Tooele County Health Department and the Utah Department of Health and Human Services.

This CUP was properly noticed and a Public Hearing and the CUP Discussion was held on December 15, 2022. There was considerable public comment, both for and against this Group Home in this location.

This CUP was re-presented to the February 2nd, 2023 Planning Commission for additional discussion. Holly Jones and Kelly Baker were present to represent Beacon House, LLC.

SITE & VICINITY DESCRIPTION

159 Vine Street is in a residential vicinity off of Vine Street and between Park Street on the East and Center Street on the West.



ZONE AND LAND USE CONSIDERATIONS FOR RM-7

Requirement	Standard	Proposed	Compliance Verified
Existing Building Location and Setbacks	GLUDMC Chapter 15.4	No Change	Verified
Regulation of General Applicability GLUDMC Chapter 8	8.5 Transitional Treatment Homes (1) The purpose of this chapter is to permit the establishment of transitional treatment homes for the disabled subject to licensing procedures and, where appropriate, conditional use standards. No	As permitted with CUP Application and Approval	Verified

	<p>transitional treatment home for the disabled, shall be established, operated or maintained within the City without a valid license issued by the Board of Health.</p> <p>(2) Small transitional treatment homes (four to six residents) may be allowed as a conditional use permit in the RM-7, and RM-1 1 zoning districts, provided that no small group home shall be located within eight hundred feet of another transitional treatment home or a group home.</p> <p>(3) Large group homes (seven or more residents) may be permitted by conditional use permit in the RM-7 and RM-1 1 zoning districts provided that no large group home shall be located within eight hundred feet of another group home or a transitional treatment home.</p>		
<p>Building Codes per IBC section 310</p>	<p>*310.4 Residential Group R-3 Residential Group R-3 occupancies and single family dwellings complying with the IRC where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:</p> <ul style="list-style-type: none"> • Assisted Living Facilities, limited capacity • Buildings that do not contain more than two dwelling units • Care facilities that provide accommodations for five or fewer persons receiving care • Congregate living facilities (non-transient) with 16 or fewer occupants <p>*310.5 Residential Group R-4 Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Alcohol and drug centers • Congregate care facilities • Group homes • Halfway houses • Residential board and care facilities 	<p>Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.</p> <p>Using the above code sections for reference, an R-4 occupancy covers Congregate Care Facilities for 16 or less individuals. The last sentence of the section (IBC 310.5) allows them to be built to the requirements for R-3 (IBC section 310.4). I noted in red, the text that was added/amended by the State Legislation to this code section to allow these to be</p>	<p>Complies as per new State Regulation to allow this variance in residential applications.</p> <p>Verified with City Attorney, Building Official and Planning and Zoning Administrator</p>

		built or governed by the Residential Code. So any existing residence in the city can be used as is for the type of use being applied for.	
Regulation of General Applicability GLUDMC Chapter 8	8.4 Group Homes (4) A residential facility for disabled persons shall be consistent with existing zoning of the desired location. A residential facility for disabled person shall: (a) be occupied on a 24-hour-per-day basis by <u>eight or fewer</u> disabled persons in a family-type arrangement under the supervision of a house family or manager:	Housing of 10-12 disabled persons	Does not comply, this ordinance needs modification and is being rewritten.

Compatibility with existing buildings in terms of size, scale and height.	Verified
Compliance with the General Plan.	Complies

NEIGHBORHOOD RESPONSE

Considerable, both in favor of and in opposition to this proposed use.

PLANNING COMMISSION RESPONSE

In the discussion from the Planning Commission meeting held Feb. 2, 2023 there were several possible conditions mentioned that members would like to see placed in this Conditional Use Permit. Some of these are as follows:

- Persons must abide by the processes and procedures of Beacon House to reside in the home.
- No sex offenders or persons on the sex offender registry may reside in the home.
- No persons convicted of a violent offence as defined per the Utah State criminal stature or convicted of domestic violence may reside in the home.
- This group home must be operated as a State licensed facility. (62A-2-108)
- Install and maintain a 6-foot solid privacy feet around back yard area.
- Use and maintain a 24-hour surveillance system.
- Maintain a linked smoke alarm detection system.
- Pass a yearly inspection of the following types: Health inspection, State licensing inspection, and fire inspection.

This Conditional Use Permit should be reviewed in 6 months from date of approval

Any complaints received by Grantsville City may require a review of this Conditional Use Permit, which may result in revocation.

REVIEWING AGENCIES/PROFESSIONALS RESPONSE

ASSISTED LIVING FACILITIES

The State of Utah has amended the building code in regards to what code governs these types of buildings. The State has added a couple of definition to Chapter 2 of the IBC that are noted below.

RESIDENTIAL TREATMENT/SUPPORT ASSISTED LIVING FACILITY: A residential facility that provides a group living environment for four or more residents licensed by the Department of Human Services, and provides a protected living arrangement for ambulatory, non-restrained persons who are capable of achieving mobility sufficient to exit the facility without the physical assistance of another person.

TYPE I ASSISTED LIVING FACILITY: A residential facility licensed by the Department of Health that provides a protected living arrangement, assistance with activities of daily living and social care to two or more ambulatory, non-restrained persons who are capable of mobility sufficient to exit the facility without the assistance of another person. Subcategories are:

Limited Capacity: two to five residents;

Small: six to sixteen; and

Large: over sixteen

IBC section 310 covers how residential occupancies are governed. The State has added a new section to this portion of the building code. This new section is below.

IBC 310.4.4 Assisted Living Facilities. Type I assisted living facilities with Two to five residents are Limited Capacity facilities classified as a Residential Group R-3 occupancy or are permitted to comply with the International Residential Code. See Section 202 for definitions.

So, with the noted information above, a standard single-family dwelling can be used as a care facility as long as only five or less people are being cared for. When there will be six or more people, then the building is governed by the International Building Code (IBC). All residential type occupancies in the IBC are required to comply with all accessibility (ADA) requirements of IBC chapter 11, and to be equipped with fire sprinklers from chapter 9.

Andy Jensen, Grantsville Building Official

PLANNING STAFF ANALYSIS

Upon extensive review with City Staff, including our City Attorney, it was determined that under State Code and Definitions, a conditional use permit is not required for a Small Group Home in a RM-7 zone.

Additionally, after a review of **GLUMDC 8.5(3) Transitional Treatment Homes** of our code, it states that "Large group homes (seven or more residents) may be permitted by conditional use permit in the RM-7 zoning district."

The applicant, Holly Jones, has since requested a continuance of the CUP application for a Large Group Home (Transitional Treatment Home), which is permitted with acceptance of this CUP and conditions attached by the Planning Commission.

It is to be noted also that the applicant has also requested a Subdivision Plat Amendment which was discussed at the Planning Commission Regular meeting held on Feb. 2nd, 2023. This plat amendment proposes to change the parcel size of Logan Subdivision Lot 2 and separate it into two (2) parcels. A southern parcel of .62 acres and a northern parcel of .34 acres. A 20-foot access easement is also being proposed for the North parcel.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends approval of this conditional use permit as meeting conditions of the GLUDMC and Specific Conditions as set forth by the Grantsville City Planning Commission which will be included in conditions of the Conditional Use Permit (CUP).

Exhibit A

10/19/22, 11:54 AM

Revised Online Forms

Conditional Use Permit – Home Occupation Application

Print

Submitted by:

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

Status: Open

Priority: Normal

Assigned To: Cavett Eaton

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 #

435-840-2502

* Business Name

The Beacon House LLC

* Address of subject property

139 Vine St Grantsville Utah 84029

City, State, Zip

* Mailing Address

PO 413 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*

http://grantsvillecity.org/permits/conditional-use-application/20180223

1/2

OWNER:

THE BEACON HOUSE LLC
PO 443 Grantsville Utah 84029
Holly Jones

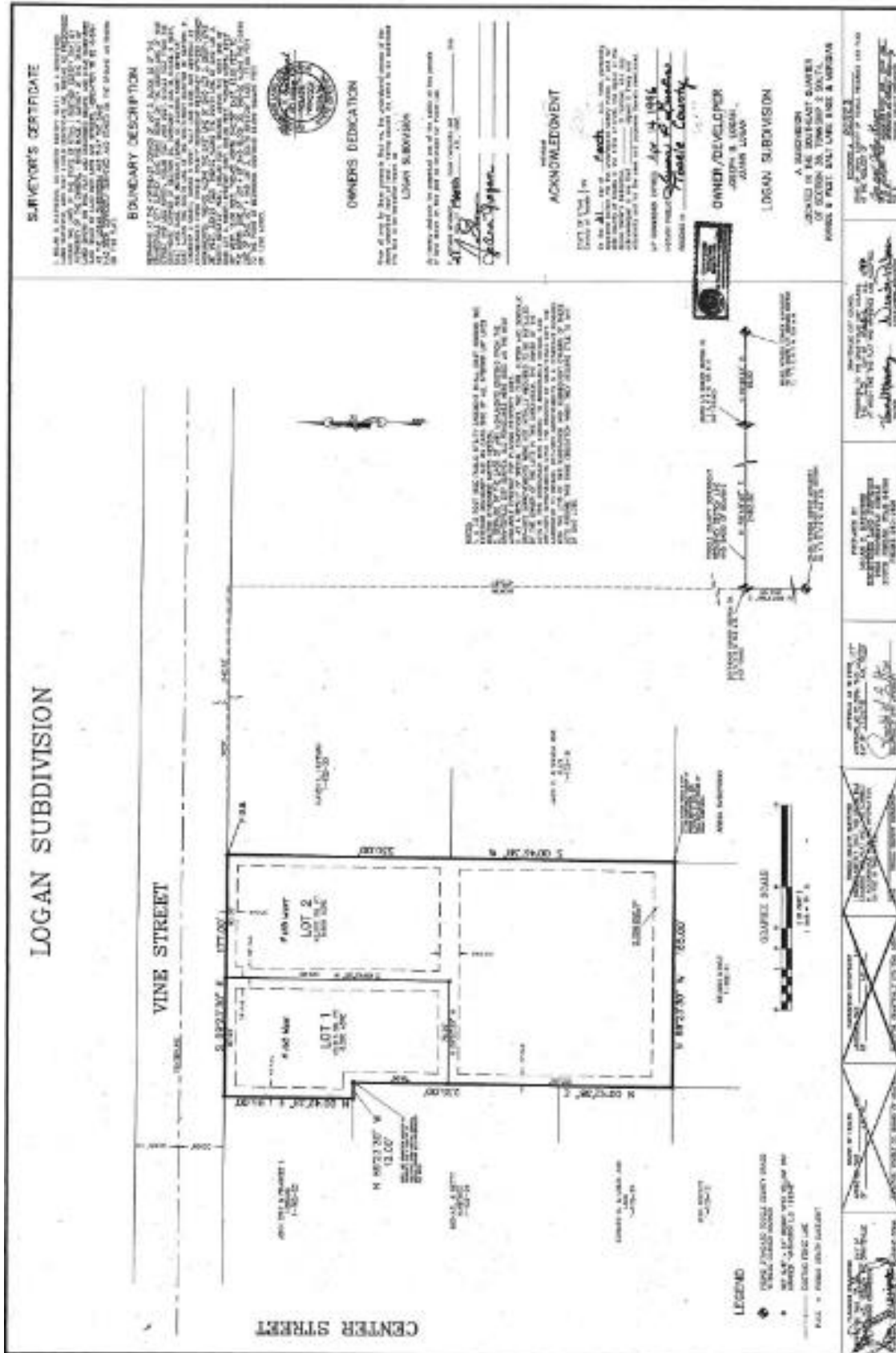
PROPERTY LOCATION:

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)*

Exhibit C



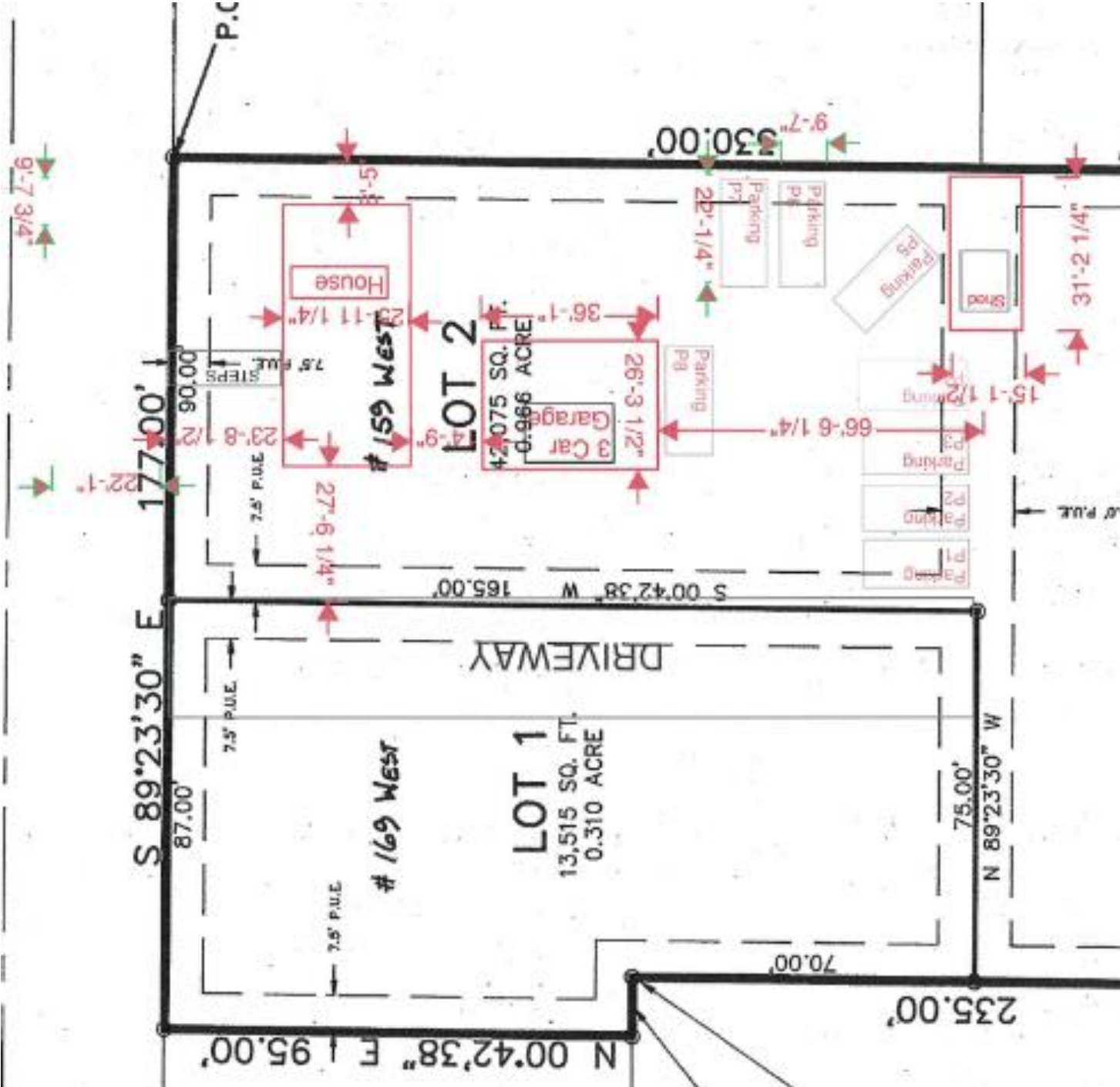
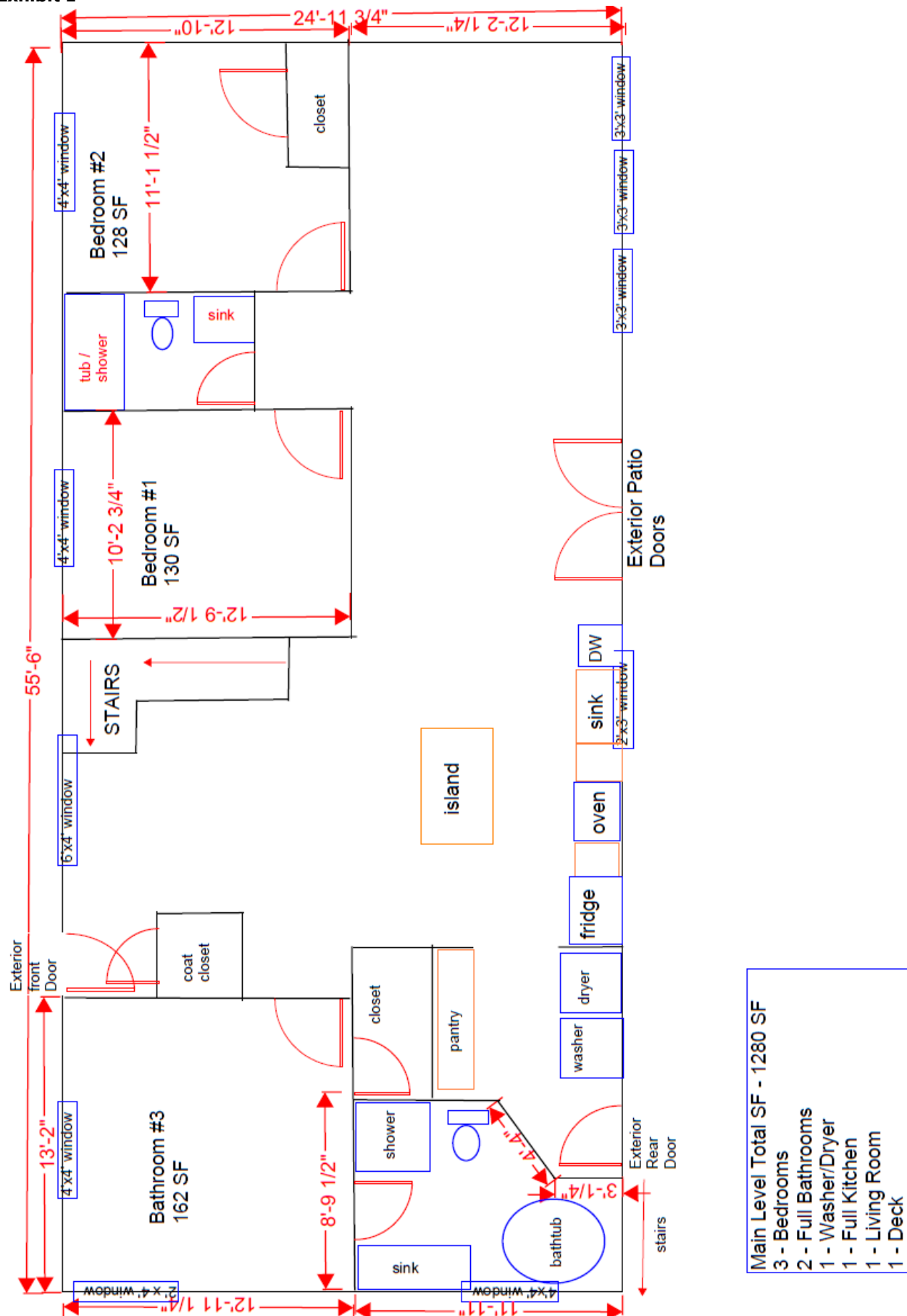


Exhibit E



Main Level Total SF - 1280 SF

- 3 - Bedrooms
- 2 - Full Bathrooms
- 1 - Washer/Dryer
- 1 - Full Kitchen
- 1 - Living Room
- 1 - Deck

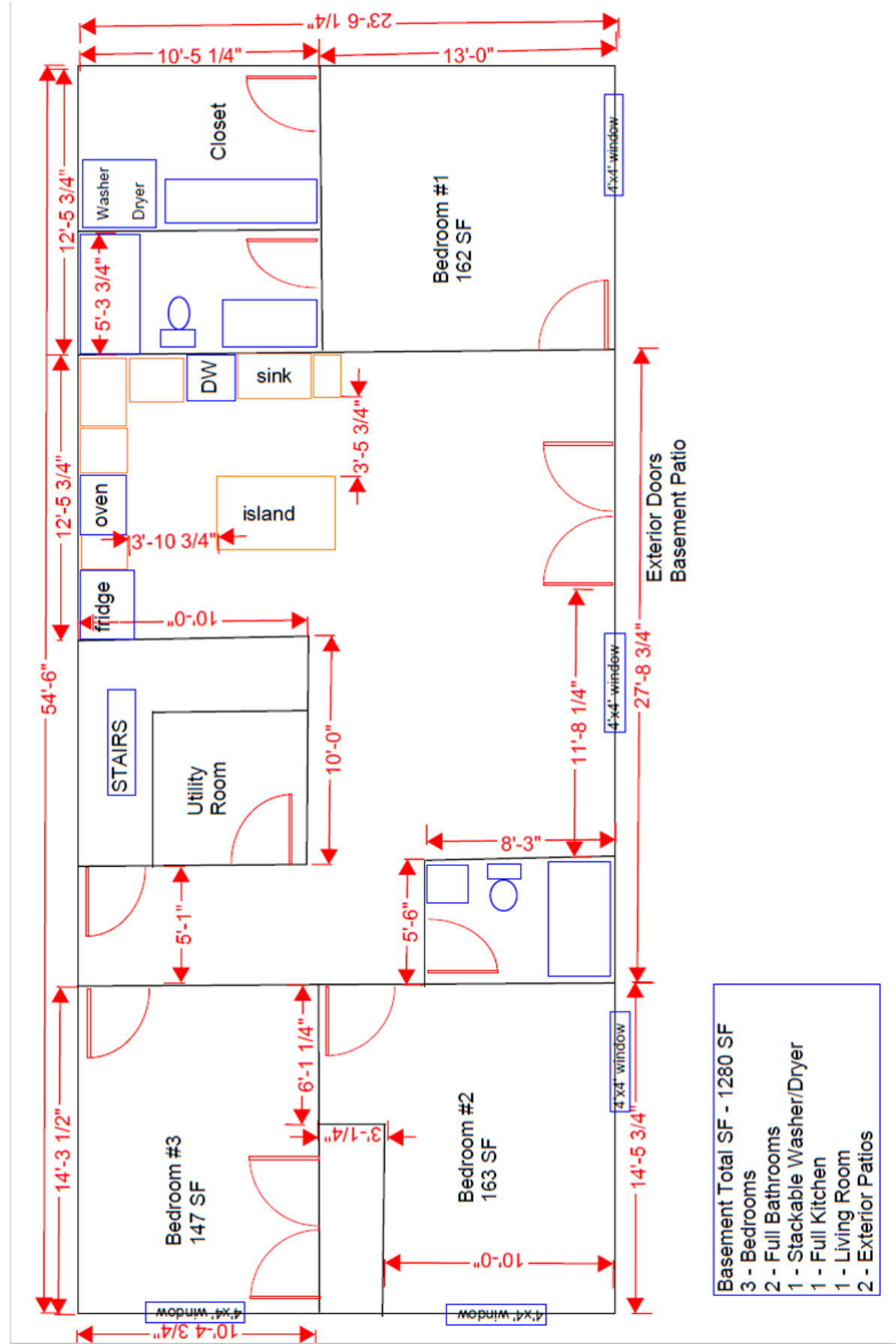


Exhibit F**ASSISTED LIVING FACILITIES**

The State of Utah has amended the building code in regards to what code governs these types of buildings.

The State has added a couple of definition to Chapter 2 of the IBC that are noted below.

RESIDENTIAL TREATMENT/SUPPORT ASSISTED LIVING FACILITY: A residential facility that provides a group living environment for four or more residents licensed by the Department of Human Services, and provides a protected living arrangement for ambulatory, non-restrained persons who are capable of achieving mobility sufficient to exit the facility without the physical assistance of another person.

TYPE I ASSISTED LIVING FACILITY: A residential facility licensed by the Department of Health that provides a protected living arrangement, assistance with activities of daily living and social care to two or more ambulatory, non-restrained persons who are capable of mobility sufficient to exit the facility without the assistance of another person. Subcategories are:

Limited Capacity: two to five residents;

Small: six to sixteen; and

Large: over sixteen

IBC section 310 covers how residential occupancies are governed. The State has added a new section to this portion of the building code. This new section is below.

IBC 310.4.4 Assisted Living Facilities. Type I assisted living facilities with Two to five residents are Limited Capacity facilities classified as a Residential Group R-3 occupancy or are permitted to comply with the International Residential Code. See Section 202 for definitions.

So with the noted information above, a standard single family dwelling can be used as a care facility as long as only five or less people are being cared for. When there will be six or more people, then the building is governed by the International Building Code (IBC). All residential type occupancies in the IBC are required to comply with all accessibility (ADA) requirements of IBC chapter 11, and to be equipped with fire sprinklers from chapter 9.

Andy Jensen
Grantsville Building Inspector
Dec. 7th, 2022

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,


Roger Francom


Dana Francom


Margene Dugley

Exhibit H

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



Exhibit I

11/22/22, 9:28 AM

The City of Grantsville Mail - Beacon House placement



Cavett Eaton <ceaton@grantsvilleut.gov>

Beacon House placement

1 message

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

Sat, Nov 19, 2022 at 3:40 PM

To: "ceaton@grantsvilleut.gov" <ceaton@grantsvilleut.gov>

Cc: "drowberry@grantsvilleut.gov" <drowberry@grantsvilleut.gov>, "jallen@grantsvilleut.gov" <jallen@grantsvilleut.gov>, "jhutchins@grantsvilleut.gov" <jhutchins@grantsvilleut.gov>, "jjenkins@grantsvilleut.gov" <jjenkins@grantsvilleut.gov>, "jwilson@grantsvilleut.gov" <jwilson@grantsvilleut.gov>, "ncritchlow@grantsvilleut.gov" <ncritchlow@grantsvilleut.gov>, 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.

Exhibit J

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. *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

11/22/22, 9:28 AM

The City of Grantsville Mail - Beacon House LLC, Group Home



Cavett Eaton <ceaton@grantsvilleut.gov>

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

Exhibit L

12/9/22, 10:28 AM

The City of Grantsville Mail - Fwd: 157 West Vine



Lanise Thompson <lthompson@grantsvilleut.gov>

Fwd: 157 West Vine

1 message

Cavett Eaton <ceaton@grantsvilleut.gov>
To: Lanise Thompson <lthompson@grantsvilleut.gov>

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 <dlhitesman@gmail.com>, ceaton@grantsvilleut.gov <ceaton@grantsvilleut.gov>

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.

Exhibit M

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 CLIENT'S INSURANCE?"

WITH THE LIMITED INFORMATION MADE AVAILABLE WE FIRMLY OBJECT:

EDWARD BARRUS

CLARENCE BARRUS

235 SO. PARK ST.

Edward Barrus
Jordan Barrus

Exhibit N

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.

Exhibit O

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

*Lynne Williams
435-884-1208*

Exhibit P

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?

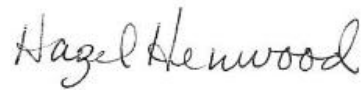
If the petitioner is indifferent to having this facility in a neighborhood, perhaps she could look somewhere next to her, her parents, children or grandchildren.

Exhibit Q

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 black ink that reads "Hazel Henwood". The script is cursive and fluid, with the first name "Hazel" and last name "Henwood" clearly distinguishable.

Hazel Henwood

Exhibit R

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. B.*

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

Exhibit S

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 ^{South of} ~~(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, fire codes/hazards*

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*

Exhibit T

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

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

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

Exhibit U

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 to 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

Exhibit V

12/6/22, 10:17 AM

The City of Grantsville Mail - Regarding CUP Permit on 159 Vine Street,



Cavett Eaton <ceaton@grantsvilleut.gov>

Regarding CUP Permit on 159 Vine Street,

2 messages

kelly baker <kellyccbaker@yahoo.com>

To: "ceaton@grantsvilleut.gov" <ceaton@grantsvilleut.gov>

Cc: "hollyjoneshomes@gmail.com" <hollyjoneshomes@gmail.com>

Mon, Dec 5, 2022 at 5:04 PM

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 <kellyccbaker@yahoo.com>

Cc: Holly Jones <hollyjoneshomes@gmail.com>

Tue, Dec 6, 2022 at 9:32 AM

Thanks for sharing!

[Quoted text hidden]

Exhibit W

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 28th, 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

Exhibit X

12/6/22, 11:33 AM

The City of Grantsville Mail - Fwd: 159 W Vine street



Cavett Eaton <ceaton@grantsvilleut.gov>

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

Exhibit Y

12/6/22, 2:04 PM

The City of Grantsville Mail - Fwd: Residential Recovery Home



Cavett Eaton <ceaton@grantsvilleut.gov>

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 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

<https://mail.google.com/mail/u/0/?ik=135875154&view=pt&search=all&permthid=thread-F%3A1751491047161256515&siml=msg-F%3A17514910471...> 1/2

Exhibit Z

12/6/22, 10:16 AM

The City of Grantsville Mail - Support Needed in Tooele County



Cavett Eaton <ceaton@grantsvilleut.gov>

Support Needed in Tooele County

Buffie Hildebrand <buffiedesigns@gmail.com>

Tue, Dec 6, 2022 at 10:07 AM

To: ceaton@grantsvilleut.gov

Cc: Beaconhouse60@gmail.com

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

Exhibit A1

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

From: **Mark Hartman** <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 <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

Exhibit A2

12/9/22, 10:41 AM

The City of Grantsville Mail - Fwd: Residential recovery



Lanise Thompson <lthompson@grantsvilleut.gov>

Fwd: Residential recovery

1 message

Cavett Eaton <ceaton@grantsvilleut.gov>
To: Lanise Thompson <lthompson@grantsvilleut.gov>

Fri, Dec 9, 2022 at 9:43 AM

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

From: **Cindy Arnold** <cinner_cinner@yahoo.com>
Date: Thu, Dec 8, 2022, 5:54 PM
Subject: Residential recovery
To: ceaton@grantsvilleut.gov <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

West Bank Study Progress Review – City
Engineer/Dan England

AGENDA ITEM #4

Discussion on proposed code amendment to
Development Agreement Process – City
Attorney/Brett Coombs

AGENDA ITEM #5

Approval of minutes from Nov. 17, 2022, Dec 1, 2022, and Dec. 15, 2022 Planning Commission Meetings

Action Summary

#1 Updated Zoning Maps	Tabled
#2 Chapter 25 – Accessory Dwelling Units	Recommend approval with noted wording changes – Sent to CC
#3 Chapter 2 – Definitions of Waterwise Landscaping	Recommend approval – Sent to CC
#4 Chapter 19 – Sensitive Area District Overlay	Recommend approval – Sent to CC
#5 Alington Subdivision PUD	Discussion
#6 Springfield Estates	Made an action item Recommended approval – Sent to CC
#7 Willow Fields	Made an action item Recommended approval – Sent to CC
#8 Deseret Commons Subdivision	Discussion

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 11/17/22. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Brian Pattee, Jaime Topham, Gary Pinkham, John Limburg, Rick Barchers

Appointed Officers and Employees Present: Mayor Critchlow, City Manager Jesse Wilson, City Attorney Brett Coombs, Public Works Deputy Director Christy Montierth, City Engineer Dan England, Consultant Shay Stark, City Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Lanise Thompson

Citizens and Guests Present: Barry Bunderson

PLEDGE OF ALLEGIANCE

**COMMISSION CHAIR BRIAN PATTEE OFICIALLY CALLED THE MEETING TO
ORDER AT 7:05 PM**

PUBLIC HEARING:

- a. **PROPOSAL TO AMEND THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE BY ADOPTING UPDATED ZONING MAPS**
No comments
- b. **PROPOSAL TO AMEND THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE BY ADOPTING CHAPTER 25 – ACCESSORY DWELLING UNIT**
No comments
- c. **PROPOSED AMENDMENT OF CHAPTER 2 DEFINITIONS OF XERISCAPE and WATERWISE LANDSCAPING IN THE GRANTSVILLE CITY LAND USE CODE**
No comments

d. PROPOSED AMENDMENT OF CHAPTER 19 SENSITIVE AREA DISTRICT OVERLAY IN THE GRANTSVILLE CITY LAND USE CODE

No comments

AGENDA:

1. Consideration to recommend approval of the Updated Zoning Maps

Shay Stark was present to explain the details and how the new maps were created. He expressed concern about the smaller 1 ½ acres with split zoning. If it doesn't have a clear purpose such as some lots on main with commercial and residential, he feels that we should try to clean these up.

Jaime agreed that it would be advisable.

Shay showed some examples. Many had the back 10 to 20 feet zoned A-10, which makes no sense. There was discussion on which zoning those lots should switch to and the need for public comment as well as working with the owners of said lots.

Brian wanted to know if this is for approval tonight or is this an ongoing project

Shay explained there are a few lots that have split zoning and is still working on these

Gary made mention of sending out notices to these owners letting them know they have a split zone lot.

Shay affirmed that we would need to do a public hearing for this. He would like to address all these before we approve these new maps.

Rick agreed with Gary's idea of sending out letter notices.

Brian clarified that the recommendation at this time is to wait on recommending approval until Shay has had time to properly address the split lot zoning issue.

Shay commented on past efforts to make the language in the General Plan, Land Use Codes and Zoning Maps all match. Special effort needs to be paid to MU, mixed use. Our small descriptions on the Zoning Map as sometimes too simplified and does not truly reflect the language of the code.

Gary agreed that is problematic to have the code or portions of the code in several places. He also pointed out that inevitably it gets changed in one place but not all the others.

Jaime asked if we can just list the titles and reference the code so we don't have to worry about making them match.

Rick had questions about the code for PUD.

Shay explained that PUD is not an actual zoning definition. Some of these odd zoning anomalies in new areas that were recently annexed are carry overs from county zoning. Most of these areas are in the North West FLUX area. He then talked a bit about “performance zoning”

Rick restated Shay’s explanation that we don’t have a PUD designation in our code

Gary asked that maybe we can get rid of the PUD on the map when we clean up the split zone lots

Shay explained that a lot of this will be resolved if the 6 -mile annexation goes through

Brian asked if this should be table at this time until after the split zoned lots are resolved and the 6-mile annexation goes through. Also look at removing definitions from the map and just reference the code sections

Gary agreed with the idea of fixing the split zoned lots and also suggested removing the PUD from the maps

Jaime asked if they should pass this with just a description change?

Jaime Topham made a motion to table this item until more work can be done. John Limburg seconded the motion. All were in favor. Motion passed unanimously

2. Consideration to recommend approval of the Adoption of Chapter 25 – Accessory Dwelling Units

Shay again was present to explain and answer questions

Rick had a question about: 25.2.2 “Either the primary dwelling or the ADU must be occupied by the primary dwelling owner of record.” He thought the ADU had to be occupied by the non-owner.

Shay said the wording is straight from state law

Rick asked in 25.2.11 what is a DRC?

Shay explained that it is the Design Review Committee which is made up of city staff. All the development projects go through a DRC review prior to coming to the Planning Commission.

Rick – 25.2.12 .2 Question: “ADUs shall be limited in the multi-family (MR) zoning districts to single family dwelling lots.” So, any ADU in a MR zoning has to be on a lot that is for a single-family dwelling?

Shay – This again jives with state law

Rick had an “appeals process” question. Why not just go to Board of Adjustment and by pass Planning Commission?

Shay – the board will just laugh you out of the meeting. They have strict criteria

Brett – The board is the last word. If they deny the request it's done.

Jamie – 25.2.9 – why do they have to have a business license just to own it?

Brett – I don't think they need a business license just to own it, only need one if they market or rent the ADU.

Shay – We can just take out “to owe” and just have the “to rent”

Jamie Topham made a motion to recommend approval of the Adoption of Chapter 25 – Accessory Dwelling Units, with the change in 25.2.9 to read “The owner of an ADU shall be required to obtain a city business license to market or rent the ADU.” Gary Pinkham seconded the motion All were in favor. Motion passed unanimously

3. Consideration to recommend approval of the Proposed Amendment of Chapter 2 Definitions of Xeriscape and Waterwise Landscaping

Cavett was present to answer questions and explain the definitions as needed. He started with the addition of the Black flow preventer which is a new item added since that commissions last discussion.

Jaime Topham made a motion to recommend approval of the Proposed Amendment of Chapter 2 Definitions of Xeriscape and Waterwise Landscaping. Gary Pinkham seconded the motion. All were in favor. Motion passed unanimously.

Cavett mentioned the future need to address enforcement and creation of a definition of front lawn

4. Consideration to recommend approval of the Proposed Amendment of Chapter 19 – Sensitive Area District Overlay

Gary confirmed that the map matches the written description

Rick asked if 6-mile annexation is covered into this. Gary confirmed that yes, he is correct, this does not cover 6-mile annexation.

Jaime Topham made a motion to recommend approval of the Proposed Amendment of Chapter 19 – Sensitive Area District Overlay. Rick Barchers seconded the motion. All were in favor. Motion passed unanimously.

5. Discussion of Preliminary Plat for Alington Subdivision PUD

Todd Castagno was unable to be present but was going to try to join on Zoom. He was unable to do so.

Gary said all of his concerns have been addressed.

Brian said since this was for discussion only they would continue without Todd.

Rick asked how much increase in commercial would satisfy you Jaime.

Dan said he thought the commercial was about 10% of the overall project. There has been discussion about possibly more but because of where the sewer line for Deseret Commons came through the property they wanted the street to follow that which limited the commercial area.

Since Todd was unable to answer any other question the discussion was closed.

6. Discussion of the Development Agreement for Springfield Estates

Barry Bunderson was present to represent Shane Watson

Gary had a question concerning number of units. Why is there just five (5)?

Brett explained that we can leave it at five (5). If we change it to all 30+ lots you would be approving all those lots in advance. This is a Master Agreement. When Mr. Watson is ready to continue with the other lots we can add an addendum.

Jaime found an error in the labeling of the exhibits to the addendum.

Jaime Topham made a motion to move the Development Agreement for Springfield Estates to an action item. Gary Pinkham seconded the motion. All were in favor. Motion passed unanimously.

Jaime Topham made a motion to recommend approval of the Development Agreement for Springfield Estates with correct labels of the exhibits to the addendum. Gary Pinkham seconded the motion. All were in favor. Motion passed unanimously.

7. Discussion of Development Agreement for Willow Fields

Rick asked for an approximate location of where this is in the city.

Jaime Topham made a motion to move the Development Agreement for Willow Fields to an action item. Gary Pinkham seconded the motion. All were in favor. Motion passed unanimously.

Jaime Topham made a motion to recommend approval of the Development Agreement for Willow Fields with the address added. John Limburg seconded the motion. All were in favor. Motion passed unanimously.

8. Discussion of Concept Plan for Deseret Commons Subdivision (re-designed)

Jeff explained that they have focused on the comments. Most were concerning open space. Rather than townhomes and apartment we have shifted to smaller home lots. City won't have to maintain the open space as this will be HOA maintained. There are trails between the different parks. They have different types of parks, some with playground equipment, others with a more tranquil place to sit. Road we will remove the park strip but maintain the 35' asphalt. Made changes for Fire vehicles. Their goal was to increase open space, snow storage, fire vehicle room.

The parks will be under a PID. They have continued to work with UDOT on access to SR112.

Brian asked if the pictures are the same as what is being proposed?

Jeff explained that samples in these pictures have smaller roads. All the roads are 25'

Rick asked how do residences get to the starts of the trails? Is there on street parking?

Jeff explained that the private narrower roads will not have on street parking. All public streets will have on street parking.

Rick explained that he understands this is a PUD but one of the reasons our codes with regard to setback are written the way they are is to mitigate concerns about parking.

Gary had concerns about snow removal.

Lisa explained that on the private street they have set aside locations for the snow to be piled up. Secondly, they will widen SR 112 and use the swell to store the snow. They majority of these are south facing so they will melt faster. They can also stock pile snow in the parks.

Brian asked about entrances. Are there two (2) entrances from SR 112? Will Lambs Lane will one day have a light?

Lisa confirmed that yes there will be two (2) entrances

Lisa returned to the discussion of the setbacks. They will look at the set back again.

Brian was concerned that with small setbacks that a truck will stick out over the sidewalk.

Jeff clarified that all street that are under the 38' of asphalt are not public roads. Those that are 38' or more will be public roads, more open space.

Jeff explained they feel that they will be providing a superior product by changes to detached single homes, more open space, HOA maintained parks.

Jeff stated they currently planning for 841

Rick stated that he is not super concerned with the density. He is more concerned with the setbacks.

Gary stated that he feels the lots are significantly smaller than what the zoning allows.

Jaime stated that her main concern is, "I know you are trying to create a place where people stay in this development their whole life. I am interested in more rental. We need more apartments."

Rick asked where do the kids play?

Jaime made some observations that there are a few errors on their chart.

9. Report from City Council liaison Mayor Critchlow

Please get with Gina Francom about the Christmas party

Xeriscape is a good addition

10. Adjourn

Jaime Topham made a motion to adjourn the meeting. John Limburg seconded the motion. All were in favor. Motion passed unanimously.

Meeting adjourned at 9:28 PM

Action Summary

#1. Consideration to recommend approval of The Highlands Phase 5	Recommend approval – Sent to CC
#2. Consideration to recommend approval of Preliminary Plat for Alington Subdivision PUD	Recommend approval – Sent to CC
#3. Discussion of Concept Plan for Desert Edge (redesigned)	Discussion
#4. Discussion for Amending Moderate Income Housing Elements to the General Plan	Discussion – A, E, and F will be our goals at present
#5. Approval of minutes from Planning Commission Meetings held 10/06/22, 10/20/22, 10/27/2	Approved

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 12/01/22. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Brian Pattee, Jaime Topham, Gary Pinkham, Rick Barchers (John Limburg not present)

Appointed Officers and Employees Present: Mayor Critchlow, City Manager Jesse Wilson, Public Works Deputy Director Christy Montierth, City Engineer Dan England, Consultant Shay Stark, City Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Lanise Thompson

Appointed Officers and Employees that were present on Zoom: City Attorney Brett Coombs, Fire Marshal Jason Smith

Citizens and Guests Present: Barry Bunderson, Michael House, Nick Mason

Present on Zoom: Todd Castagno, Guy Haskett

PLEDGE OF ALLEGIANCE

COMMISSION CHAIR BRIAN PATTEE OFICIALLY CALLED THE MEETING TO ORDER AT 7:01 PM

PUBLIC HEARING:

THE HIGHLANDS PHASE 5 consisting of 44 lots to be build continuing west on Rocky Way and High Plains Drive, south on Butte Lane and southeast connecting Honeysuckle Lane to Butte Lane. The area is zoned RM-7

No Comments

AGENDA:

1. Consideration to recommend approval of The Highlands Phase 5

Guy on Zoom to answer questions

Brett explained that this is the final phase under the old code.

Jaime Topham made a motion to recommend approval of the Preliminary Plat for Highlands Phase 5. Gary Pinkham seconded the motion. All voted in favor and the motion carried unanimously (John Limburg was not present for the meeting)

2. Consideration to recommend approval of Preliminary Plat for Alington Subdivision PUD

Todd was available on Zoom to answer questions

Gary commented that on the preliminary everything is OK from his observations

Gary Pinkham made a motion to recommend approval of the Preliminary Plat for Alington Subdivision PUD. Jaime Topham seconded the motion. All voted in favor and the motion carried unanimously. (John Limburg was not present at the meeting)

3. Discussion of Concept Plan for Desert Edge (redesigned)

Nick Mason from LGI homes was present to present the concept plan

Nick stated that they hope they have addressed the city's concerns. The mayor didn't want a lot of road opening out onto Old Lincoln road, the townhomes moved to the other end.

Gary had questions about the split zoning of MU and CD zoning for this property

Shay explained how in the zoning changes discussion and reworking the zoning maps, this is one of those parcels that is split.

Gary stated that it was his understanding that this had been cleaned up

Shay explained this is concept plan. We can clean things up during the preliminary process.

Gary stated that this is one of his problems is these developments that have 2 different zoning and different codes, about 60% is MU and 40% is CD

Shay stated he thought section 1 was A-10, CC approved Jan. 2021 to change to MU.

Mayor help clarify by explaining past history. This may not have been done right but they have an agreement approved by CC and mayor and we need to honor that agreement.

Brian asked if UDOT is going to allow all these road entrances,

Michael stated that in their conversations with UDOT the road match up with the gravel pit road, Walmart and other roads on 138.

Jaime asked what are the green spots.

Nick explained that they are where the utilities will go through

Gary state he didn't see why someone would drive through the whole subdivision to use those roads.

Rick stated he could see why people that are already out there would want to keep themselves isolated. Having limited access and circle would be want most owner would want.

Christy helped clarify street configuration by stating that circles are fine but that the plows need be able to go around.

Rick expressed that he is concerned about parking. Other concern, I don't want to argue over lot sizes and setbacks but small lot don't leave room for parking.

Gary also express that those are some of his same concerns. These very narrow lot design you don't have street parking. Maybe widen the lots. What about parking for RV, trailers, ATV and so forth. This community attacks people who like these items.

Jaime stated that she didn't see any apartments. This is a large development. Grantsville needs rentals

Nick stated that they don't build apartments

Rick had a Dan question. The things sticking out the bottom, are those drainage?

Dan explained that yes, that is his understanding.

Nick stated that they will make a way for the water that have historical flowed through the property. They will do something to retain the water from the development.

Jaime expressed that she remembered the sizes would increase as they went north. This concerns her.

Nick said they will look at that.

Jamie asked "What about 1/3 of acre instead of these smaller lot."

Nick said, I can't commit to larger lot but we will look at it internally.

Jaime asked, what about a fence?

Nick said, we can consider it. That is something we most likely want.

Gary stated that, we would like to see what the zoning actually is. We want more parking. As part of the P.U.D. we want you to outline what deviation you want and what the city will get as a tradeoff.

Back and forth conversation between Gary and Nick about parking for toys (RVs, ATVs etc.)

Brett helped clarify this discussion by explaining, I recognize what Gary is talking about but our code doesn't require that.

Rick stated that if the lot is narrow one of the problems that creates is there is no place to park toys.

Gary stated that if we follow the code width, they will have a place to park the toys. When the developer narrows the lots, we end up with problems

Jaime asked what is the minimum frontage is 50 ft.

Brett stepped in to clarify that the applicator feels they can disregard the code. This is something we disagree on.

Nick put up a different slide with more townhomes.

Gary asked can you market that many townhomes

Nick stated that, we feel that we have addressed the concerns of the mayor and tried to work with staff to address the concerns.

Dan addressed small frontage parking. They will have 2 car garages.

Gary stated, lot size has a purpose. It provides distance between houses.

Jaime – we are trying to balance

Mayor stated we could make a lot of different things if we didn't have the P.U.D.

Gary ask Dan, what is the setbacks?

Dan said, I think they are 7.5 for utilities

Brian ended that discussion

4. Discussion for Amending Moderate Income Housing Elements to the General Plan

Shay and Jessie was available to lead discussion.

Jessie explained that we as well as 75% other communities are deficient. Some of it is wording. According to work force services we have to have that actual wording.

Gary asked how does that project we just spoke to have to do with this.

Rick noted that section 8 or public housing, we can't control the price of the home by the size and price of the lots. (10-9a-403 general plan preparation)

Jessie explained that Brett and he have spoken about possibly requiring work

Brett explained that all we are doing here is cleaning up the wording to be in compliance to statutes.

Shay clarified that tonight we want to run through our goals. Currently the state wants us to work on the action items. Later we would need to start recording moderate housing in our community.

Shay said on goal would be (A) rezone for densities necessary to facilitate the production of moderate-income housing. MU is the best way to facilitate moderate income housing.

Rick stated that the MU doesn't guarantee moderate-income housing.

Shay took several minutes to explain that we can't guarantee what the cost of the homes would be.

Shay continued with (O) apply for or partner with an entity that applies for state or federal funds or tax incentives. BLUE LAKES was such a development.

Rick stated that we need better definitions on the MU zoning

Shay commented that we can certainly change the language in the MU for commercial and residential percentages.

Rick stated, I am for setting percentage commercial in the MU.

Jaime asked so are we just looking to write something to meet the state code but are not interested in really creating moderate-income housing?

Shay said that we can create bench marks, maybe if they meet the benchmarks, we can give them something to sweeten the pot. How much does the city really wants to do this?

Jessie said that A, E, F are the ones we have chosen, these three as tentative goals.

Shay said A and F are in there but the wording needs to be corrected. E is new.

Jaime asked if the townhomes they were presenting in the last development would that have qualified?

Shay said it would depend on the price point.

Rick thought that it seems we almost meet these goals.

Jessie said, yes but we need to have the actual wording to comply.

Gary said that doing what you outlined, would be fine by me.

Shay said, I can have this ready the next meeting

Brett explained that the State doesn't have a definition of moderate-income housing.

Rick thought that a definition of moderate-income can get pretty detailed.

5. Approval of minutes from Planning Commission Meetings held 10/06/22, 10/20/22, 10/27/22

Jaime Topham made a motion to approve the minutes from Oct.6, 2022, Oct. 20, 2022 and Oct. 27, 2022, Gary Pinkham seconded the motion. Brian Pattee abstained from voting as he was not present at all the meetings. Jaime, Gary and Rick all voted to approve. Minutes Approved

6. Report from City Council liaison Mayor Critchlow.

Mayor asked that everyone remember that the Land Use Institute is funded by build permit money and developer money

He also mentioned Desert Edge. I wasn't in on it so I can't apologize for it.

Gary wanted to know which code are we working under. Also, are we working under the MU and CD code.

Rick asked, can they really build to super max townhomes

Brett stated, yes, they have a max number but we don't have disregard our codes.

Gary explained that with PUD one thing we have noticed with the driveway is that there is no parking on the street.

Brett explained that the commission can let them have the density they want but they have to give us parking

Rick asked are there fees for them coming back and back and back?

Brett explained that our definition of a PUD is pretty ambiguous. If you want to cut down on the number of meeting we could redefine our PUD. Tooele county has a tightly defined PUD

Mayor expressed, I trust both lawyers. I will get answers

7. Adjourn

Jaime Topham made a motion to adjourn, Gary Pinkham seconded the motion. All voted in favor. Motion passed unanimously.

Adjourned at 9:00 pm

Action Summary

#1 Ernie Beacham – Willow Brook	Discussion
#2 Holly Jones – Beacon House	Discussion
#3 Moderate-Income Housing Element	Move to Action Recommend Approval – Sent to CC
#4 Vacate the frontage along Cherry Street	Move to Action Recommend Approval – Sent to CC

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 11/17/22.
THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN
STREET AND ON ZOOM.**

Commission Members Present: Brian Pattee, Jaime Topham, Gary Pinkham, Rick Barchers

Appointed Officers and Employees Present: Mayor Critchlow, City Manager Jesse Wilson, City Attorney Brett Coombs, Public Works Deputy Director Christy Montierth, City Engineer Dan England, Consultant Shay Stark, City Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Lanise Thompson

Citizens and Guests Present: Ramon Severe, Bonnie Williams, Dana Francom, Roger Francom, Frances Herman, John Herman, Mark Lawrence, Julie Lawrence, Margene Dudley, Joseph Rupp Kim McBride, John and Gerri Tate, Ben and Jennifer Sargent, Hope and Jacob Kendall, Mike Martinez, John Hislop, Joann Logan, Luke Young, Holly Jones, Kelly Baker, Emily Hamilton, Deann Christiansen,

Barry Gittleman, Stetson Blackmore, Ernie Beacham,

PLEDGE OF ALLEGIANCE

**COMMISSION CHAIR BRIAN PATTEE OFICIALLY CALLED THE MEETING TO
ORDER AT 7:05 PM**

**A. GENERAL COMMENTS PERTAINING TO A PROPOSAL TO AMEND
MODERATE-INCOME HOUSING ELEMENTS TO THE GENERAL PLAN.**

No Comments

**B. CONSIDER A REQUEST FROM CITIZENS WHO OWN 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.**

No Comments

C. GENERAL COMMENTS PERTAINING TO A CONDITIONAL USE PERMIT APPLICATION FOR ERNIE BEACHAM TO OWN AND OPERATE WILLOW BROOK EVENT CENTER

No Comments

D. GENERAL COMMENTS PERTAINING TO CONDITIONAL USE PERMIT APPLICATION FOR HOLLY JONES TO OPERATE BEACON HOUSE LLC

Emily Hamilton: read a prepared statement about Young People in Recovery and her has worked with YPR. Her statement outlined how an organize like Beacon House can help address the recitivism rate by providing a place between rehab and independent living. She ended with a tag line, Love is greater than shame.

Luke Young: Neighbors concerns about who will be housed at the group home. What is the past criminal history if any. School zone and senior center are close. They feel there may be a better location.

Francis Herman: The neighborhood is concerned about a business being in the residential neighborhood. They don't see how 10-12 clients can be housed the a relatively small house. How will they get to jobs and meeting? This is not a home business.

John Hislop: Many people have good intensions. He addressed Emily's tag line. Parents and grandparents love the child/grandchild but it is not enough to overcome the addicts love of drugs.

Emily Hamilton rebuttal: She address the use of THEY by the various people who have commented.

Kim McBride: Spoke about someone she knew who went to a facility similar to Beacon House. Most of the people were there due to court order, they were still dealing drugs and would steal from the neighborhood. She has concerns that something similar would happen with the placement of Beacon House in this neighborhood.

Benjamin Sargent: Group homes can help people. This happens where there is a neighborhood outreach and the neighbors are accepting. He was notified by the city not the people wanting to create Beacon House. There was no outreach, no education about this facility. They neighbors were blindsided by this facility. This is a concern that a business owner didn't reach out and provide any information about what this home is going to provide. There is a concern that the high standard that are being presented will be maintained over a long period of time.

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**

Ernie was present to answer questions

Gary asked what is the kitchen for.

Ernie explained it as a hold location only, fridges and ovens for keeping things cold or hot. Food will be catered from an outside source.

Jaime asked about prior use as an event center.

Ernie explained that they have a CUP for a dance studio and had used it for a couple of events. They received a “Cease and Desist” letter and have not had any other event. Since that time, they have been working to follow a legal route.

Gary explained that with the expected number of people I need to check the code for ADA parking

Ernie said that yes, they are aware that they need another ADA parking

Gary had a question about hours of use. Code states nothing after 10:00 pm as per code.

Ernie said they will have that time in the application for people when they apply to rent the space.

Brian asked about the current CUP for the dance studio.

Ernie confirmed that yes, they have a CUP. That was applied for before the construction of the dance studio.

Jaime had a concern that now he has sold off the other land and there is a development going in what is the traffic impact going to be. She has looked at lot parking and have concerns. She had concerns about putting a commercial interest in a residential area. Have you read the letters of concerns from your neighbors?

Ernie explained they he had not seen the letters.

Brian mentioned that he is concern with event center is the noise, more so than the traffic.

Ernie explained that he won’t leave this to my client.

Jaime asked again about the parking. She is mainly concerned with on street parking. Who will enforce the parking to see that it is contained to the on-sight parking

Ernie stated he would be responsible to see that parking was limited to the parking space he provided.

Jamie explained that she understands that Ernie knows the process. Most of the citizens don’t know the process so that is why I want it stated.

Gary restated that with all the people coming out of South Willow and Quirk he didn’t think the traffic is a problem. He thought noise is the biggest concern.

Brian closed the discussion.

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

Holly Jones was present to answer questions

Holly explain that a small group home is permitted use in RM-7 zoning. She also explained that group living is important for people with substance use disorder. The public comment from earlier were based on fear not facts. Grantsville needs resources for people with substance use disorder. She watched her father struggle with substance use disorder. There is a need in the community where people can get the help and support they need after recovery so they don't re-enter the same environment where the substance use was triggered.

Jaime: So, Holly can you tell us what your program actual is?

Holly explained that it is not an in-patient treatment facility, a halfway house. It is not court ordered or court mandated by anyone. These individuals have already been through treatment. This is the second stage of housing. This next stage before independent living. There is still an element of accountability with weekly drug testing.

Jaime ask about who would be the people living in this home

Holly reiterated that these would be people that have already graduated from an in-patient treatment facility. Going back to their old environment is not conducive to success. This home removes them from that situation and puts them in a situation where sobriety is the key factor.

Jaime asked if the home would be coed home. What is the planned demographic of this home?

Holly said that it will not be coed as of right now. That is not what they applied for. Currently her main focus would be on women or women (single parents) and children. She talked about helping children break the cycle so they don't end up with substance use disorder. This problem can be generational.

Jaime asked how many bedrooms are in the home.

Holly stated that this particular home is six (6) bedrooms, potential to have a seventh (7th) bedroom.

Jaime stated that Holly is asking for ten (10) to twelve (12) clients. She asked for clarification on how that works.

Holly explained that there would be two (2) per room. Accountability is key and with a shared bedroom you can't hide. There is someone always there for good or bad.

Jaime asked about getting to appointments, meeting and jobs

Holly explained that they have various means of transportation set up for the clients to get their various meetings and work. There is a whole network of people to help. They also have adequate parking.

Gary asked about the layout of the home.

Holly stated that the upstairs has a full kitchen, two (2) full bathrooms, three (3) full bedrooms. The downstairs, the exact same floor plan, a kitchen, a living room, two (2) full bathrooms and three (3) full bedrooms. They follow the State Code for group living and square footage requirements.

Gary asked about if the live-in manager uses, say the master bedroom, that leaves five (5) bedrooms.

Holly affirmed that was correct. The home as the potential of a seventh (7), it's just not built in.

Gary asked about access to the basement, Is it just the interior stairs?

Holly explained that the basement has its own full double door. It is a full walk-out with separate yard space, and also additional parking.

Jaime asked about if the clients would have a criminal background.

Holly stated they will not allow any sex offenders or anyone who has had a violent offence.

Gary asked if Holly has other facilities.

Holly said she has plans to have three (3) in each town. One (1) men, one (1) for women and one (1) for parent and children.

Gary asked how many does she currently have.

Holly stated this is our first one

Gary, So, this is the start.

Holly explained that she applied for one (1) in Tooele as well. It has already been approved. It is a permitted use.

Jaime asked for clarification because she has read conflicting code as to whether this is permitted or conditional. She asked if Brett could address the issue.

Brett explained that our code has two (2) separate chapters that deal specifically with this particular type of residence. He directed the commission to look at chapter 8.4 and 8.5 of the Grantsville Land Use Management Development Code. 8.4 deals with group home, 8.5 deals with transitional treatment homes. The table in chapter 15 for RM-7 doesn't indicate on it whether this is permitted, conditional or otherwise. So, you would assume that it is permitted. They need to look at the rest of the code and these two sections discuss those sections of the code. These chapter were adopted many, many years ago and have not been updated since. He has found some issue that need to address as a commission. The law is very clear. Homes for disabled people can't be treated differently than if a regular family wanting to move into that home. The FHA does define those who are suffered from alcohol and substance abuse as disabled persons. He admonished the commission to be very, very careful in this situation. He recommended that Holly Jones come and have this discussion so that she could provide the information to this commission. Then the commission can talk about the best way to address this, whether it's through a conditional use permit or not. The way the code is written right now she does need Conditional Use Permit.

Jaime asked if the State law the same or is it different.

Brett stated that the State has adopted a law very similar to the Federal Housing Authority that prohibits the city from discriminating against those who have disabilities. And that is where this would fall into. The State law doesn't have anything specific directed toward group homes or residential treatment homes. The State of Utah does license the facility as Holly had mentioned. So, there is a licensing provision that she has to go through and has to maintain that license to continue to operate the facility.

Jaime stated that for this item further conversation about whether this has to be conditional or permitted is needed.

Brett proposed that it would be an appropriate topic for a work meeting type of session so that Holly could also be present. And we can have that discussion on how this is either going to be permitted or conditional and how different things can be addressed that are currently in our code that probably shouldn't be.

Holly agreed and asked, so how do we do it, but do it the right way? We cannot have discriminatory language. That is a lawsuit waiting to happen for the city. And that affects me as a resident, as it does everyone else.

Gary agreed that a work meeting is necessary because 8.4 and 8.5 and some other sections of the code are way behind and need updating and or properly defining. The code puts us in a bit of a gray area with Holly and what she wants to do.

Brett confirmed that in his discussion with Holly she was open to that as well. She wants to have a discussion to clarify this issue.

Gary stated this isn't just for Holly but the city to bring our codes current with State law as well as clear up the vagueness. We need to have a little sit-down work meeting to make our code follow State and Federal law.

Rick had a question about fundamentally this is a business, so how is a business allowed in a residential zone.

Holly explained this is like a rental company renting a home to someone.

Rick asked questions about number of clients, number of bathrooms and bedrooms etc.

Holly reiterated they would have from six (6) to twelve (12) clients. There are currently six (6) and twenty-nine hundred (2900) square feet in the home with four (4) bathrooms, which doubles the State code.

Rick had a question about a bedroom with no closet.

Holly explained that to classify as a bedroom a closet is no longer necessary the requirements are now egress and a minimum of square feet.

Brian asked Holly to go over the licensing process so everyone could hear the requirements she has to go through.

Rick asked Holly is this was a solo venture or if she had business partners.

Holly explained that she has never owned her own business like this but she has networked with people in that work in this type of industry.

Rick asked about the clientele or application process

Holly explained there is an online form then an interview process. The current residents of the home have a say in who is brought into the home

Jaime brought the discussion back to Brian question about the licensing process.

Holly explained the rigors of the State licensing process. There is special insurance she has to have. The State did a personal background check on Holly as well as scrutinized her process and procedure. They did a fire inspection and health inspection. There is a state inspection for from Human and Health Services.

Brian asked if there are periodic reviews.

Holly confirmed that there are mandated reviews

Brian ended the discussion

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

Shay explained that he had made changes as per the discussion from the work meeting. Deadline say to address by Dec. 31, 2023

Jaime asked if there is a priority time line, 2 and 5 are the high priority.

Brian and Rick agreed with Jaime priority time line.

More discussion concerning deadlines. Shay updated the wording according to the discussion.

Jaime Topham made a motion to move the Moderate-Income Housing Elements to the General Plan to an action item. Gary Pinkham seconded the motion. All were in favor. Motion passed unanimously.

Jaime Topham made a motion to recommend approval of the Moderate-Income Housing Elements to the General Plan with amended goal and policy objectives. Rick Barchers seconded the motion. All were in favor. Motion passed unanimously.

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.

Cavett advised the commission to amended it from 15 feet to 16.5 feet

Holly explained the history of the frontage on Cherry Street. The city has ownership of the frontage. Overtime some of the frontage has been deeded back to the owner.

Rick asked how does this affect the future road plans.

Mayor explained that has been done on several other parcels. The pavement is already 66 feet.

Gary Pinkham made a motion to move the 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. to an action item. Jaime Topham seconded the motion. All were in favor. Motion passed unanimously.

Gary Pinkham made a motion to recommend approval of 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. Jaime Topham seconded the motion. All were in favor. Motion passed unanimously.

5. Report from City Council liaison Mayor Critchlow

Mayor asked for Willow Brook make sure the lights are directed away from the neighbors. Also, to watch the noise level

As for Beacon House he asked about code for fire sprinklers, ADA issue. Mitigating the concerns of the neighbors. It can affect their property values. I worry about CUPs changing in the future.

6. Adjourn

Jaime Topham made a motion to adjourn. Rick Barchers seconded the motion. All voted in favor. Motion passed.

Adjourned at 8:47pm

AGENDA ITEM #6

Report from City Council liaison Mayor
Critchlow

AGENDA ITEM #7

Adjourn