



March 16, 2023

Planning Commission

Meeting

Information Packet

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA:

1. Consideration to recommend approval of the adoption of the Application – Subdivision Preliminary Plan Checklist and the Preliminary Plans Checklist
2. Consideration to recommend approval of the adoption of the Application – Subdivision Final Plan Checklist and the Final Plans Checklist
3. Consideration to recommend approval of the proposed amendment of Chapter 2 definition of Waterwise Landscaping
4. Discussion of the proposed amendment of Chapter 2 definition of Front Yard
5. Follow-up discussion of West Bank Study – Chris Hupp, Psomas
6. Discussion of Preliminary Plat for Townhomes on Willow
7. Discussion of Conditional Use Permit application for Vince Anderson/Guzzle
8. Approval of minutes from Nov. 17, 2022, Dec. 1, 2022, and Dec. 15, 2022 Planning Commission
9. Report from City Council liaison Mayor Critchlow
10. Adjourn

AGENDA ITEM #1

Consideration to recommend approval of the adoption of the Application – Subdivision Preliminary Plan Checklist and the Preliminary Plans Checklist – Zoning Administrator/Cavett Eaton, and City Engineer/Dan England

GRANTSVILLE CITY PRELIMINARY PLAN CHECKLIST

A Complete Final Plan Application Must Consists of:

- ☐ _____ Completed application submitted on our iWorQ portal - <https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2>
- ☐ _____ A PDF of the Preliminary Plat and design drawings (as detailed in section 21.2.7). (first set of plans are for DRC Review) (there will be a 14-day review and a meeting within 21 days) Download this to the iWorQ Portal application site

Note: Any Variances outside of Grantsville Land Development Code may also require a Planned Unit Development (PUD) Application

Turn these items in with your Application and 1st Submittal items.

(Download these items to the iWorQ Portal application site)

- ☐ _____ Proof of ownership demonstrated by one copy of a title report and vesting documents of conveyance completed within the previous six months
- ☐ _____ Tax clearance from the Tooele County Assessor indicating that all taxes, interest and penalties owing for the property have been paid
- ☐ _____ Intent to Serve - Utility Approval forms
- ☐ _____ 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. **DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**
(This can be ordered online @ <https://tooeleco.org/government/elected-officials/recorder-surveyor/>)
- ☐ _____ A plat map from the recorder's office (this will be included with radius report from the County) showing the property and all adjoining properties around it
- ☐ _____ Approval of the subdivision name from the Tooele County Recorder's office
- ☐ _____ If the applicant is not the owner of record, a notarized statement that the applicant has been authorized by the owner to make application
- ☐ _____ Site analysis map as specified in Section 21.1.13
- ☐ _____ Geologic technical maps and investigation reports regarding area suitability
- ☐ _____ If the development is not being connected to the city culinary water or sewer system, a letter

showing a completed Tooele County Health Department Subdivision Feasibility Study deeming the project feasible

- ☐ _____ A traffic study is required for all major subdivisions and commercial projects and shall be completed by a licensed engineer. A traffic study shall include trip generation, trip distribution on connecting streets and roadway capacity. Subdivisions and commercial projects with over 100 peak hour trips shall complete a traffic impact study in accordance with Institute of Transportation Engineers recommended standards
- ☐ _____ A copy of the State Highway Access permit or railroad crossing permit when a new street will connect to a State highway or will cross a railroad, along with any design requirements as established by the Utah Department of Transportation.
- ☐ _____ Development phasing schedule, if applicable, including the sequence for each phase, approximate size in area of each phase, and proposed phasing of construction of all private and public improvements
- ☐ _____ Water and Sewer system modeling by City Engineer with a \$1,500.00 fee/each for system to be modeled shall be collected along with application fees

After DRC Meeting These Items Must Be Submitted!

- ☐ _____ A PDF of the complete corrected set of the Preliminary Plat with the corrected set of the design as detailed in section 21.2.8 & 21.2.2.9 (second set of the revised plans with revisions resulting from the DRC changes; (make sure that the dates on the plans are updated) (there will be a 14-day review);
- ☐ _____ A PDF and ACAD file of the Preliminary Plat site plan including but not limited to parcel boundaries, street right-of-way, proposed lot lines, proposed parks, trails, open space, locations of natural features to be preserved, drainage corridors and basin locations (on a flash drive); (second set of the revised plans)

PLAN SUBMITTAL CHECK LIST FOR PRELIMINARY PLANS

The following shall be included in the Preliminary Plans:

Plans shall be on 11" x 17" plans. One hard copy and one pdf copy.

On the FIRST sheet show:

A vicinity location map (1=2000' scale) showing the location of the development as part of a larger tract and the relative location to streets (including major intersections) and other geographic features.

A vicinity plan showing how adjacent undeveloped property may be developed in the future.

Name and approximate address of the proposed development. Verify the name is unique in Tooele County. County, Township, Range, Section, Quarter Section, blocks, the number of lots, principal meridian and true north.

Name, address, phone number(s), and email of the developer, engineer, and surveyor.

Property owners' names and parcel numbers of both the adjoining properties and those within the subdivision.

Boundary lines of the tract to be subdivided in heavy lines. The creation of nuisance strips will not be permitted.

North arrow, scale bar, and print date.

The acreage of the entire tract, the acreage of the portion to be developed, and the size of each lot.

The areas for which approval will be requested for the different phases of development if part of a larger development.

Index of sheets.

Consultant Engineer's Signature Block.

General and special notes.

List of details being used.

Temporary and permanent benchmarks and horizontal control points including their descriptions. (per the latest Tooele county survey info)

An area plan showing the total area on a single sheet for subdivisions requiring more than one sheet at the required scale.

Show plan sheets at 10 to 40 feet per inch

Identify, if any, multi-family dwellings, shopping centers, community facilities, commercial, industrial, or other uses exclusive of single-family dwellings.

Location and dimensions of all existing and proposed streets (Lot/Road layout), buildings, and exceptional topography within the tract and the surrounding 100 feet or full street width including intersections, whichever is greater.

Property Boundaries of all proposed lots. The creation of nuisance strips (not meeting min lot requirements) will not be permitted.

Location and dimensions of existing and proposed irrigation features, and other waterways within the tract and within the surrounding 100 feet.

Total Development Area, the number of proposed dwelling units/commercial lots.

Locations and dimensions of all proposed parks and open spaces.

Show all Easements (existing and proposed) and Rights of way (existing and proposed). Roadway dedications to the City should be written as follows: "Dedicated to Grantsville City as ...(type of dedication)". Label the square feet of the area being dedicated.

Show all ponds, wetlands and other hydrologic features (existing and proposed)

All primary and secondary conservation areas labeled by type,

Parcels of land that will have a conservation, drainage easement or are to be dedicated for schools, roads, parks, or other public purposes shall be shown on each preliminary improvement plan.

An Approval Signature Block for the City Planning Commission chair.

A preliminary street improvement plan which includes:

Proposed streets and existing streets (plan view), sidewalks, curbs and gutters, and ADA curb ramps. Identify the widths, horizontal curve radii, slope, and direction of slope for all items listed. Curb returns shall meet minimum radii requirements defined in Grantsville City Standard Drawings.

Typical cross sections of all streets within and adjacent to the development showing the width, type, and thicknesses of the pavement design. Thicknesses should be as presented in the Geotechnical report, or per City minimum requirements, whichever is greater.

Clearly label the existing features as to "remain" or "be removed".

Temporary dead end streets, longer than 150 feet, shall conform to Grantsville City Standard Drawings with turn-arounds.

Cul-de-sacs require a minimum pavement diameter of 96 feet (IFC Appendix D103.1) and meet all requirements of the Street Standards ordinance for cul-de-sacs.

Location of street signs, stop signs, street markings, and street lights.

Show street names. Both existing and proposed.

Provide a traffic study shall be provided as stated in city code 24.4.5

A preliminary grading plan which includes:

Existing elevations shown by light (gray scaled) dashed contours. Labeled contours with elevations to extend 25' beyond the project limits.

Label the location and elevation of the benchmark for the project. The elevations must be tied to a found USGS datum. (based on Tooele County bench mark information).

Clearly label the existing features as to “remain” or “be removed”.

Design elevations represented by solid contours using two foot intervals for average slopes less than 25% and five foot intervals for average slopes greater than 25%. In flat areas 1 foot intervals may be required. The contours must be labeled with elevations. (spot elevations not required until final plan submittal)

Roadways must show slope arrows as to direction of proposed slope. [no detailed street grading information (i.e. TBC, PC/PT, elevations etc.) needed until final plans]

House plan finish floor elevations required for all lots. If retaining walls are needed, then show them on this sheet. (drainage swales to the street and around the house required for final)

Proposed Driveway locations required for all lots (that have 80’ of frontage or less)

Show the location of any areas of potential flood hazard within 200 feet of the subdivision. (include creeks, drainage pipes, etc.)

Provide a Geotechnical report including percolation calculations.

Calculate the approximate size of the retention basin based rational method of drainage, percolating within three days after the storm, overflow release location to not impact neighboring property.

No other information/infrastructure are to be shown on the grading plan

A preliminary drainage plan which includes:

Clearly label the existing features as to “remain” or “be removed”.

Location, size, type, length, and grade of proposed and existing drainage features within 100 feet of the development or to the next manhole, whichever is greater. Show drainage direction in plan view.

Storm Drain Manholes being placed at 400 foot maximum intervals, inlets, catch basins, stubs, and plugs. All lines MUST SHOW flow arrows indicating direction of flow.

Any existing drainage features conveying water though the property and the required location, size, and type of all existing irrigation features and any improvements on irrigation features.

Parcels of land that will have a conservation or drainage easement are to be dedicated to Grantsville City

A preliminary pressurized irrigation plan (if applicable) which includes:

Location and size of proposed and existing pipes, valves, air inlet and removal facilities, irrigation drains, and temporary blow offs, etc. within 100 feet of the development. Irrigation pipes lines should be located 4 feet from the lip of gutter on the opposite side of the street from the SD pipe.

Clearly label the existing features as to “remain” or “be removed”.

A preliminary sanitary sewer plan which includes:

Location, size, and type of proposed and existing pipes within 100 feet of the development. Pipes should be located 5 feet off street centerlines.

Clearly label the existing features as to “remain” or “be removed”.

Flow arrows shall be shown on all lines.

Manholes being placed at 400 foot maximum intervals, grease traps, and stubs. A minimum of four feet of cover over all pipes and four feet of cover over pipes at any property boundary.

A preliminary culinary water plan which includes:

Location and size of proposed and existing pipes within 100 feet of the development.

Clearly label the existing features as to “remain” or “be removed”.

Main lines should be located 5 feet off street centerlines. Water lines shall be located 10’ from all other wet utilities.

Location of proposed and existing meters, valves, hydrant blow offs, temporary blow offs, stubs, and plugs, etc.

Proposed fire hydrants. Spacing should 500 feet between fire hydrants as measure by hose length being laid with in the City right of way.

A preliminary landscape plan which includes:

General Vegetation Characteristics (existing and proposed)

The planned location of protected open space.

Potential connections with existing green space and trails

Clearly label the existing features as to “remain” or “be removed”.

Note areas to be water wise landscaping (low volume of irrigation water required)

AGENDA ITEM #2

Consideration to recommend approval of the adoption of the Application – Subdivision Final Plan Checklist and the Final Plans Checklist – Zoning Administrator/Cavett Eaton, and City Engineer/Dan England

GRANTSVILLE CITY FINAL PLAN CHECKLIST

SPECIAL NOTE: Prior to the final plat being submitted to Grantsville City, the survey of the property must be filed with the Tooele County Surveyor's office and the filing number referenced on the drawings.

A Complete Final Plan Application Must Consists of:

- ☐ _____ Completed application submitted on our webpage through the iWorQ portal - <https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2>
- ☐ _____ A PDF of the Final Plat and design drawings (as detailed in section 21.2.7). (first set of plans are for DRC Review) (there will be a 14-day review and a meeting within 21 days) Download this to the iWorQ Portal application site

Note: Any Variances outside of Grantsville Land Development Code may also require a Planned Unit Development (PUD) Application

Turn these items in with your Application and 1st Submittal items.

(Download these items to the iWorQ Portal application site)

- ☐ _____ Engineering for the proposed water system and a spreadsheet calculation of all culinary and secondary water to be provided for each lot pursuant to Sec. 21.6.12(3). Spreadsheet to include each lot # and lot size.
- ☐ _____ A valid water conveyance of water rights pursuant to Section 21 .6.12 of this Chapter to service the development and other documentation evidencing the perpetual availability of adequate non-City water for outdoor use. The Developer shall also be required to pay for and Submit to the City an opinion from an independent water rights attorney to be designated or approved by the City, indicating the legal status of the water rights to be conveyed, whether or not the proposed conveyance will meet the requirements of the City ordinances and that the transaction will be effective in conveying the required water and water rights the City. The Developer shall also obtain and pay for a policy of title insurance for the culinary water rights in an amount to be approved by the City and provide a valid deed or certificate to the City for all required secondary water rights. The secondary water rights shall be accompanied with a current letter from the irrigation company that issued the secondary water rights, indicating that the water rights are valid and that the conveyance to the City will be or is recognized by the irrigation company; The City will allow the culinary and secondary water rights to actually be transferred to the City after the city council has approved the final plat, but the developer shall be required to provide a copy of the proposed deeds or certificates and a commitment for the title insurance prior and letter from the irrigation company prior to final approval
- ☐ _____ The application fee along with any unpaid fees owed to Grantsville City (development of land, code enforcement, etc.)
- ☐ _____ Provide evidence of Record of Survey number by placing it on the first page of preliminary drawings

- ☐ _____ Tax clearance from the Tooele County Assessor indicating that all taxes, interest and penalties owing for the property have been paid;
- ☐ _____ A statement identifying the proposed method of bonding for required subdivision improvements, including streets, roads, and related facilities, water distribution system, sewage collection system, flood plain protection, storm drainage facilities and such other necessary facilities as may be required by the City
- ☐ _____ Evidence of application (Notice of Intent form) for a Utah Pollutant Discharge Elimination System
- ☐ _____ Copies of proposed protective covenants, trust agreement and homeowner's association articles and by laws
- ☐ _____ A copy of the State Highway Access permit or railroad crossing permit when a new street will connect to a State highway or will cross a railroad, along with any design requirements as established by the Utah Department of Transportation
- ☐ _____ Engineer's Cost Estimate for construction of infrastructure and off-site improvements signed and stamped by a licensed engineer and approved by the City Engineer

After DRC Meeting These Items Must Be Submitted!

- ☐ _____ A PDF and ACAD file of the final plat and construction drawings as detailed in section 21.2.8 & 21.2.2.9 *(second set of the revised plans with revisions resulting from the DRC changes)* *Make sure that the dates on the plans are updated. There will be a 14-day review and a meeting within 21 days*
- ☐ _____ An original 24" X 36" Mylar of the final plat; without signatures. Does not need to be signed until ready to record. *(turn in within 1 week of City Council Approval)*

The infrastructure design and engineering drawings shall include:

- ☐ _____ Plan, profile and typical cross-section drawings of the roads, bridges, culverts, sewers, and drainage structures
- ☐ _____ A grading and drainage plan indicated by solid-line contours superimposed on dashed-line contours of existing topography
- ☐ _____ The general location of trees over six inches in diameter measured at four and one-half feet above the ground, and in the case of heavily-wooded areas, an indication of the outline of the wooded area and location of trees which are to remain
- ☐ _____ The size and location of proposed sewage systems, culinary water, secondary water, storm drainage, roads, power, gas and other utilities and any man-made features and the location and size of existing sewage, culinary water, secondary water, storm drainage, roads, power, gas and other utilities to 200 feet beyond the subdivision
- ☐ _____ Proposed road layouts in dashed lines for any portion of the property to be developed in a later phase
- ☐ _____ Water courses and proposed storm water drainage systems including culverts, water areas, delineated wetlands, streams, areas subject to occasional flooding, marshy areas or swamps
- ☐ _____ Areas within the 100-year flood plain
- ☐ _____ Separate drawing containing the location of all street signs and traffic control devices required by the City in accordance with the Manual of Uniform Traffic Control Devices
- ☐ _____ A Signature block that says, "Approved for Construction" with signature lines for the Public Works Director, the City Engineer or Designee on the cover sheet of the construction drawings.

After the signature block for the City Engineer, the following statement shall be added:

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER FROM RESPONSIBILITY OFR CORRECTION OF MISTAKES, ERROR OR OMMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OR A DEPARTURE FROM THE CITY SPECIFICATIONS, OR THE APPROVED PLANS, THE CITY SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR A DEPARTURE, AND TO SPECIFY THE MANNER WHICH THE SAME IS MADE.

- ☐ _____ A design report stamped by an engineer licensed in the State of Utah as may be required by the City Engineer

All drawings shall be drawn to a scale for the project to fit on one sheet but not less than one-

inch equals 100 feet, and shall indicate the basis of bearings, true north, the name of the subdivision, township, range, section, and quarter section, and lot numbers of the property, and elevation benchmark. Poorly-drawn or illegible design and engineering drawings shall be cause for denial.

To change any aspect of the design of the off-site improvements, a new set of infrastructure design and engineer drawings shall be submitted for approval. A signed set of drawings shall be on-site at all times during construction. All construction must conform to the approved plans.

The Following Elements of a Final Plan Application are Required:

- ☐ _____ The final plan shall be prepared and certification made as to its accuracy by a registered land surveyor who holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, has completed a survey of the property described on the plat in accordance with Section 17-23-17, has verified all measurements, and monumented any unmarked property corners, and has made reference to the filing number for the Record of Survey map filed with the Tooele County Surveyor's Office. The surveyor making the plat shall bond or provide to the city adequate security to place monuments as represented on the plat upon completion of the subdivision improvements.
- ☐ _____ Every detail of the plan shall be legible. A poorly-drawn or illegible plat shall be cause for denial.
- ☐ _____ A traverse shall not have an error of closure greater than one part in 10,000. Closure calculation shall be provided with the submittal for the map.
- ☐ _____ The bearings, distances and curve data of all perimeter boundary lines shall be indicated outside the boundary line. When the plat is bounded by an irregular shore line or a body of water, the bearings and distances of a closing meander traverse should be given and a notation made that the plat includes all land to the water's edge or otherwise.
- ☐ _____ If a plan is revised, a copy of the old plan shall be provided for comparison purposes.
- ☐ _____ All blocks and lots within each block shall be consecutively numbered. Addresses shall be issued by the city engineer and shall be shown on the plat with the corresponding lot number.
- ☐ _____ For all curves in the plat, sufficient data shall be given to enable the reestablishment of the curves on the ground. The curve data shall include the radius, central angle, cord bearing and distance, tangent, and arc length.
- ☐ _____ Excepted parcels shall be marked, "Not included in this subdivision."
- ☐ _____ All public lands shall be clearly identified.
- ☐ _____ All public roads shall be clearly marked as "dedicated public road."

- ☐ _____ All private roads shall be clearly marked as “private road.”
- ☐ _____ All roads shall be identified by names approved by Grantsville City.
- ☐ _____ All easements shall be designated as such and dimensions given.
- ☐ _____ All lands within the boundaries of the subdivision shall be accounted for, either as lots
- ☐ _____ Walkways, roads, open space, or as excepted parcels.
- ☐ _____ Bearings and dimensions shall be given for all lot lines, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.
- ☐ _____ Parcels not contiguous shall not be included in one plat, neither shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided that all owners join in the dedication and acknowledgments.
- ☐ _____ Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc.
- ☐ _____ Surveys shall tie into the state grid or other permanent marker established by the county surveyor.
- ☐ _____ The plan shall be labeled “Final Plan.”
- ☐ _____ The information on the final plan shall include:
1. the name of the subdivision, true north arrow and basis thereof, and date
 2. the owner’s dedication which shall contain the language

OWNERS DEDICATION AND CONSENT TO RECORD

Know all people by these presents that the undersigned are the owners of the hereon described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as **[NAME OF SUBDIVISION]**

The undersigned owners hereby dedicate to Grantsville City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owners also hereby convey to any and all public and private utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.

- 1) Names of the owner or owners including beneficial owners of record under the signature lines in the owner's dedication;
- 2) Square footage of each lot under one acre or the lot acreage if one acre or larger. Listing both is acceptable.
- 3) Township, range, section and quarter section if a portion;
- 4) Graphic scale;
- 5) The State plane coordinates on the subdivision boundary;
- 6) Survey monuments which are marked with a description, the name and the date;
- 7) The total water allocation in acre/feet for each lot for its allocation of water;
- 8) The 100-foot radius wellhead protection zone on all existing wells;
- 9) Signature blocks for the following:
 - (1) City Engineer
 - (2) City Attorney
 - (3) City Public Works Director
 - (4) Tooele County Treasurer indicating at the time of signing that the property taxes for the property taxes due and owing have been paid in full
 - (5) Tooele County Recorder's office to sign when plat is recorded
 - (6) City Fire department
 - (7) Tooele County Surveyor
 - (8) City Planning Commission chair
 - (9) Mayor's block with an attest for the City Recorder.

AGENDA ITEM #3

Consideration to recommend approval of the proposed amendment of Chapter 2 definition of Waterwise Landscaping – Zoning Administrator/Cavett Eaton

AGENDA ITEM #4

Discussion of the proposed amendment of
Chapter 2 definition of Front Yard – Zoning
Administrator/Cavett Eaton

AGENDA ITEM #5

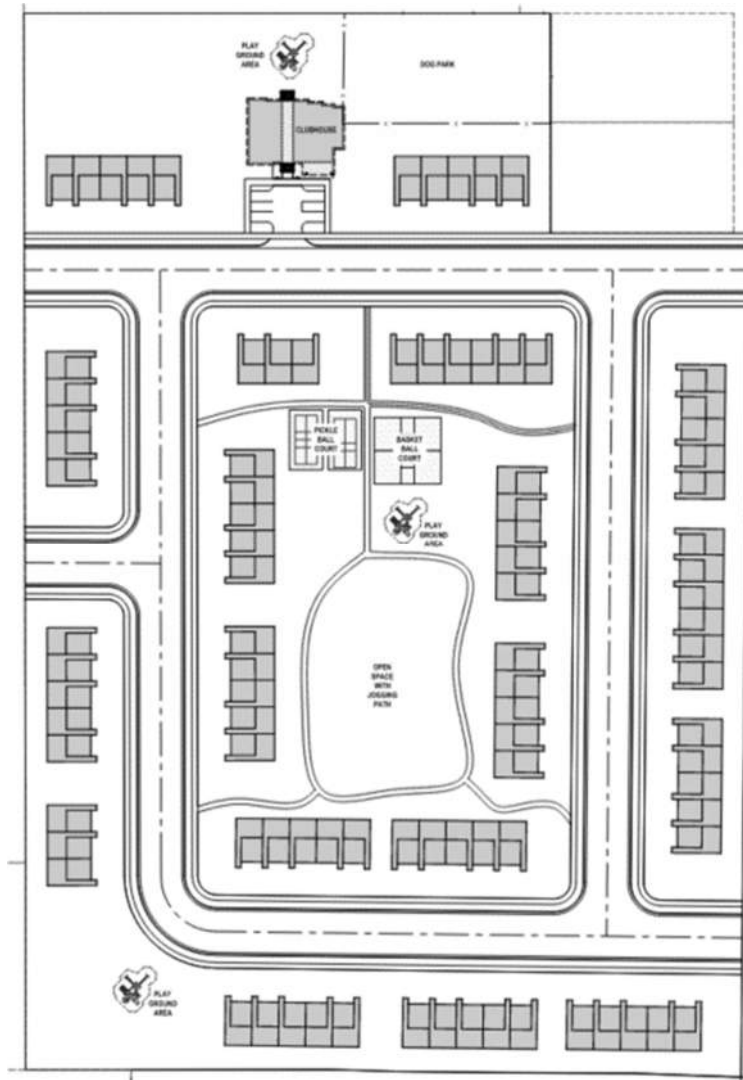
Follow-up discussion of West Bank Study –
Chris Hupp, Psomas

AGENDA ITEM #6

Discussion of Preliminary Plat for Townhomes
on Willow (revised)

Townhomes on Willow

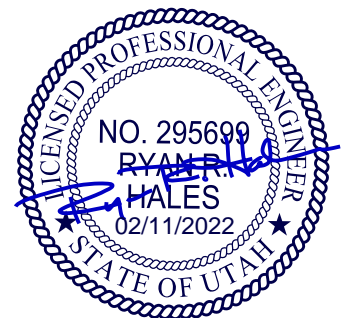
Traffic Impact Study



Grantsville, Utah

February 11, 2022

UT22-2110



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Townhomes on Willow development located in Grantsville, Utah. The Townhomes on Willow development is located on the west side of Willow Street between Main Street and Durfee Street.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning peak hour level of service (LOS) results are shown in Table ES-1.

Table ES-1: Morning Peak Hour Level of Service Results

Intersection		Level of Service	
		Existing (2022)	
		BG	PP
1	Cherry Street & North Access / Willow Street	a	a
2	South Access / Willow Street	a	a
1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter) 2. BG = Background (without project traffic), PP = Plus Project (with project traffic) Source: Hales Engineering, February 2022			

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of residential townhomes
- The project is anticipated to generate approximately 660 weekday daily trips, including 44 trips in the morning peak hour, and 52 trips in the evening peak hour

2022	Background	Plus Project
Findings	• Acceptable LOS at all study intersections	• Acceptable LOS at all study intersections

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Appendix A: Turning Movement Counts

Appendix B: LOS Results

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Townhomes on Willow development located in Grantsville, Utah. The proposed project is located on the west side of Willow Street between Main Street and Durfee Street. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) conditions with and without the proposed project and to recommend mitigation measures as needed.

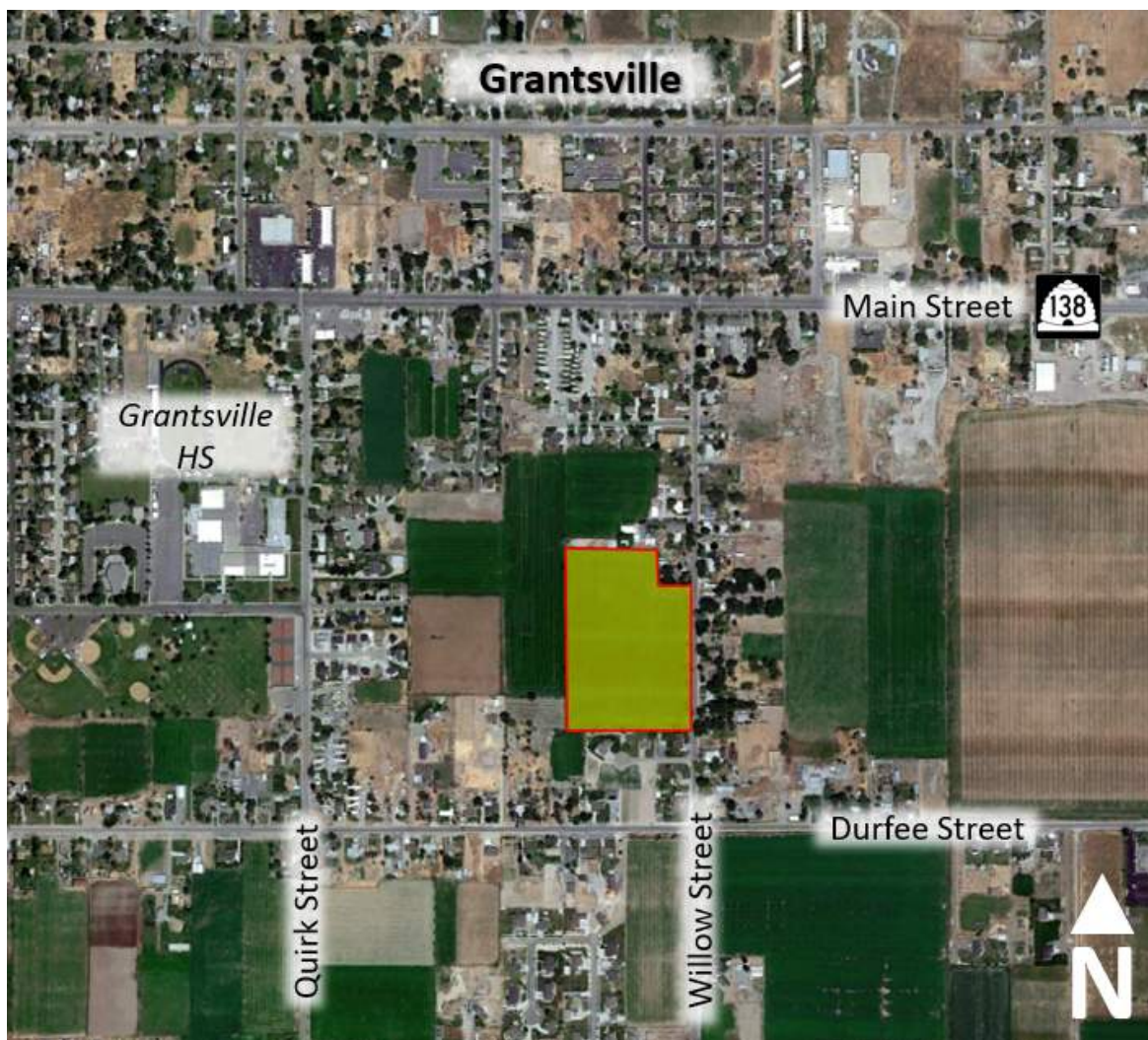


Figure 1: Vicinity map showing the project location in Grantsville, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Cherry Street (Trailer Park Access) & North Access / Willow Street
- South Access / Willow Street

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.







The *Highway Capacity Manual* (HCM), 7th Edition, 2022 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix B. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

II. EXISTING (2022) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

Willow Street – is a city-maintained roadway which is classified by the Grantsville General Plan as a local road. The roadway has one travel lane in each direction. The posted speed limit is 25 mph in the study area.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Cherry Street (Trailer Park Access) / Willow Street

The counts were performed on Thursday, February 3, 2022. The morning peak hour was determined to be between 8:00 and 9:00 a.m., and the evening peak hour was determined to be between 4:00 and 5:00 p.m. The morning peak hour volumes were approximately 11% higher than the evening peak hour volumes. Therefore, the morning peak hour volumes were used in the analysis to represent the worst-case conditions. Detailed count data are included in Appendix A.

Hales Engineering attempted to make seasonal adjustments to the observed traffic volumes. There are no nearby UDOT automatic traffic recorders (ATR) with quality data. Therefore, the observed traffic volumes were not adjusted for seasonality.

The traffic counts were collected during the COVID-19 pandemic when traffic volumes may have been slightly reduced. According to the UDOT Automatic Traffic Signal Performance Measures (ATSPM) website, the traffic volumes on March 5, 2020 (pre-social distancing) were substantially lower than those on February 3, 2022. Therefore, the collected data appear to represent normal conditions and no adjustments were necessary.

Figure 2 shows the existing morning peak hour volumes as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2022) conditions.

Table 2: Existing (2022) Background Morning Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Cherry Street / Willow Street	WB Stop	WBL	4.4	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

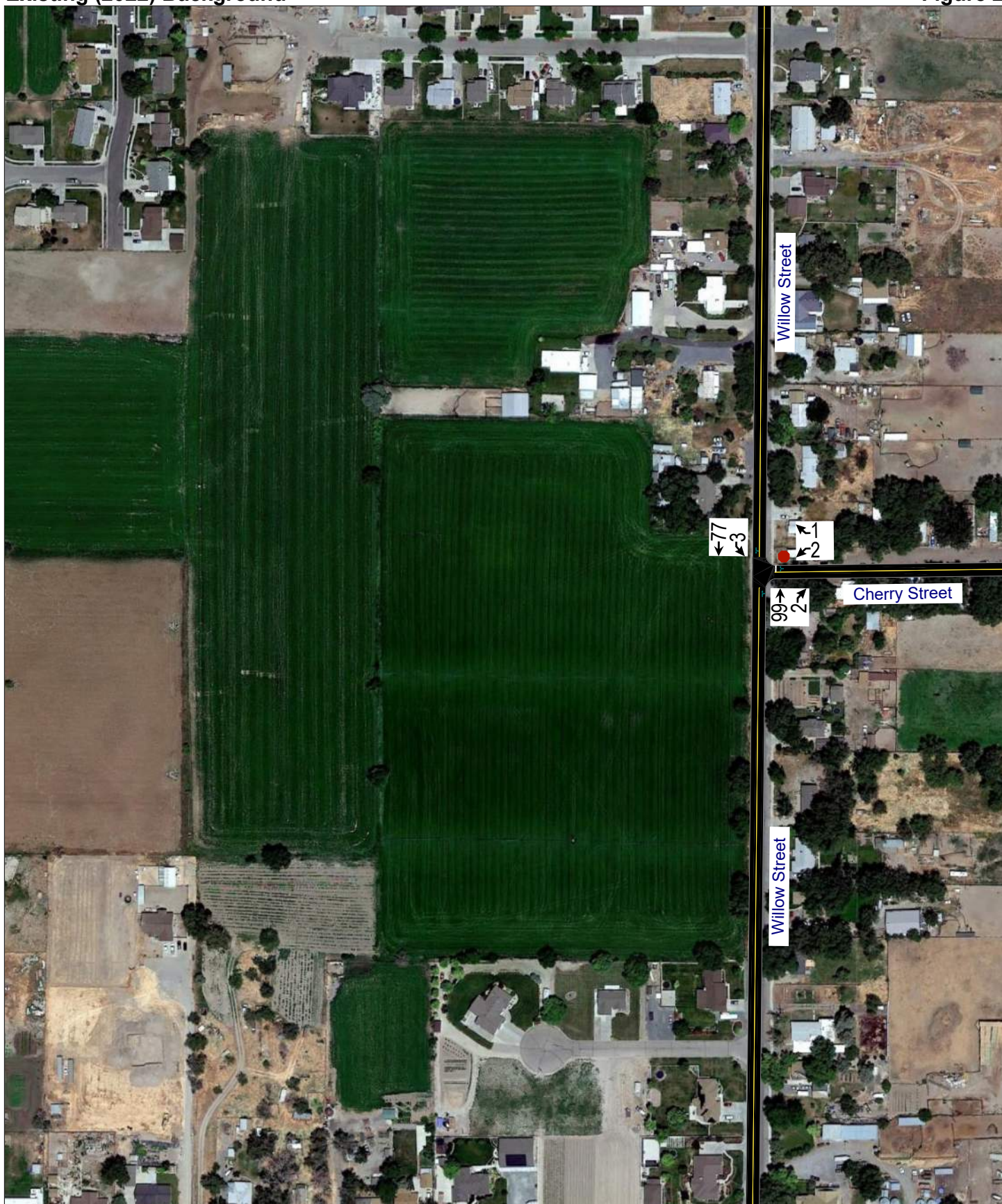
Source: Hales Engineering, February 2022

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queuing was observed during the morning peak hour.

F. Mitigation Measures

No mitigation measures are recommended.



III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Townhomes on Willow development is located on the west side of Willow Street between Main Street and Durfee Street. The development will consist of residential townhomes. A concept plan for the proposed development is provided in Appendix C. The proposed land use for the development has been identified in Table 3.

Table 3: Project Land Uses

Land Use	Intensity
Townhomes	93 Units

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Trip generation for the proposed project is included in Table 4.

The total trip generation for the development is as follows:

- Daily Trips: 660
- Morning Peak Hour Trips: 44
- Evening Peak Hour Trips: 52

Table 4: Trip Generation

Trip Generation Grantsville - Townhomes on Willow								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Single-Family Attached Housing (215)	93	DU	660	50%	50%	330	330	660
TOTAL			660			330	330	660
AM Peak Hour								
Single-Family Attached Housing (215)	93	DU	44	31%	69%	14	30	44
TOTAL			44			14	30	44
PM Peak Hour								
Single-Family Attached Housing (215)	93	DU	52	57%	43%	30	22	52
TOTAL			52			30	22	52

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, February 2022

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the morning peak hour is shown in Table 5.

Table 5: Trip Distribution

Direction	% To/From Project
North	60%
South	40%

These trip distribution assumptions were used to assign the morning peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

Grantsville Townhomes on Willow TIS
Trip Assignment

Morning Peak Hour
Figure 3



E. Access

The proposed access for the site will be gained at the following locations (see also concept plan in Appendix C):

Willow Street:

- The North Access will be located at the west leg of the Cherry Street (Trailer Park Access) / Willow Street intersection. It will access the project on the west side of Willow Street. It is anticipated that the access will be stop-controlled. In the future, Cherry Street will connect to the existing neighborhoods to the west.
- The South Access will be located approximately 575 feet south of the Cherry Street (Trailer Park Access) / Willow Street intersection. It will access the project on the west side of Willow Street. It is anticipated that the access will be stop-controlled.

IV. EXISTING (2022) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2022) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2022) background traffic volumes to predict turning movement volumes for existing (2022) plus project conditions. Existing (2022) plus project morning peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning peak hour with project traffic added, as shown in Table 6.

Table 6: Existing (2022) Plus Project Morning Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Cherry Street & North Access / Willow Street	EB/WB Stop	WBL	5.8	a
South Access / Willow Street	EB Stop	EBL	4.7	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, February 2022

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning peak hour.

E. Mitigation Measures

No mitigation measures are recommended.



APPENDIX A

Turning Movement Counts

Intersection Turning Movement Summary

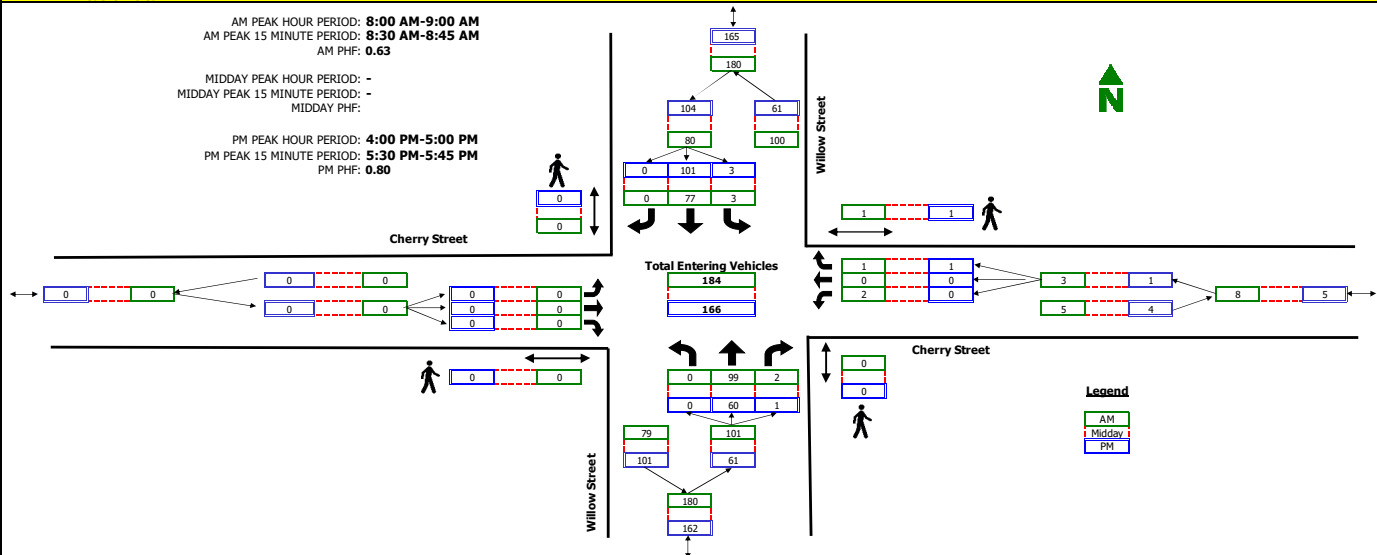
Intersection: Willow Street / Cherry Street
 North/South: Willow Street
 East/West: Cherry Street
 Jurisdiction: Grantsville
 Project Title: Townhomes on Willow TIS
 Project No: UT22-2110
 Weather: Clear

Date: 2-3-22, Thu
 Day of Week Adjustment: 100.0%
 Month of Year Adjustment: 100.0%
 Adjustment Station #: 0
 Growth Rate: 0.0%
 Number of Years: 0

AM PEAK HOUR PERIOD: 8:00 AM-9:00 AM
 AM PEAK 15 MINUTE PERIOD: 8:30 AM-8:45 AM
 AM PHF: 0.63

MIDDAY PEAK HOUR PERIOD: -
 MIDDAY PEAK 15 MINUTE PERIOD: -
 MIDDAY PHF: -

PM PEAK HOUR PERIOD: 4:00 PM-5:00 PM
 PM PEAK 15 MINUTE PERIOD: 5:30 PM-5:45 PM
 PM PHF: 0.80



RAW COUNT SUMMARIES	Willow Street Northbound				Willow Street Southbound				Cherry Street Eastbound				Cherry Street Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	16	0	0	0	8	0	0	0	0	0	0	0	0	0	1	24
7:15 - 7:30	0	22	0	0	0	9	0	0	0	0	0	0	0	0	0	0	31
7:30 - 7:45	0	23	0	0	0	8	0	0	0	0	0	0	0	0	0	0	31
7:45 - 8:00	0	17	0	0	0	13	0	0	0	0	0	0	0	0	0	0	30
8:00 - 8:15	0	10	1	0	1	12	0	0	0	0	0	0	0	0	0	0	24
8:15 - 8:30	0	23	0	0	0	19	0	0	0	0	0	0	0	1	1	1	43
8:30 - 8:45	0	35	1	0	0	35	0	0	0	0	0	0	2	0	0	0	73
8:45 - 9:00	0	31	0	0	2	11	0	0	0	0	0	0	0	0	0	0	44
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	17	0	0	1	29	0	0	0	0	0	0	0	0	0	0	47
16:15 - 16:30	0	15	0	0	1	20	0	0	0	0	0	0	0	0	0	0	36
16:30 - 16:45	0	9	0	0	1	26	0	0	0	0	0	0	0	0	1	0	37
16:45 - 17:00	0	19	1	0	0	26	0	0	0	0	0	0	0	0	0	1	46
17:00 - 17:15	0	9	0	0	1	11	0	0	0	0	0	0	0	0	0	0	21
17:15 - 17:30	0	16	0	0	1	20	0	0	0	0	0	0	0	0	1	0	38
17:30 - 17:45	0	11	1	0	1	37	0	0	0	0	0	0	1	0	1	0	52
17:45 - 18:00	0	11	0	0	1	26	0	0	0	0	0	0	1	0	1	0	40

APPENDIX B

LOS Results

SimTraffic LOS Report

Project: Grantsville Townhomes on Willow TIS
Analysis Period: Existing (2022) Background
Time Period: Morning Peak Hour **Project #:** UT22-2110

Intersection: Willow Street & Cherry Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	99	95	96	0.2	A
	R	2	3	133	0.1	A
	Subtotal	101	98	97	0.2	A
SB	L	3	2	73	1.8	A
	T	77	84	109	0.1	A
	Subtotal	80	86	108	0.1	A
WB	L	2	2	89	4.4	A
	R	1	2	160	2.0	A
	Subtotal	3	4	133	3.2	A
Total		185	188	102	0.3	A

SimTraffic LOS Report

Project: Grantsville Townhomes on Willow TIS
Analysis Period: Existing (2022) Plus Project
Time Period: Morning Peak Hour
Project #: UT22-2110

Intersection: Willow Street & North Access/Cherry Street
Type: Unsignalized

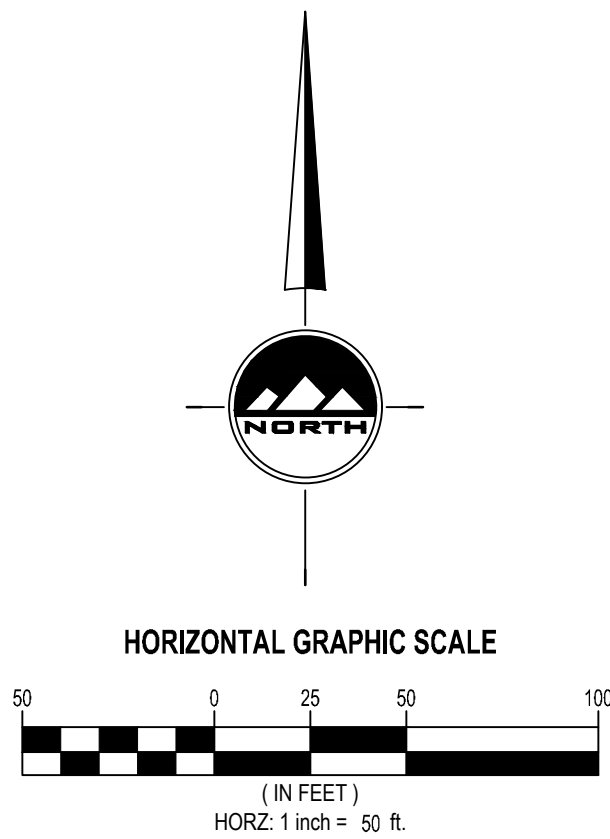
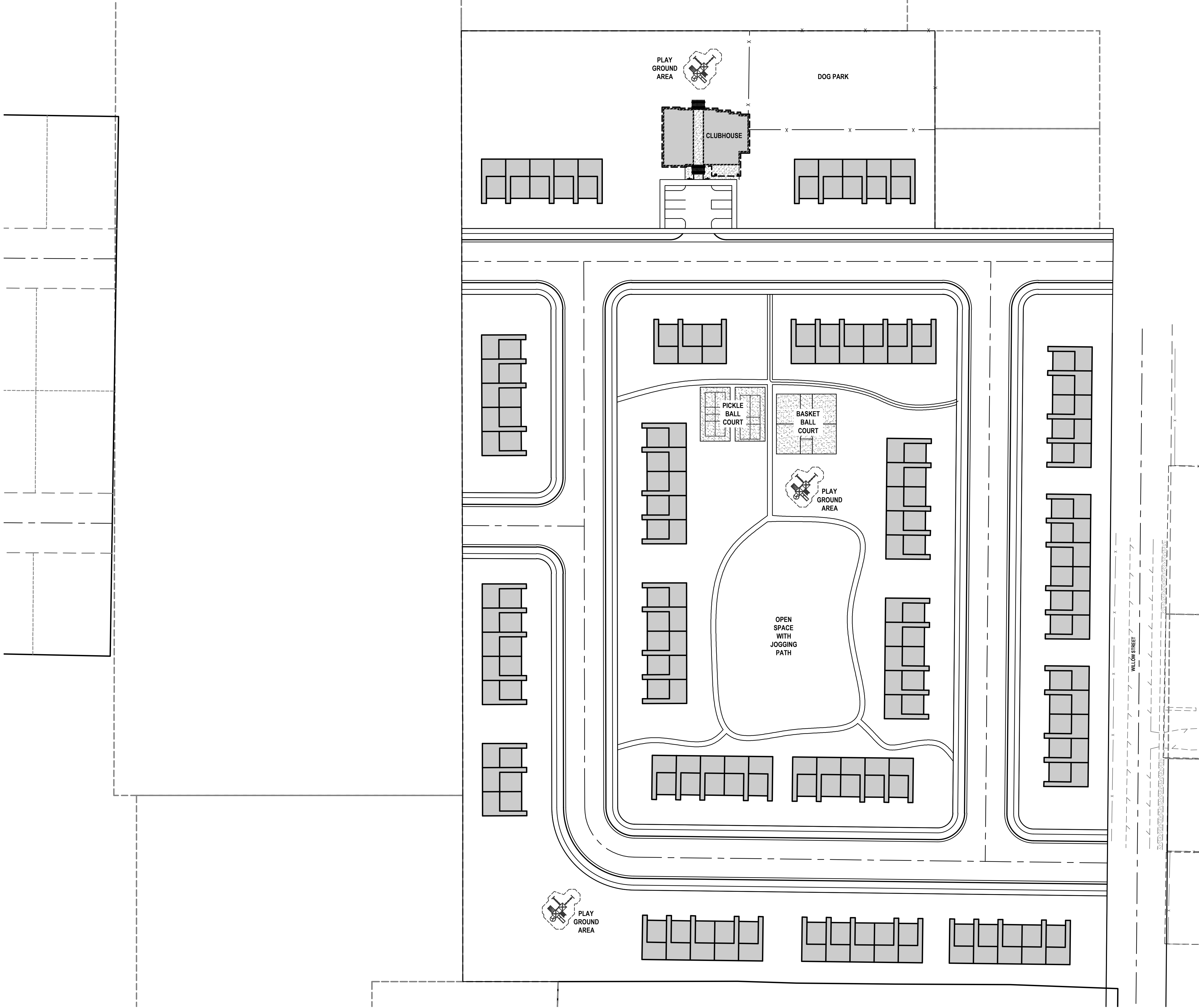
Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	2	2	89	1.5	A
	T	105	101	96	0.2	A
	R	2	3	133	0.2	A
	Subtotal	109	106	97	0.2	A
SB	L	3	2	73	2.2	A
	T	79	81	102	0.3	A
	R	6	7	112	0.2	A
	Subtotal	88	90	102	0.3	A
EB	L	12	10	82	4.6	A
	R	3	3	109	3.2	A
	Subtotal	15	13	87	4.3	A
WB	L	2	1	44	5.8	A
	R	1	2	160	3.7	A
	Subtotal	3	3	100	4.4	A
Total		216	212	98	0.6	A

Intersection: Willow Street & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	4	3	80	2.4	A
	T	103	101	98	0.2	A
	Subtotal	107	104	97	0.3	A
SB	T	82	84	102	0.2	A
	R	2	2	89	0.2	A
	Subtotal	84	86	102	0.2	A
EB	L	6	5	80	4.7	A
	R	9	9	103	2.8	A
	Subtotal	15	14	93	3.5	A
Total		206	204	99	0.5	A

APPENDIX C

Site Plan



TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ICON DEVELOPMENT, LLC
3410 N. MOYLE LANE
ERDA, UTAH 84074

CONTACT:
TODD CASAGNO
PHONE: 435-849-1485

TOWNHOMES ON WILLOW
SUBDIVISION
WILLOW STREET
GRANTSVILLE CITY, UTAH

CONCEPT
93 TOWNHOMES

PROJECT NUMBER
10898A

PRINT DATE
2021-11-09

DRAWN BY
CONCEPT

CHECKED BY
D. KINSMAN

PROJECT MANAGER
C. CHILD

1 OF 1

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Grantsville Townhomes on Willow TIS

Analysis: Existing (2022) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT22-2110

Intersection	SB	WB
	LT	LR
01: Willow Street & Cherry Street	<25	<25

SimTraffic Queueing Report

Project: Grantsville Townhomes on Willow TIS

Analysis: Existing (2022) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT22-2110

Intersection	SB	WB
	LT	LR
01: North Access & Cherry Street & Willow Street	<25	<25
02: South Access & Willow Street	<25	<25

AGENDA ITEM #7

Discussion of Conditional Use Permit
application for Vince Anderson/Guzzle



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 23040

Conditional Use Permit Summary and Recommendation

Parcel ID: 01-109-0-0087

Property Address: 160 E. Main Street

Meeting Date:

February 16, 2023

Current Zone

C-S

Applicant Name: Vince Anderson – Guzzle Soda Shop

Request: CUP to make improvements as Part of PUD Agreement

Prepared by: Cavett Eaton, Planning and Zoning Administrator

Planning Staff Recommendation: Recommend approval upon conditions and design of the Civil Site Design, including reasonable timelines for the Immediate Site Plan and the Imminent Future Site Plan

PROJECT DESCRIPTION

This business and Site Plan was approved under a Planned Unit Development application dated March 3rd, 2016. Since that time the owner has completed the requirements of the PUD and has found a need to add additional storage for supplies on the property. Currently the property has two shipping containers on-site that are used for storage. The owner contracted to have a more permanent storage container installed and this began in early November, 2022. After the permanent storage unit is installed and approved, the shipping containers will be removed. Due to inaccurate information obtained by the contractor, the pre-manufactured storage shed was installed without the appropriate approval from both the Grantsville Building Official and The Planning and Zoning Administrator. When this violation was brought to the attention of the owner, all installation was halted, the storage unit was removed and the proper permits were sought.

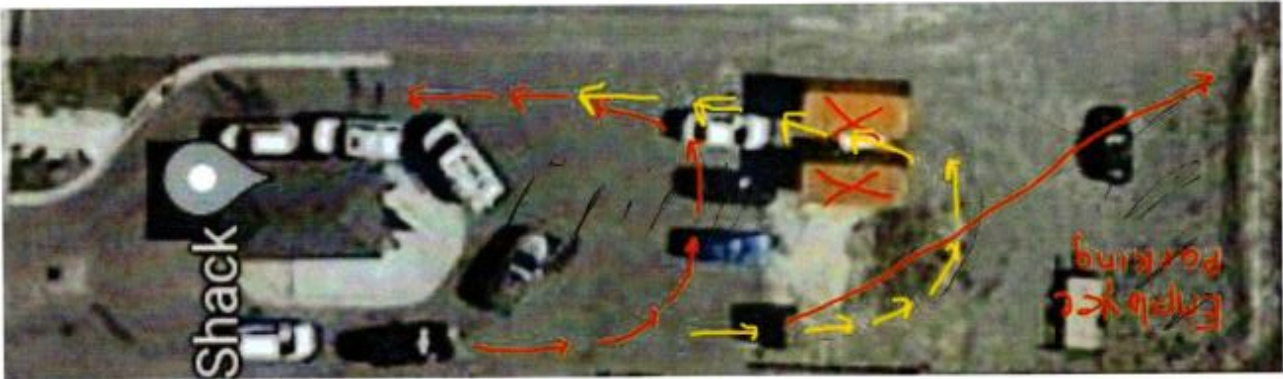
This Conditional Use Permit is to allow Guzzle – Soda Shack to install a storage unit onsite along the side of their original building and includes improving automobile staging and the existing traffic pattern, and relocating the handicap parking stall.

SITE & VICINITY DESCRIPTION

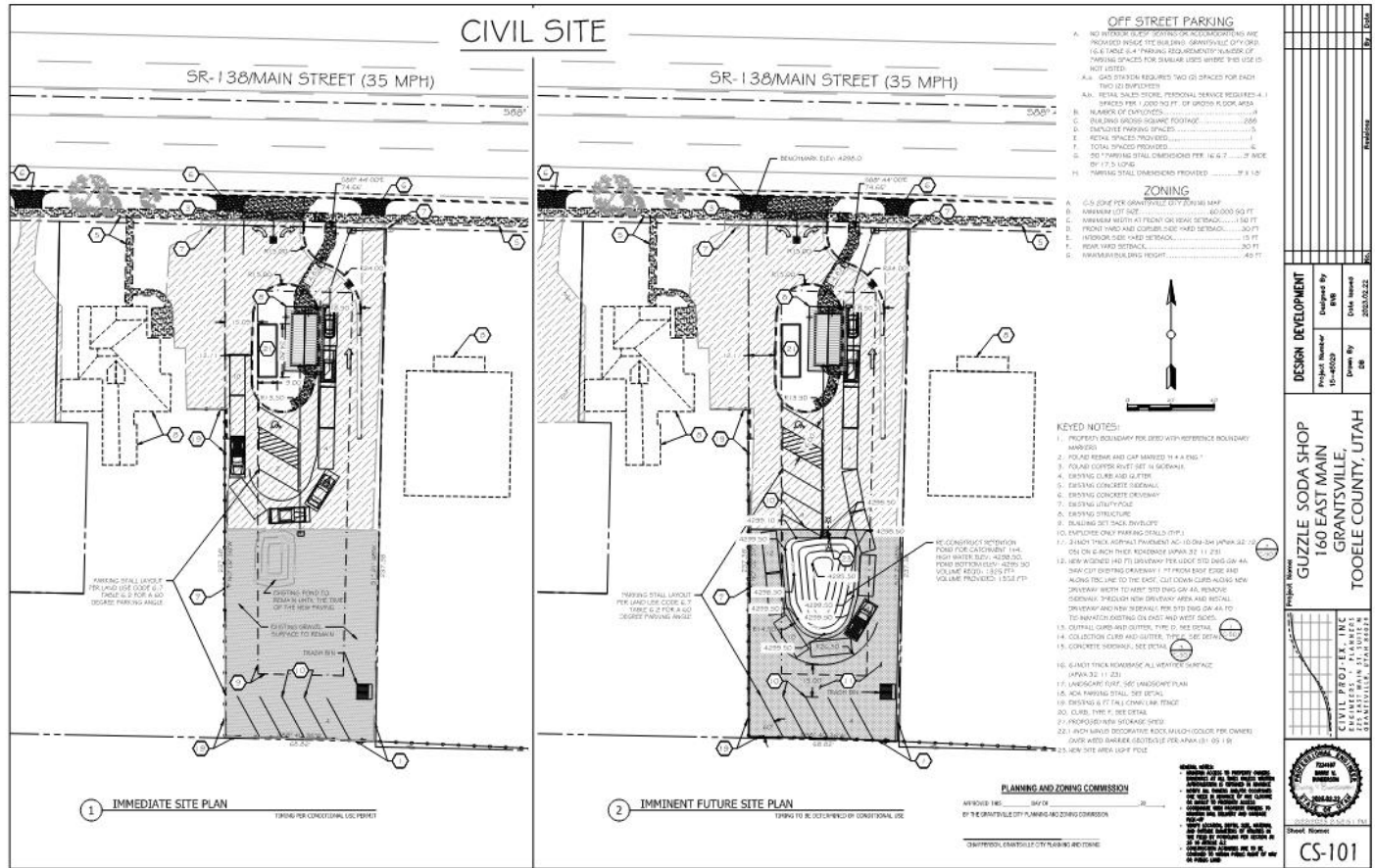
Guzzle – Soda Shack is located at 160 East Main in Grantsville. It is bordered by Meier and Marsh, Professional Therapies on the East and a residential home on the West. Guzzle is directly to the North of the Grantsville High School Football Field.



Guzzle Soda Shack Location



Guzzle Soda Shack Proposed Customer Driveway and Future Driveway



Guzzle Soda Shack Immediate Site Plan and Future Site Plan

OFF STREET PARKING

- A. NO INTERIOR GUEST SEATING OR ACCOMMODATIONS ARE PROVIDED INSIDE THE BUILDING. GRANTSVILLE CITY ORD. 16.6 TABLE 6.4 "PARKING REQUIREMENTS" NUMBER OF PARKING SPACES FOR SIMILAR USES WHERE THIS USE IS NOT LISTED:
- A.a. GAS STATION REQUIRES TWO (2) SPACES FOR EACH TWO (2) EMPLOYEES
- A.b. RETAIL SALES STORE, PERSONAL SERVICE REQUIRES 4.1 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
- B. NUMBER OF EMPLOYEES.....4
- C. BUILDING GROSS SQUARE FOOTAGE.....288
- D. EMPLOYEE PARKING SPACES.....5
- E. RETAIL SPACES PROVIDED.....1
- F. TOTAL SPACES PROVIDED.....6
- G. 90° PARKING STALL DIMENSIONS PER 16.6.79' WIDE BY 17.5' LONG
- H. PARKING STALL DIMENSIONS PROVIDED9' X 18'

ZONING

- A. C-5 ZONE PER GRANTSVILLE CITY ZONING MAP
- B. MINIMUM LOT SIZE.....60,000 SQ. FT.
- C. MINIMUM WIDTH AT FRONT OR REAR SETBACK.....150 FT
- D. FRONT YARD AND CORNER SIDE YARD SETBACK.....30 FT
- E. INTERIOR SIDE YARD SETBACK.....15 FT
- F. REAR YARD SETBACK.....30 FT
- G. MAXIMUM BUILDING HEIGHT.....45 FT

Guzzle Soda Shack Civil Site Detail

ZONE and LAND USE CONSIDERATIONS (C-S, Planned Unit Developments)

Requirement	Standard	Proposed	Compliance Verified
Height	Grantsville Land Use and Management Code (GLUDMC) 16.2 - 45 feet	No Change as per Approved PUD	Complies
Front Yard Setback	(GLUDMC) 16.2 - 30 feet	No Change as per Approved PUD	Complies
Side Yard Setback	(GLUDMC) 16.2 - 15 feet	No Change as per Approved PUD	Complies
Parking (including ADA Requirements)	(GLUDMC) Chapter 6	No interior guest seating or accommodations, 4 Employees, 4 employee parking spaces, 1 handicap stall	Complies

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes (see below)

GENERAL PLAN CONSIDERATIONS

Meets Goals

Goals + Policies + Economic Development

Goal 1. **Define the Core.** Maintain Grantsville's Main Street as the primary retail commercial, office and business area.

1. Formulate standards so that new commercial uses are encouraged to locate in the Main Street Corridor, including protecting the existing residential uses.

Goal 3. **Administrative Business Incentives.** Grantsville is a business-friendly community that actively seeks ways to encourage business.

1. Streamline the development process for priority businesses (like restaurants and office space).
2. Utilize incentives for desired businesses, specifically ensuring that necessary services are provided within the community.
3. Grantsville will continue to maintain a quick and efficient business and development permitting process.

May Not Meet Goals (No mitigation requested)

Goal 1. **Define the Core.** Maintain Grantsville's Main Street as the primary retail commercial, office and business area.

2. All new commercial or mixed-use developments will be designed and constructed in a way that will promote the existing characteristics of the historic architectural styles of Grantsville.

Goal 3. **Administrative Business Incentives.** Grantsville is a business-friendly community that actively seeks ways to encourage business.

4. All commercial and industrial developments will provide adequate buffer and screening treatments to protect the desirability and amenities of adjoining properties.

ISSUES OF CONCERN/PROPOSED MITIGATION

During PUD application and approval process there was considerable input from the public. This response was noted and addressed as much as possible. The approved P&Z Minutes from February 11, 2016 are provided below.

NEIGHBORHOOD RESPONSE

During PUD application and approval process there was considerable input from the public. This response was noted and addressed as much as possible. The approved P&Z Minutes from February 11, 2016 are provided below.

City records indicate that in December of 2021 there was considerable feedback from the residential neighbor to the West of this location. The Planning and Zoning Administrator communicated with the resident and addressed the concerns with Guzzle owners. It is noted that there is apparently a less than amicable relationship with theses neighbors, there appears to be no recent complaints.

One of the purposes of this CUP Application is to remedy the Main Street back-up and staging of customers in the drive-through lane.

REVIEWING AGENCIES/PROFESSIONALS RESPONSE

UDOT, Aqua Engineering, CIVIL PROJ-EX, and the Tooele County Health Department provided their expertise to this initial PUD application and provided documentation and certification in the affirmative.

PLANNING STAFF ANALYSIS

Dan and Cavett met with Vince Anderson and Barry Bunderson for the latest plan submitted for this CUP. Previously this was approved as a PUD and since then an illegal storage building was put on the property. It has since been removed. This application is to obtain approval for the storage unit, comply with the staging and traffic pattern, and relocate the handicap stall. Requirements and new plat are presented in this Summary. With Planning Commission approval, the Building Official can issue a permit for re-installation of the shed with new footings. The parking lot will be striped and marked with new staging, a more accessible handicap stall created, and employee parking improved.

Future plans (Summer of 2024) will include paving of the rest of the lot and additional parking for employees.

Guzzle has also rolled out a new Cell Phone App that allows clients to order from their phone as well as online which allows customers to order drinks ahead and pick them up, reducing traffic staging lines.

PLANNING STAFF RECOMMENDATION

Recommend upon conditions and design of the Civil Site Design, including reasonable timelines for the Immediate Site Plan and the Imminent Future Site Plan.

Exhibit A

DRAINAGE CALCULATION SHEET	
PROJECT NAME:	Guzzle Site 160 East Main, Grantsville Utah
PROJECT NO.	15-45029
PREPARED FOR:	Grantsville City
PREPARED BY:	Barry Bunderson, PMP, PE
DATE:	2/22/2023
NOTES: Assume AMC type II storm and type B soil group. Rainfall depths per NOAA Atlas 14 at Latitude 40.599528 and Longitude -112.458861. Soil: Birdow loam, 1 to 4 percent slopes per NRCS web soil survey. Retention Volumes per SCS rainfall-runoff relationship. Volumes required are the post development runoff volume minus the pre-development runoff volume.	

Retention Volumes by SCS Method					
	Area (sq.ft.)	Pre development run off "CN"	Post development run off "CN"	Pre development Storage "S"	Post development Storage "S"
Catchment 1	4535	67	98	4.93	0.20
Catchment 2	1227	67	98	4.93	0.20
Catchment 3	2175	67	98	4.93	0.20
Catchment 4	6629	67	91	4.93	0.99
Rain fall depths					
	2yr	10 yr	25 yr	50 hr	100 yr
	1.09	1.63	1.9	2.1	2.32
Pre Development Runoff Volumes Cu. Ft.					
	2yr	10 yr	25 yr	50 hr	100 yr
Catchment 1	1	28	54	78	108
Catchment 2	0	8	15	21	29
Catchment 3	0	14	26	37	52
Catchment 4	1	41	79	114	157
Post Development Runoff Volumes Cu. Ft.					
	2yr	10 yr	25 yr	50 hr	100 yr
Catchment 1	332	532	633	708	791
Catchment 2	90	144	171	192	214
Catchment 3	159	255	304	340	379
Catchment 4	234	468	595	691	800
Required Retention Volumes - Cu. Ft.					
	2yr	10 yr	25 yr	50 hr	100 yr
Catchment 1	331	504	579	630	683
Catchment 2	90	136	157	171	185
Catchment 3	159	242	278	302	328
Catchment 4	233	427	516	578	642

225 EAST MAIN STREET, SUITE M
GRANTSVILLE, UTAH 84029

G:\Shared drives\Projects\2015\15-45029 Specialty Soda\36 Executing\Calcs\

bvb

Exhibit B

APPROVED P&Z MEETING MINUTES

- 3. Consideration of a P.U.D. / site plan for Vince Anderson at 160 East Main Street to construct a drive-through only soda shop called "Guzzle" located in the CS zone.** Vince Anderson represented this item for himself and he stated to the Commission:

He and his partner are proposing to do a drive through soda shop at 160 East Main.

Jennifer Williams stated he is asking to waive four requirements. They will need to determine if they want to waive each. There are also other items to discuss per the memo from Craig Neeley and also lighting.

Robbie Palmer asked if he was able to review the memo and if he has come up with any plans for the items.

Vince Anderson stated it all seems doable. They want him to have a plan for all their specific planting types and where they are going to be. It is going to be minimal as far as plants and grass. The lot is not very wide. In regards to the park strip, they are working with UDOT to get approved. There is going to be some potted type plants around the building. They are going for the desert look. The retention basin will be gravel. On the eaves of the building, there will be exterior lighting that will service the drive through portion. They will have one multi-direction, single pole to service the parking that will be for employees only. He asked if he could determine the location of the area light of the back parking at a later date. They are still figuring out what they are doing with the area behind. They will install a tracer wire to help locate the lateral because they will have to move the meter and they will also update the meter assembly.

Gary Pinkham stated it is a skinny, little lot that is hard to do something with. They are making good use of it.

Jaime Topham stated it is not clear what they will be using for secondary outdoor water.

Vince Anderson stated they are using City culinary water off the meter.

Robbie Palmer addressed the lot size and the trees in the park strip. It doesn't sound like they will have any park strip. The trees along Main Street are mature and it is sometimes hard to see.

Vince Anderson stated they are asking to waive the tree in the park strip as UDOT will not allow much because it will obstruct the view for traffic control. If they do have a tree, it will have to be a minimal shrub type plant. Per UDOT's request, they have contacted the neighbor to the west to get permission to trim back their trees. The neighbors have agreed.

APPROVED P&Z MEETING MINUTES

Robbie Palmer stated they had not received any letters from neighbors in opposition. He confirmed that they are requesting to locate the rear light at a later time.

Jennifer Williams stated they are asking to not pave the parking lot for one year.

Gary Pinkham confirmed the parking lot would be primarily for employee parking. The business itself will be using the paved circle. They have allowed gravel lots before on several properties.

Vince Anderson stated the plan is to eventually asphalt the whole parking lot and that falls in stipulation with locating that light pole at the same time.

Jaime Topham stated this sounds like a good idea to her. This town could use some more small businesses, especially, some having activities for kids to do.

Vince Anderson stated there are other long term plans. There is some area in the back that borders the fence of the high school. They have discussed doing something there that would provide activities long term, but they have not narrowed anything down specifically, a basketball court or something of that nature.

Jennifer Williams stated the front 150 feet of this lot is in the CS zone, which would be to the back of the retention basin. The back portion is in the R-1-8 zone.

Gary Pinkham moved to approve the planned unit development and site plan for Vince Anderson at 160 East Main Street to construct a drive-through only soda shop called "Guzzle" in the CS zone allowing the waiver of the lot size, the street access, and the park strip; allowing for the gravel parking lot for the employees so long as it is maintained with a good gravel surface; the final drawings must address the utilities, drainage, and landscaping issues per the memo from Craig Neeley; and allowing UDOT to regulate the access.

Vince Anderson asked for some clarification on the light pole.

Barry Bunderson stated he is the engineer on the project. Because of the future plan in the back, if they put the light pole up and put a permanent foundation in the ground, it may be in the way. They are asking that the light pole be located at a later date. They would run conduit past the permanent paving so they can easily tie into it. But the location of that pole may be subject to the future plans for the back. They may want to put it at a strategic location so it may service both.

Gary Pinkham added the condition that the final location of the light pole be determined with the paving of the parking lot.

Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

AGENDA ITEM #8

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 HELP 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 #9

Report from City Council Liaison, Mayor
Critchlow

AGENDA ITEM #10

Adjourn