



Aug 3, 2023

**Planning Commission
Meeting**

Information Packet

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA:

1. Discussion of proposed rezone of 2 acres located on Burmester Road & North Street to go from RM-7 and RR1 designation to C-S designation
2. Discussion of PUD for 2 acres located on Burmester Road & North Street
3. Discussion of PUD for Grantsville Multi-Use Office / Residential Development
4. Discussion of Preliminary Plat for Grantsville Multi-Use Office / Residential Development
5. Discussion of Final Plat for Northstar Ranch Phase 9
6. Discussion of PUD for Desert Edge Subdivision PUD Development
7. Approval of minutes from the Jan. 19, Mar. 3 and May 4, 2023 Planning Commission meetings
8. Report from City Council liaison Mayor Critchlow
9. Adjourn

AGENDA ITEM #1

Discussion of proposed rezone of 2 acres located on Burmester Road & North Street to go from RM-7 and RR1 designation to C-S designation



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 2023089 – B

Rezone for 2-acre lot at 218 N. Burmester Rd. Summary and Recommendation

Parcel ID: 11-006-0-0004 **Meeting Date:** August 3, 2023
Property Address: 218 N. Burmester Rd. **Current Zone/Proposed Zone** RM-7 & RR-1 to C-S

Applicant Name: Robert and Ashley Sager
Request: Rezone property from split zoning RM-7 and RR-1 to C-S
Prepared by: Cavett Eaton
Planning Staff Recommendation: P&Z Staff recommends this rezone be approved as it follows the intent of Future Land Use Projections (Future Land Use Map), the General Plan, and is the most appropriate zoning district for this proposed land use of mixed commercial and existing residential.

PROJECT DESCRIPTION

The applicant wishes to start a small internet-based business that will provide outdoor storage for recreational vehicles, rentals of recreational vehicles and sales of used or new recreational vehicles, travel trailers or automobiles, likely no more than 6 at a time in inventory, and mostly online sales. Interested parties would be required to see the inventory by appointment only and the vehicles will be kept in a fenced yard. All required City Business Licenses will be obtained as necessary.

Rezoning is required for this business application and the (C-S) Commercial Shopping District Zoning District allows for residential and commercial use, including Automobile Repair and Boat/Recreational Vehicle Sales and Service. The C-S Zoning District also requires a Planned Unit Development (PUD) approval. The PUD Application is included as a separate discussion item on the agenda for August 3rd, 2023.

SITE & VICINITY DESCRIPTION

Parcel Number	11-006-0-0004
Tax Year	2023
Total Acres	2.01
All Owners	SAGER ASHLEY A JT, SAGER ROBERT D JT
Address	218 N Burmester Rd. Grantsville, UT
Subdivision	UTAH PIONEER SUB OF G-VILLE 1 AMD



LAND USE / ZONE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	45 feet	>22 feet	Complies
Front Yard Setback	30 feet	65 feet	Complies
Side Yard Setback	15 feet	96 feet	Complies
Rear Yard Setback	30 feet	78 feet	Complies
Landscaping Buffers & Setback Modifications	25% of total project area	> 25%	Complies
Lot Width	150 feet	150 feet by 200 feet	Complies
Parking	Not determined		Will be determined with PUD
Lot Coverage	N/A	N/A	N/A
Lot Area	N/A	N/A	N/A

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

GENERAL PLAN CONSIDERATIONS

From the General Plan Executive Summary –

Economic Development

- Define the Core – Define the core commercial district and provide adequate amenities or services to attract development for infill of this space.
- Create Priority Areas – Prioritizing area for development will help encourage appropriate DIRT (Duration, Intensity, Rate & Timing) of development to match the community needs.
- Provide Business incentives – Where necessary, provide incentives to new business start-ups or existing business expansions to encourage community growth and job creation.

Conditions Prior To Implementation (Economic Development)

Grantsville City is a community that is slowly evolving from a rural/agricultural community to a bedroom community supporting the regional economy. They recognize the need to ensure that commercial land is available for future growth, but like most communities, there are concerns about the trade-offs of economic development.

Areas of Potential

- A major distribution center with approximately 1.3 million square feet of floor space has created a significant positive economic impact to the City both in terms of tax base and increased housing development and has also generated spin-off projects and businesses.
- Commercial/industrial development is expected to hold steady and perhaps build momentum in many parts of the City.
- Many Grantsville residents commute to work in the Salt Lake Valley, while others provide local services for the county and the community.
- Residents have few retail options in Grantsville and must shop out of town. The following table demonstrates the retail sales captured in the City versus per capita averages in the County and State. (Modified for this report)

Per Capita Sales

Retail Sector Category	City	County	State	Per Capita Leakage (State minus City)	Dollar Leakage
Motor Vehicle & Parts Dealerships	\$59	\$1,152	\$2,263	\$2,204	\$22,830,298

- Areas of greatest retail potential are Motor Vehicles sales, General Merchandise and Building Materials. Most of these sales are being made outside the City but within the County, primarily in Tooele City.

P&Z Staff have determined that this application and the proposed business is congruent with the goals of the General Plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

Increased traffic on Burmester Road – This property has ample frontage on Burmester to allow for a secondary access and provide parking without adversely affecting general traffic. A review with Public Works staff has verified this.

NEIGHBORHOOD RESPONSE

As of 7/28/23 one resident has emailed asking for more information about the rezone proposal. We received the following, to which we replied and attached the Staff reports and the Future Land Use Map.

Grantsville City,

I am interested in receiving more information regarding the request to Rezone 218 N. Burmester Rd to C-S designation.

What is the plan for that address and how will turning it to Commercial Shopping affect that property and the immediate area?

Thank you,

- Chad Hogan

PLANNING COMMISSION RESPONSE

This property was on the agenda on June 15, 2023 as a Re-zone to the MU Zoning District. It was pulled because the Future Land Use Map (General Plan) only allowed Commercial Zoning Districts (C-N, C-S, C-G, C-D, etc.) and did not allow the MU Zoning District. This submittal is an update of that Re-zone request.

PLANNING STAFF ANALYSIS

Referencing: GLUDMC 16.2 Commercial Shopping District (C-S)

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale.

Development in the C-S Commercial Shopping District may be approved only as a planned development in conformance with the provisions of Chapter 12, Planned Unit Developments.

PLANNING STAFF RECOMMENDATION

P&Z Staff recommends this rezone be approved as it follows the intent of Future Land Use Projections, the General Plan, and is the most appropriate zoning district for this proposed land use of mixed commercial and existing residential.

AGENDA ITEM #2

Discussion of PUD for 2 acres located on
Burmester Road & North Street to go from RM-
7 and RR1 designation to C-S designation



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 2023089 – C

Planned Unit Development (PUD) Summary and Recommendation

Parcel ID:	11-006-0-0004	Meeting Date:	August 3rd, 2023
Property Address:	218 N. Burmester Rd.	Current Zone/Proposed Zone	RM-7 & RR-1 to C-S
Applicant Name:	Robert and Ashley Sager		
Request:	PUD Application (required with C-S)		
Prepared by:	Cavett Eaton		
Planning Staff Recommendation:	P&Z Staff recommends this PUD be approved		

PROJECT DESCRIPTION

The applicant wishes to start a small internet-based business that will provide outdoor storage for recreational vehicles, rentals of recreational vehicles and sales of used or new recreational vehicles, travel trailers or automobiles, likely no more than 6 at a time in inventory, and mostly online sales.

Interested parties would be required to see the inventory by appointment only and the vehicles will be kept in a fenced yard. All required City Business Licenses will be obtained as necessary.

Rezoning is required for this business application and the (C-S) Commercial Shopping District Zoning District allows for residential and commercial use, including Automobile Repair and Boat/Recreational Vehicle Sales and Service. The C-S Zoning District also requires a Planned Unit Development (PUD) application to be approved.

SITE & VICINITY DESCRIPTION



GLUDMC Chapter 12 PLANNED UNIT DEVELOPMENTS CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
PURPOSE (Objectives) ...the City and Developer will seek to achieve the following specific objectives.	GLUDMC Section 12-1(a): Creation of a more desirable environment than would be possible through strict application of other City land use regulations through promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.	No changes, alterations, modifications or waivers of any zoning or development regulations are being requested. A PUD IS required through C-S Zoning.	Complies
	(b) The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities.	N/A	
	(c) Preservation of buildings which are architecturally or historically significant contribute to the character of the City;	N/A	
	(d) Establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations and interface with automobile traffic at few and specific points. Onsite paths and trails shall connect to the citywide trail system. Trails connecting to the citywide system shall be considered public trails allowing for public use; and	N/A	
	(e) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.	N/A	

LAND USE / ZONE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	45 feet	>22 feet	Complies
Front Yard Setback	30 feet	65 feet	Complies
Side Yard Setback	15 feet	96 feet	Complies
Rear Yard Setback	30 feet	78 feet	Complies
Landscaping Buffers & Setback Modifications	25% of total project area	> 25%	Complies
Lot Width	150 feet	150 feet by 200 feet	Complies
Parking	TBD	TBD	TBD
Lot Coverage	N/A	N/A	N/A
Lot Area	N/A	N/A	N/A

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

GENERAL PLAN CONSIDERATIONS

From the General Plan Executive Summary –

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Areas of Potential

- A major distribution center with approximately 1.3 million square feet of floor space has created a significant positive economic impact to the City both in terms of tax base and increased housing development and has also generated spin-off projects and businesses.
- Commercial/industrial development is expected to hold steady and perhaps build momentum in many parts of the City.
- Many Grantsville residents commute to work in the Salt Lake Valley, while others provide local services for the county and the community.
- Residents have few retail options in Grantsville and must shop out of town. The following table demonstrates the retail sales captured in the City versus per capita averages in the County and State. (Modified for this report)

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	City	County	State		
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- Areas of greatest retail potential are Motor Vehicles sales, General Merchandise and Building Materials. Most of these sales are being made outside the City but within the County, primarily in Tooele City.

P&Z Staff have determined that this application and the proposed business is congruent with the goals of the General Plan.

NEIGHBORHOOD RESPONSE

As of 7/28/23 one resident has emailed asking for more information about the rezone proposal. We received the following, to which we replied and attached the Staff reports and the Future Land Use Map.

Grantsville City,

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What is the plan for that address and how will turning it to Commercial Shopping affect that property and the immediate area?

Thank you,

- Chad Hogan

PLANNING STAFF ANALYSIS

No changes, alterations, modifications or waivers of any zoning or development regulations are being requested. A PUD IS required through C-S Zoning.

PLANNING STAFF RECOMMENDATION

P&Z Staff recommends this PUD be approved.

AGENDA ITEM #3

Discussion of PUD for Grantsville Multi-Use
Office / Residential Development



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 2023093

Grantsville Multi-Use Office/Residential Development PUD Summary and Recommendation

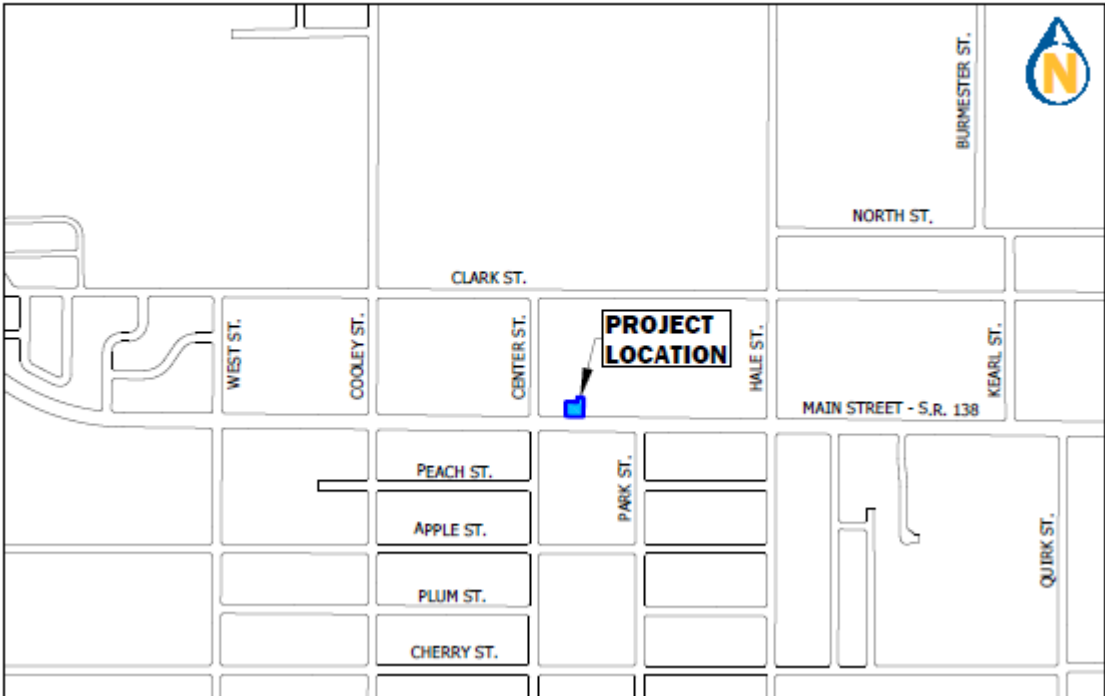
Parcel ID:	01-094-0-0069	Meeting Date:	August 3, 2023
Property Address:	196 West Main St.	Current Zone/Proposed zone	MU
Applicant Name:	Smith Management & Consulting		
Request:	Construct a Three Unit Office & 3 Unit Residential Complex		
Prepared by:	Dan England & Cavett Eaton		
Planning Staff Recommendation:	Approval with PUD conditions & address corrections		

PROJECT DESCRIPTION

This project is unique as it promotes traditional down-town type office space facing Main Street on the main floor and residential apartments above. It does this using a more modern style. It maintains 25% of the lot for landscape, while maintaining an existing shared access easement with the properties to the east. It allows more open space for this building by using shared parking and Main Street. When the property was rezoned, it was discussed whether or not to change the 1/2-acre requirement for commercial use for a Mixed-Use Lot, but it was decided to allow the use because of the lot size and location of the lot, and that the current lot was non-conforming as it was. Both Office Use and Residential Apartments are permitted in this zone, and this type of building was being encouraged by the city and the owner.

SITE & VICINITY DESCRIPTION

VICINITY MAP



LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	2 stories or 35 feet	24.6 feet	Complies
Front Yard Setback	25 feet		
Side Yard Setback	7.5 feet	7.3 feet and 6.5 feet	Being discussed w/ Engineering/P&Z
Rear Yard Setback	20 feet	20 feet	Complies
Landscaping Buffers & Setback Modifications	25%	25%	Complies
Lot Width	100 feet	121.26 feet	Complies
Lot Area	.50 acres	.31	Approved w/ rezone
Parking	10 in lot, plus 1 ADA	13 Required	3 additional In-Street Parking Spaces would make this Comply (See issues of concern note below)
Minimum Dwelling Size	900 square feet each dwelling	Unit 203 – 1014 sq ft, Unit 202 – 1015 sq ft, Unit 201 970 sq ft	Complies

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

GENERAL PLAN CONSIDERATIONS

Land Use

Goals + Policies + Land Use

Goal 3. Support a Mix of Land Uses. Grantsville desires a well-balanced, financially sound, and functional mix of agricultural, residential, commercial, open-space, recreational, and institutional land uses.

- 1.
2. Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.
3. Ensure compatibility of future land uses with adjoining properties.
4. Promote neighborhood commercial development in targeted areas, to preserve existing or planned residential development without detracting from the residential character of the community. Increase density along the Main Street corridor, offering more clustered housing alternatives for lower income families within convenient access to necessary amenities.
5. Through the land use regulations of the City, and other strategies, encourage an "out-from-the-center" development pattern.
6. Implement a set of concentrated growth boundaries radiating from the center of Grantsville, ensuring that adequate density is realized before allowing further sprawl development to be built.

7. Allow the sizes of lots/units within a subdivision to vary from the zoning requirement while maintaining the overall zoning density of the parcel to provide Improved Open Space through the Planned Unit Development (PUD) Process.

ISSUES OF CONCERN/PROPOSED MITIGATION

Engineering has been working with the developer on a number of items of concern. As per this Staff Report Date, the developer is still replying to concerns. The City Engineer has asked the Planning Commission to refer the Civil Plan with current redlines in the Meeting Packet for his comments and notes.

NEIGHBORHOOD RESPONSE

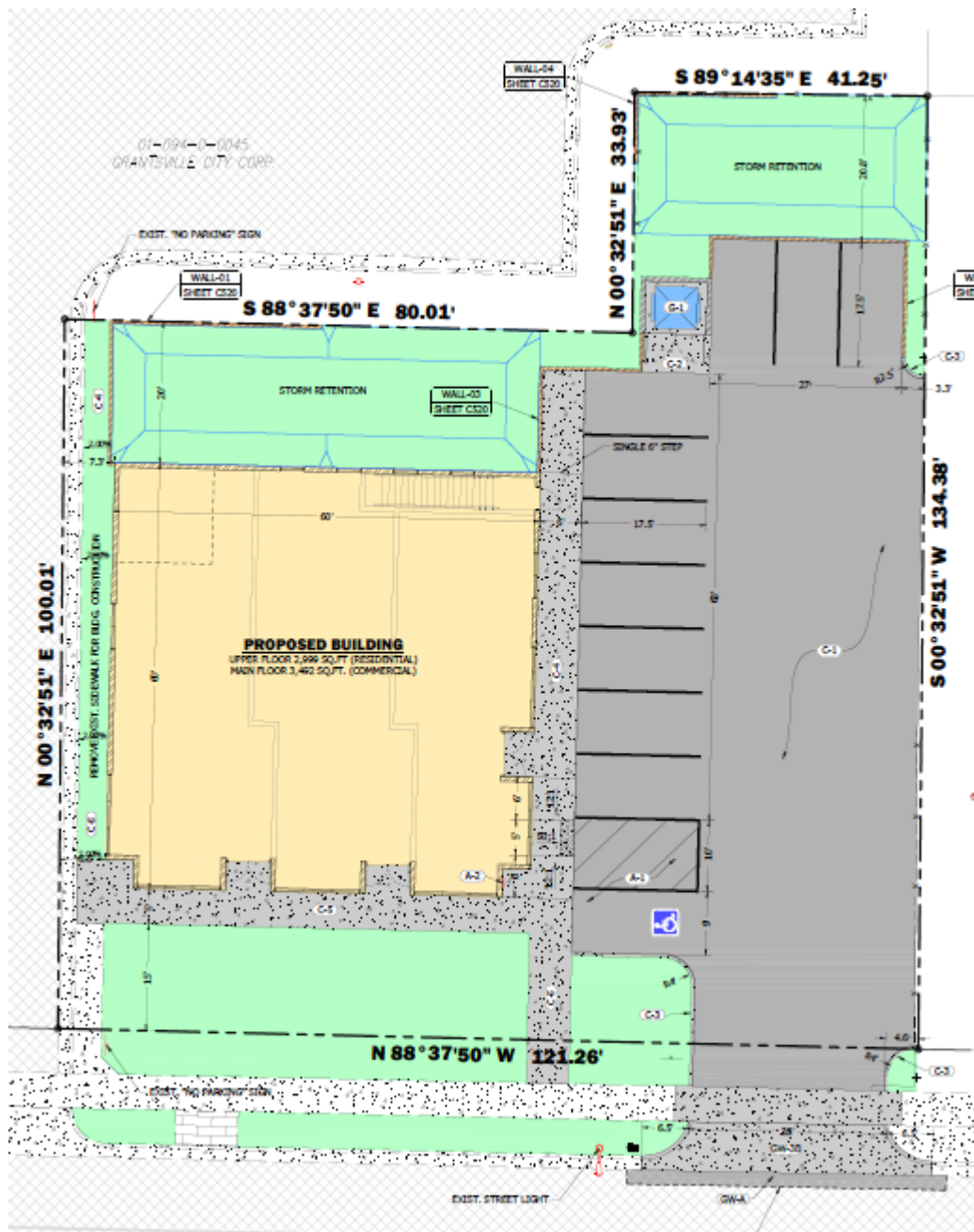
None as of 7/28/23

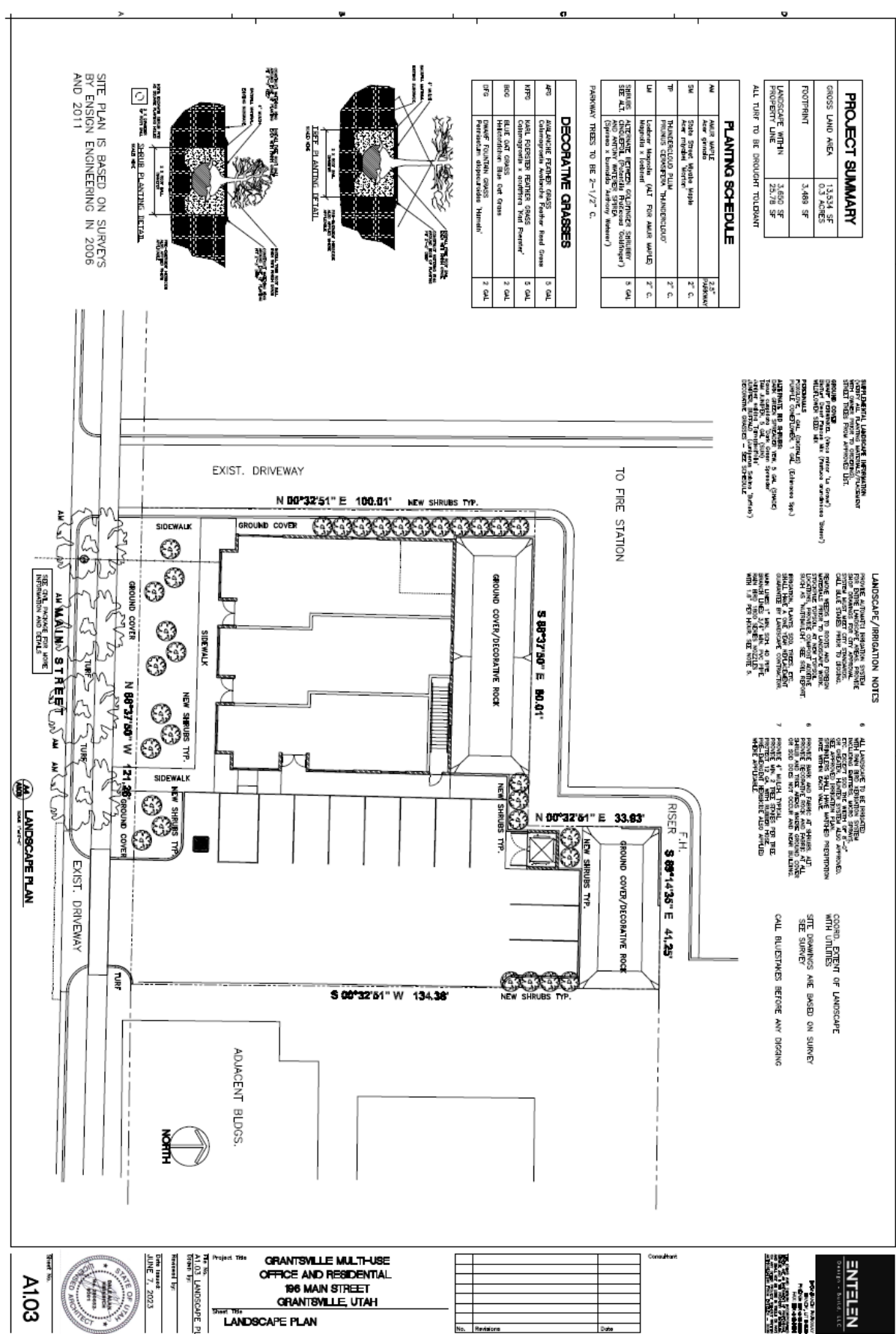
PLANNING COMMISSION RESPONSE

N/A

PLANNING STAFF RECOMMENDATION

Planning and Zoning Staff have worked with the owner and the developer on this project since the summer of 2022. The project has taken momentum in the past two months and we feel there has been a good effort to come into compliance. There are a few items still being discussed with Engineering. If the Planning Commission can review these issues and concessions are made, Planning Staff recommends this PUD and Preliminary Application be approved.





AGENDA ITEM #4

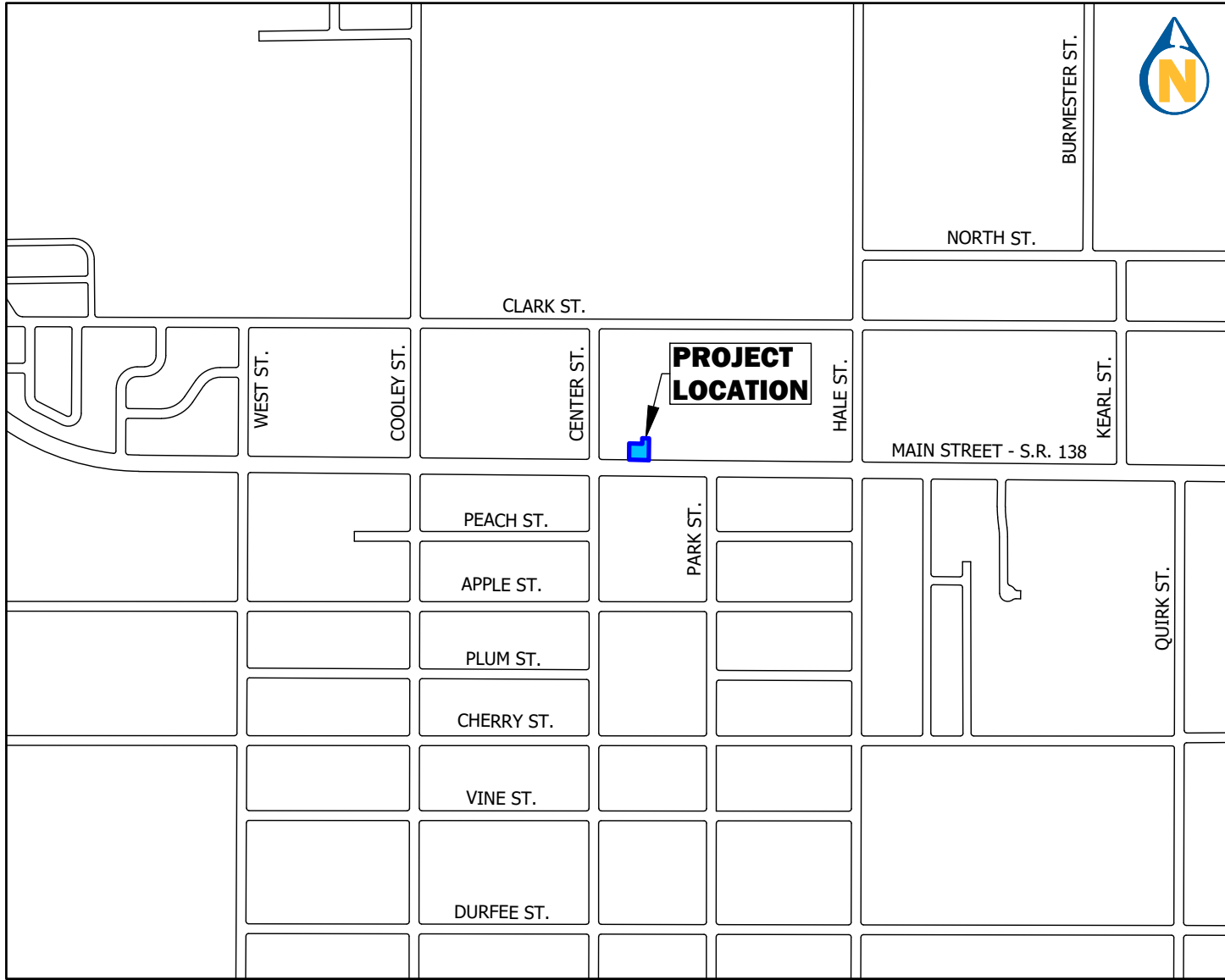
Discussion of Preliminary Plat for Grantsville
Multi-Use Office / Residential Development

GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
PARCELS: 01-094-00044, 01-094-0-0067
LOCATED IN THE NE 1/4 OF SECTION 36, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH
REZONE: C-S TO MIXED USE

2ND SUBMITTAL ON 7/13/2023
DRC on 7/18/23

VICINITY MAP



SCALE: 1"=1000'

CIVIL SHEET INDEX

SHEET	TITLE
C100	COVER & INDEX
C101	GRANTSVILLE CITY NOTES
C102	NOTES & LEGEND
C400	SITE PLAN
C440	UDOT ACCESS PLAN
C500	GRADING PLAN
C510	RETENTION PONDS
C520	WALL DETAILS
C590	SITE BALANCE
C600	UTILITY PLAN
C630	STORM DRAIN CALCULATIONS
C690	EROSION CONTROL PLAN
C691	EROSION CONTROL BMP SHEET
C900	SITE DETAILS
C901	UDOT RIGHT-OF-WAY DETAILS
C910	UTILITY DETAILS

GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

UDOT NOTES

1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 – 9:00 AM and 3:30 – 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
4. Replace all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.
5. All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
6. All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
7. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.
8. No road cuts allowed on this job.
9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575.
10. All utilities within the paved surface must be bored.
11. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
12. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
13. Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
14. Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
15. Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
16. Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement. REFERENCES 1. Utah Administrative Code R930-6 (Access Management) For a complete version of the Department's standards and guidelines regarding access permits please refer to Utah Administrative Code R930-6, www.udot.utah.gov/go/AccessManagement. 2. AASHTO, A Policy on Geometric Design of Highways and Streets ("Green Book"), bookstore.transportation.org. 3. AASHTO, Roadside Design Guide, bookstore.transportation.org. 4. Utah, Manual on Uniform Traffic Control Devices (UMUTCD), www.udot.utah.gov
17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

BENCHMARK SEWER MANHOLE LID ACROSS THE STREET AND NEXT TO THE CROSSWALK
ELEVATION 4362.86

DEVELOPER

KRISTI SMITH
5693 S Redwood Rd. #14
Taylorsville, UT 84123
Phone: 801-747-2216
kristi.smith@bfs.com



GRANTSVILLE MULTI-USE
OFFICE & RESIDENTIAL

196 W MAIN STREET
PARCELS: 01-094-00044, 01-094-0-0067
LOCATED IN THE NE 1/4 OF SECTION 36, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: LKM 2023-07-10
APPROVED: LKM 2023-07-10
PROJECT #: 1794014
PLANSET 1794014.dwg

C100
COVER & INDEX

PRELIMINARY
NOT FOR CONSTRUCTION

PRE-CONSTRUCTION DATE: _____
CITY COUNCIL APPROVAL DATE: _____

CITY PUBLIC WORKS DIRECTOR

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

CITY ENGINEER

APPROVED BY THE CITY ENGINEER: GRANTSVILLE CITY, UTAH

FOR PUBLIC IMPROVEMENTS ONLY (SHEETS C100 THROUGH EC100)

BY: _____ DATE: _____
GRANTSVILLE CITY ENGINEER

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

Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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GRANTSVILLE CITY NOTES				
GRANTSVILLE CITY GENERAL NOTES	GRANTSVILLE CITY TRAFFIC NOTES	GRANTSVILLE CITY GRADING NOTES	GRANTSVILLE CITY FIRE DEPARTMENT NOTES	GRANTSVILLE CITY WATER NOTES
<div><div>1.</div><div>1. All work done or improvements installed within Grantsville City including but not limited to excavation, construction, roadwork and utilities shall conform to the Grantsville City Construction Standards and Specifications, City Municipal Code, the latest edition of the APWA Manual of Standard Specifications and Manual of Standard Plans, the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and any state or federal regulations and permit requirements of various governing bodies. The contractor is responsible to have a copy of these specifications and to know and conform to the appropriate codes, regulations, drawings, standards and specifications.</div><div>2.</div><div>2. The existence and location of any overhead or underground utility lines, pipes, or structures shown on these plans are obtained by a research of the available records. Existing utilities are located on plans only for the convenience of the Contractor. The contractor shall bear full responsibility for the protection of utilities and the engineer bears no responsibility for utilities not shown on the plans or not in the location shown on the plans. This includes all service laterals of any kind. The Contractor shall, at his own expense, locate all underground and overhead interferences, which may affect his operation during construction and shall take all necessary precautions to avoid damage of the same. The Contractor shall use extreme caution when working near overhead utilities so as to safely protect all personnel and equipment, and shall be responsible for all cost and liability in connection therewith.</div><div>3.</div><div>3. The Contractor shall take all precautionary measures necessary to protect existing utility lines, structures, survey monuments and street improvements which are to remain in place, from damage, and all such improvements or structures damaged by the Contractor's operations shall be repaired or replaced satisfactory to the City Engineer and owning utility company at the expense of the Contractor.</div><div>4.</div><div>4. All construction shall be as shown on these plans, any revisions shall have the prior written approval of the City Engineer and Public Works Director.</div><div>5.</div><div>5. Permits are required for any work in the public way. The Contractor shall secure all permits and inspections required for this construction.</div><div>6.</div><div>6. Curb, gutter, and sidewalk, found to be unacceptable per City Standards and APWA shall be removed and replaced.</div><div>7.</div><div>7. Contractor shall provide all necessary horizontal and vertical transitions between new construction and existing surfaces to provide for proper drainage and for ingress and egress to new construction. The extent of transitions to be as shown on plans.</div><div>8.</div><div>8. Any survey monuments disturbing shall be replaced and adjusted per Tooele County Surveyors requirements.</div><div>9.</div><div>9. All privacy walls, new or existing, are only shown on civil plans for the purpose of reviewing grading relationships; flood control and sight distance at intersections. All walls shall have a minimum 2 ft x 2 ft x 30 inch deep spot footings. Bottom of all footings on all walls shall be a minimum of 30 inches below finished grade. Walls greater than 6 feet require a separate permit and inspection by the Building Department.</div><div>10.</div><div>10. All construction materials per APWA must be submitted and approved by the City Engineer prior to the placement of asphalt within City Right of Way. Grantsville Public Works will approve pipe zone material to be placed.</div><div>11.</div><div>11. Request for inspection by the Grantsville City Engineering Dept. shall be made by the contractor at least 48 hours before the inspection services will be required.</div><div>12.</div><div>12. Work in public way, once begun, shall be prosecuted to completion without delay as to provide minimum inconvenience to adjacent property owners and to the traveling public. Please see Code 17 General Provisions for more details.</div><div>13.</div><div>13. The Contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from storm water runoff and/or deposition of debris resulting from any and all work in connection with construction.</div><div>14.</div><div>14. Power poles and/or other existing facilities not in proper location based on proposed improvements shown hereon will be relocated at no expense to the Grantsville City. Power lines and all other aerial utilities are to be buried and poles removed as determined by the City Engineer.</div><div>15.</div><div>15. Curb and gutter with a grade of less than four-tenths of one percent shall be constructed by forming. Each joint shall be checked for a grade prior to construction and water tested as soon as possible after construction.</div><div>16.</div><div>16. Contractor to follow Grantsville City Noise Ordinance Standards Code Ordinance 2018-19</div><div>17.</div><div>17. Contractors are responsible for all OSHA requirements on the project site.</div><div>18.</div><div>18. A UPDES (Utah Pollutant Discharge Elimination System) permit is required for all construction activities as per state law as well as providing a Storm Water Pollution Prevention Plan to the City.</div><div>19.</div><div>19. All City maintained utilities including; waterline, fire hydrants, streetlight wiring, and storm drain must be in public right of way or in recorded easements.</div><div>20.</div><div>20. Contractor shall work Grantsville City regular working hours of Monday through Friday 7:00 am to 4:00 pm</div><div>21.</div><div>21. Prior to 90% bond release, a legible as-built drawing must be submitted to the Grantsville City stamped and signed by a professional engineer. As-builts must show all changes and actual field locations of storm drainage, waterlines, irrigation, street lighting, and power. As-builts will be held to the same standard as approved design drawings, no "redlined plans" allowed. In the absence of changes, copies of the approved drawings will be required stating "installed as per drawings". As-built drawings for new developments shall be submitted to the City in the following formats and quantities prior to the 90% bond release: 1 .dxf copy, 1 .pdf copy, and 1 GIS Shape file containing the same.</div><div>22.</div><div>22. Filter fabric wrapped around an inlet grate is not an acceptable inlet sediment barrier. See Grantsville City Construction Standards and Specifications for details of approved storm water BMPs which specifically states the utilization of an Oil Water Snout Separator.</div><div>23.</div><div>23. Asphalt paving is not allowed without a written exception from the Engineering Department and Public Works Department below an ambient temperature of 50 degrees and rising.</div><div>24.</div><div>24. To ensure proper planting, protection and irrigation of trees, mitigating risk of tree failure or future damage to infrastructure, contractors are required to follow the standards and specifications of the ISA – International Society of Arboriculture.</div><div>25.</div><div>25. When a proposed development borders a collector, minor collector or arterial street and is required to construct collector street fencing along the back of sidewalk, the development shall also be required put in a concrete mow strip from the back of sidewalk to underneath the fence panels. Concrete mow strips shall also be required between the sidewalk and fencing along the rear of double frontage lots.</div><div>26.</div><div>26. Concrete for all surface improvements including but not limited to; sidewalk, driveway entrances, pedestrian ramps, curb and gutter, water ways, manhole, vault and valve collars, and any other cast in place surface concrete features shall be constructed with minimum 4,500 psi concrete.</div><div>27.</div><div>27. Culinary Water and Sewer service laterals shall be marked on the top back of curb and lip of curb at their actual location of crossing the curb and gutter. Pins or stamps shall be used and must be installed while the concrete is still wet and will readily accept the marker. Grinding marking due to dry cement is not allowed.</div></div>	<div><div>1.</div><div>When a designated "Safe Route To School" is encroached upon by a construction work zone the safe route shall be maintained in a manner acceptable to Grantsville City.</div><div>2.</div><div>If the improvements necessitate the obliteration, temporary obstruction, temporary removal or relocation of any existing traffic pavement marking, such pavement marking shall be restored or replaced with like materials to the satisfaction of the City Engineer, Public Works Director or designee.</div><div>3.</div><div>The street Sign Contractor shall obtain street names and block numbering from the Planning Department prior to construction.</div><div>4.</div><div>The Contractor shall be responsible for providing and installing all permanent signs shown on the plans. Street name signs shall conform in their entirety to current City Standards and the latest Manual of Uniform Traffic Control Devices (MUTCD) manual. All other signs shall be standard size unless otherwise specified on the plans. All sign posts shall be installed in accordance with the current City Standards and the latest Manual of Uniform Traffic Control Devices (MUTCD) manual.</div><div>5.</div><div>All permanent traffic control devices called for hereon shall be in place and in final position prior to allowing any public traffic onto the portions of the road(s) being improved hereunder, regardless of the status of completion of paving or other off-site improvements called for per approved construction drawings unless approved by the City Engineer & Public Works Director.</div><div>6.</div><div>The Contractor shall be responsible for notifying Utah Transit Authority (UTA) if applicable, if the construction interrupts or relocates a bus stop or has an adverse effect on bus service on that street to arrange for temporary relocation of stop.</div><div>7.</div><div>Before any work is started in the right-of-way, the contractor shall install all advance warning signs for the construction zone. The contractor shall install temporary stop signs at all new street encroachments into existing public streets. All construction signing, barricading, and traffic delineation shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) per the current edition adopted by UDOT and be approved by the Grantsville City before construction begins. Traffic control plans shall be submitted as part of the engineering construction package and approved by the Grantsville City Engineer and Public Works Director.</div><div>8.</div><div>All signs larger than 36" X 36" or 1296 square inches per sign pole shall be mounted on a Slip Base system per UDOT standard drawing SN 10B (detail drawing attached to standard drawings) with a "Z" bar backing. Signs of this size are not allowed to be mounted on a yielding pole.</div><div>9.</div><div>Sign components such as sheeting, EC film, inks, letters and borders are all required to be from the same manufacturer. Only EC film may be used to achieve color. Vinyl EC film is not accepted.</div><div>10.</div><div>All new roundabouts, crosswalks, stop bars and legends shall be installed with Paint and Glass Bead.</div><div>11.</div><div>Paving asphalt binder grade shall be PG 58-28 unless otherwise approved by the City Engineer. Asphalt aggregate size shall be ½ inch for residential and collector roads. No more than 15% RAP (recycled asphalt pavement) by weight will be allowed in the asphalt mix design for the paving of public and private streets. Up to the 15 percent will be allowed with no change in the specific binder grade. The asphalt mix design shall have no more than 3½ % air voids.</div><div>14.</div><div>Potholing: All potholes must be saw cut square and have a minimum size of 1 square foot. When repairing a pothole, sand or pea gravel meeting Grantsville City standards shall be placed over the exposed utility to a depth of 6 inches. Following the pea gravel will be flowable fill up to 1 inch below the bottom edge of the existing asphalt. The remaining portion of the hole shall be filled with asphalt, which will have an overall thickness of the existing asphalt plus 1 inch.</div><div>15.</div><div>All fill within the public right of way shall be A-1-A to A-3, with the exception of top soil in the park strip for landscaping and trench backfill. Trench backfill material under pavements or surface improvements shall be clean, nonclumping, granular and flowable, 2" minus, A-1-a to A-2-7 soils according to AASHTO 145 soil Classification System. Lime treated flowable fills, if approved, shall have a 28-day strength of 65 PSI. 16. All traffic road closures involving 1 or more lanes of traffic must receive prior approval from the City Engineer, Public Works Director or his/her representative. VMS PCMS boards must be placed a minimum of 7 days in advance of any lane closure on collector, minor collector or arterial street. VMS PCMS boards must also be placed in advance of any lane closures on a subdivision street per the City Engineer's direction. Roundabouts, including their ingress and egress, shall be constructed with concrete pavement. Engineer shall design cross section and submit to the City for review and approval.</div></div>	<div><div>1.</div><div>In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Owner and City Engineer shall be immediately notified for direction.</div><div>2.</div><div>It shall be the responsibility of the Contractor to perform all necessary cuts and fills within the limits of this project and the related off-site work, so as to generate the desired subgrade, finish grades and slopes shown.</div><div>3.</div><div>Contractor shall take full responsibility for all excavation. Adequate shoring shall be designed and provided by the Contractor to prevent undermining of any adjacent features or facilities and/or caving of the excavation.</div><div>4.</div><div>The Contractor is warned that an earthwork balance was not necessarily the intent of this project. Any additional material required or leftover material following earthwork operations becomes the responsibility of the Contractor.</div><div>5.</div><div>Contractor shall grade the pavement area subgrade to the lines (horizontal) and elevations (vertical) shown on the plans within a tolerance of 0.1 + to 0.1 -.</div><div>6.</div><div>All cut and fill slopes shall be protected until effective erosion control has been established.</div><div>7.</div><div>The use of potable water without a special permit for building or construction purposes including consolidation of backfill or dust control is prohibited. The Contractor shall obtain all necessary permits for construction water from Grantsville City Engineering and Utilities Department.</div><div>8.</div><div>The Contractor shall maintain the streets, sidewalks and all other public right-of way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be promptly removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.</div><div>9.</div><div>In the event that any temporary construction item is required that is not shown on these drawings, the Developer agrees to provide and install such item at his own expense and at the direction of the City Engineer. Temporary construction includes ditches, berms, road signs and barricades, etc.</div><div>10.</div><div>All grading work shall conform to the soils report as prepared by the Soils Engineer and approved by the City Engineer, and as shown on these plans.</div><div>11.</div><div>All quality control testing shall be performed by an independent licensed and Certified third-party testing service.</div></div>	<div><div>1.</div><div>On any new home or building installation, accessible fire hydrants shall be installed before combustible construction commences and said fire hydrants shall be in good working order with an adequate water supply.</div><div>2.</div><div>Contractor shall call the Public Works Department and Engineering Department for underground inspection, pressure and flush verification of all fire hydrants and fire lines before back filling.</div><div>3.</div><div>Painting of the curbs and hydrant and any work necessary for protection of hydrants from physical damage shall be approved before being constructed. Hydra-finders will be installed per Grantsville City Standards detail.</div><div>4.</div><div>A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.</div><div>5.</div><div>All on-site fire main materials must be U.L. listed and A.W.W.A. approved.</div><div>6.</div><div>The turning radius for any fire apparatus access road and/or fire lane, public or private, shall be not less than forty-eight feet (48') outside radius equaling 96' or larger and twenty-two feet (22') inside radius and shall be paved.</div><div>7.</div><div>A fire apparatus road shall be required when any portion of an exterior wall of the first story is located more than one-hundred fifty feet (150') from Fire Department vehicle access roads and/or fire lanes, public or private, in excess of one hundred fifty feet (150') in length shall be provided with an approved turn around area. Contractor/Engineer shall follow latest International Fire Code regulations at all times in regards to distance.</div><div>8.</div><div>Access roads shall be marked by placing approved signs at the start of the designated fire lane, one sign at the end of the fire lane and width signs at intervals of one-hundred feet (100') along all designated fire lanes. Signs to be placed on both sides of an access roadway if needed to prevent parking on either side. Signs shall be installed at least 5', measured from the bottom edge of the sign to the near edge of pavement. Where parking or pedestrian movements occur, the clearance to the bottom of the sign shall be at least 7'. The curb along or on the pavement or cement if curb is not present, shall be painted with red weather resistant paint in addition to the signs.</div><div>9.</div><div>Electrically controlled access gates shall be provided with an approved emergency vehicle detector/receiver system. Said system shall be installed in accordance with the Grantsville City F.D. approval. Gates are only allowed with prior approval.</div><div>10.</div><div>All private underground fire lines that service automatic fire sprinkler systems shall be no smaller than eight (8) inches in diameter and have a Post Indicator Valve (PIV) between the water main and the building. If a PIV isn't feasible due to site constraints, a Water Indicator Valve (WIV) may be used with the approval of the City Engineer or Fire Code Official. For a WIV to be allowed, another valve must be installed on the fire service line back at the connection to the water main, which will be maintained by the City as part of it's culinary water system. All fire lines material shall be Ductile Iron. (Ductile Iron from the PIV to the building shall be permitted or Ductile Iron from the main water line to the WIV).</div><div>11.</div><div>Post Indicator Valves (PIV) shall be between 6 and 40 feet from buildings not exceeding three stories or equivalent in height and between 30 and 40 feet on buildings in excess of three or more stories in height or equivalent.</div><div>12.</div><div>Roads and accesses shall be designed and maintained to support the imposed loads of fire apparatus. Surface shall be paved before the application of combustible material.</div><div>13.</div><div>All new buildings equipped with a Fire Department Connection (FDC) must have inlets secured with Knox brand locking FDC cap(s) with a swivel collar. All new buildings are also required to have a Knox brand key lock box mounted on the exterior building, such that Fire Department personnel may gain access in case of an emergency.</div></div>	<div><div>1.</div><div>The following Grantsville City Water Notes are intended for general water standards only and are not all inclusive. The City has included the Culinary Water Design and Construction Standards within the City Construction Standards and Specifications.</div><div>2.</div><div>No work shall begin until the water plans have been released for construction by the Engineering Department. Following water plan approval, forty-eight (48) hour notice shall be given to the Engineering Department and the Public Works Department prior to the start of construction. Notice must be given by 2:00 P.M. the business day prior to an inspection.</div><div>3.</div><div>All work within Grantsville City shall conform to Grantsville City Standards and Specifications, AWWA and APWA.</div><div>4.</div><div>For Residential Developments - The developer shall purchase and install meter boxes and setters according to City Standards on newly developed lots and real property at the time of water main installation. Water meters will be supplied and installed by the Grantsville Utilities Department (at Developer's expense). The developer shall also provide the site address, lot number, meter size and pay meter fees prior to building permit approval. The developer should also pay for rental of a hydrant meter, and/or use the Grantsville City Public Water Standpipe located by the Public Works Building.</div><div>5.</div><div>For Commercial and Condominium Developments - The developer shall purchase and install meter boxes and setters according to City Standards. Water meters will be supplied by Grantsville City Public Works Department (at Developer's expense) and installed by Developer.</div><div>6.</div><div>All water facilities shall be filled, disinfected, pressure tested, flushed, filled and an acceptable water sample obtained prior to commissioning the new water line to the Grantsville City Culinary Water Distribution System.</div><div>7.</div><div>Grantsville City Utilities Department must approve water shut down which may require evening and weekend shut down as deemed necessary, requiring the contractor to be billed for overtime. 48 hour notice is required.</div><div>8.</div><div>Water stub-out installations will not be construed as a commitment for water service.</div><div>9.</div><div>Conditional Approval of Valved Outlet (6" and Larger): In the event the water plans show one or more valved outlets extending out of paved areas, installations of these outlets is acceptable, however, if the outlets are incorrectly located or not used for any reason when the property is developed, the developer shall abandon the outlets at the connection to the active main in accordance with the city standards and at the developer's expense.</div><div>10.</div><div>All lines to be pressure tested according to Grantsville City and AWWA standards and chlorinated prior to use and final acceptance.</div><div>11.</div><div>All fittings to be coated with poly fm grease and wrapped with 8-mil thick polyethylene.</div><div>12.</div><div>No other utility lines may be placed in the same trench with water line unless approved by the City Engineer.</div><div>13.</div><div>Any conflict with existing utilities shall be immediately called to the attention of the City Engineer or designee.</div><div>14.</div><div>All water vaults will be constructed per Grantsville City standard drawings and specifications. No vaults are allowed in traffic areas without prior approval of the City Engineer.</div><div>15.</div><div>Landscaping and irrigation adjacent to vaults shall drain away from vaults.</div><div>16.</div><div>Once the waterline has been tested, approved and city water is flowing through the pipe, only City personnel are authorized to shut down and charge the waterline.</div><div>17.</div><div>Megalug following ring or an approved equivalent shall be used on all fittings.</div><div>18.</div><div>APWA plan 562, City requires stainless steel tie-down restraints with turnbuckles only. 5/8" rebar is not acceptable. Megalug followers required on all fittings and all dimensions of thrust blocking still apply. Thrust blocks may be eliminated if horizontal tie down restraints have been pre-engineered and receive prior City approval.</div><div>19.</div><div>Water mains will be hot tapped as called out on the approved plans. Under special circumstances, when a contractor submits a request for a shutdown contrary to the approved plans and the request is approved at the discretion of the City Engineer or designee, the contractor must provide 48-hour notice to neighbors and those affected. If businesses are impacted by the shutdown it will be done after hours and all overtime fees for City personnel, equipment and vehicles must be paid in advance.</div><div>20.</div><div>Contractors are required to write the lot number with a black permanent marker on the inside of the water meter barrels as they are installed.</div></div>

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GRANTSVILLE MULTI-USE
OFFICE & RESIDENTIAL

196 W MAIN STREET
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: LKM 2023-07-10

APPROVED: LKM 2023-07-10

PROJECT #: 1794014

PLANSET 1794014.dwg

C101

GRANTSVILLE CITY NOTES

PRE-CONSTRUCTION DATE: _____

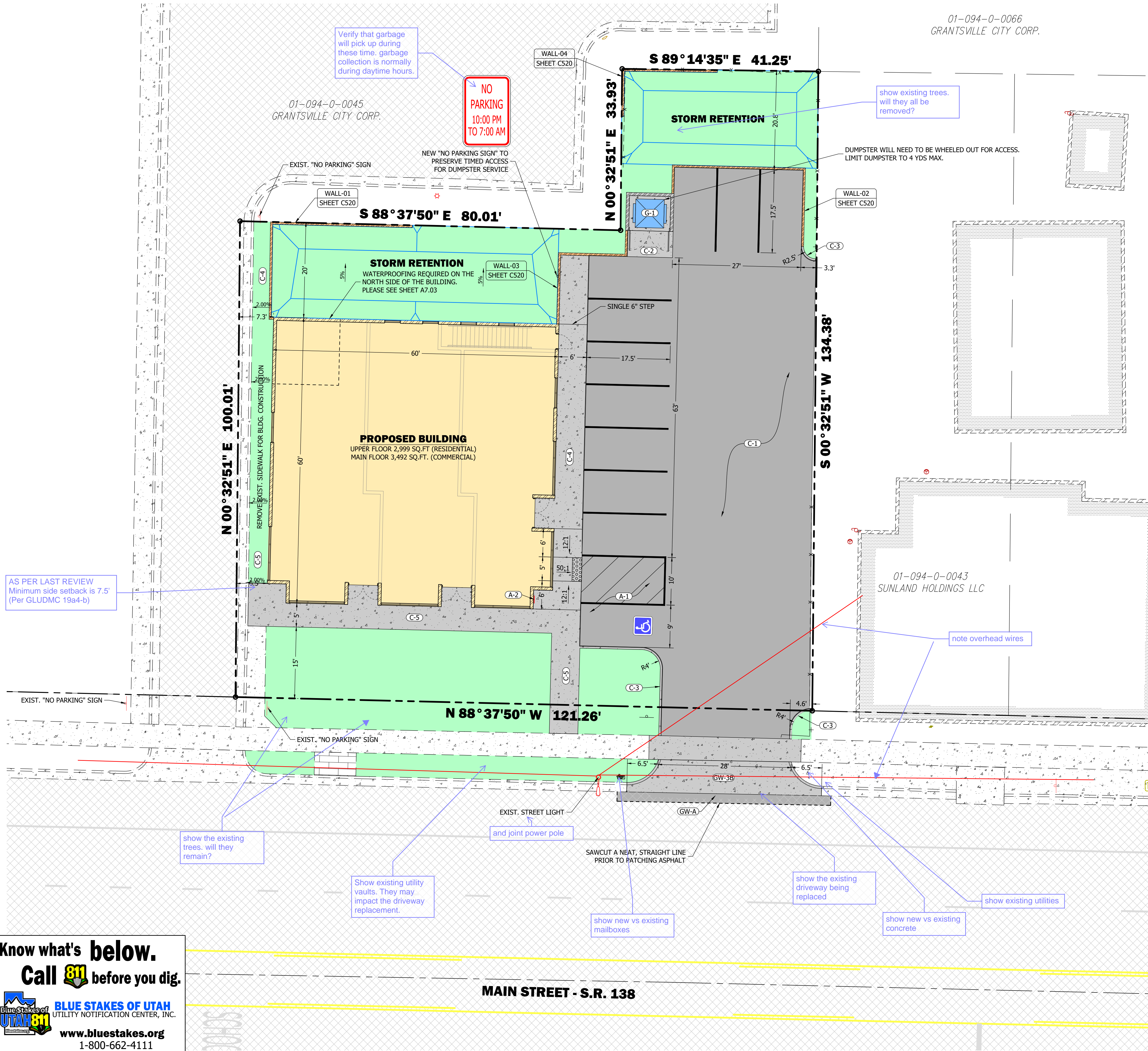
CITY COUNCIL APPROVAL DATE: _____

GENERAL NOTES		UTILITY NOTES		ABBREVIATIONS		LEGEND	
<div>1. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3.</div> <div>2. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.</div> <div>3. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.</div> <div>4. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.</div> <div>5. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.</div> <div>6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.</div> <div>7. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.</div> <div>8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.</div> <div>9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.</div> <div>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.</div>		<div>1. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.</div> <div>2. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE H&A ENTELLUS, INC. 48 HOURS PRIOR NOTICE SO H&A ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF H&A ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.</div> <div>3. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.</div> <div>4. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.</div> <div>5. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.</div> <div>6. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.</div> <div>7. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.</div> <div>8. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:</div> <div>UDOT REGION 2 801-887-3403 WATER - GRANSTVILLE CITY PUBLIC WORKS 435-884-0627 SEWER - GRANSTVILLE CITY PUBLIC WORKS 435-884-0627 IRRIGATION - GRANTSVILLE IRRIGATION CO. 435-830-9261 STORM DRAIN - GRANSTVILLE CITY PUBLIC WORKS 435-884-0627 ELECTRICAL - ROCKY MOUNTAIN POWER 801-886-7007 NATURAL GAS - DOMINION ENERGY 801-324-3970 TELECOM - BEEHIVE BROADBAND 435-837-6141 TELECOM - COMCAST 435-224-2356</div>		<div>Ø DIAMETER Δ DELTA ° DEGREES ' MINUTES, FEET " SECONDS, INCHES AD ALGEBRAIC DIFFERENCE ADA AMERICAN DISABILITIES ACT ADS CORRUGATED BLACK PLASTIC PIPE ARCH ARCHITECT, ARCHITECTURAL B&C BAR & CAP BLA BOUNDARY LINE AGREEMENT BLDG BUILDING BM BENCHMARK BND BOUNDARY BOW BACK OF WALK BRG BEARING BV BUTTERFLY VALVE BVC BEGIN VERTICAL CURVE BVCE BEGIN VERTICAL CURVE ELEVATION BVCS BEGIN VERTICAL CURVE STATION CB CURB AND GUTTER CB CATCH BASIN CH CHORD CHB CHORD BEARING CI CAST IRON CIP CAST IN PLACE CL CENTERLINE CMP CORRUGATED METAL PIPE CO CLEANOUT COMM COMMUNICATIONS CONC CONCRETE CONST CONSTRUCTION CUL CULINARY CW CULINARY WATER CWL CULINARY WATERLINE DEMO DEMOLITION DI DUCTILE IRON DIAM DIAMETER DIST DISTANCE E EAST, ELECTRICITY, ELECTRICAL EASE EASEMENT EG EXISTING GRADE EL ELBOW ELEC ELECTRICAL ELEV ELEVATION EOA EDGE OF ASPHALT EVC END VERTICAL CURVE EVCE END VERTICAL CURVE ELEVATION EVCS END VERTICAL CURVE STATION EX EXISTING FFE FINISH FLOOR ELEVATION FG FINISH GRADE FH FIRE HYDRANT FL FLOWLINE FND FOUNDATION FP FIRE PROTECTION FTG FOOTING G GAS, NATURAL GAS GB GRADE BREAK GV GATE VALVE HDPE HIGH-DENSITY POLYETHYLENE PIPE HP HIGH POINT HPE HIGH POINT ELEVATION HPS HIGH POINT STATION ID INSIDE DIAMETER IE INVERT ELEVATION INV INVERT IRR IRRIGATION IRRMH IRRIGATION MANHOLE K RADIUS OF CURVATURE L LENGTH LAT LATERAL SERVICE LD LAND DRAIN LDMH LAND DRAIN MANHOLE LF LINEAL FEET LG LIP OF GUTTER LP LOW POINT LPE LOW POINT ELEVATION LPS LOW POINT STATION MD MEASURE DOWN MECH MECHANICAL MH MANHOLE MON MONUMENT N NORTH NE NORTHEAST NG NATURAL GRADE NR NON-RADIAL NW NORTHWEST OC ON CENTER OD OUTSIDE DIAMETER OHP OVERHEAD POWER PC POINT OF CURVATURE PCC PORTLAND CONCRETE CEMENT PI POINT OF INFLECTION PL PROPERTY LINE PROP PROPERTY PT POINT OF TANGENCY PUE PUBLIC UTILITY EASEMENT PUE&DE PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT PVI POINT OF VERTICAL INFLECTION R RADIUS RC REBAR & CAP RCL ROADWAY CENTERLINE RCP REINFORCED CONCRETE PIPE ROW RIGHT OF WAY S SOUTH SD STORM DRAIN SDCB STORM DRAIN CATCH BASIN SDCO STORM DRAIN CLEANOUT SDMH STORM DRAIN MANHOLE SE SOUTHEAST SEC SECONDARY SEC SECTION SLB&M SALT LAKE BASE & MERIDIAN SPEC SPECIFICATION SPCS SPECIFICATIONS SPP STEEL PIPE SS SANITARY SEWER SSCO SANITARY SEWER CLEANOUT SSMH SANITARY SEWER MANHOLE STD STANDARD STDs STANDARDS SW SECONDARY WATER SW SOUTHWEST SWL SECONDARY WATERLINE TAN TANGENT TB THRUST BLOCK TBC TOP BACK OF CURB TBW TOP BACK OF WALK TEL TELEPHONE TCW TOP OF CURB/WALL TOA TOP OF ASPHALT TOC TOP OF CONCRETE TOE TOE OF SLOPE OR WALL TOG TOP OF GRATE TOW TOP OF WALL UTIL UTILITY UD UNDERDRAIN UGP UNDERGROUND POWER VC VERTICAL CURVE W WEST, WATER W2 SECONDARY WATER WL WATERLINE WM WATER METER</div>		<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><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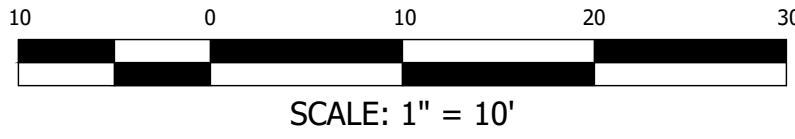
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BASINS NEED TO BE
DESIGNED AS MIXED
USE TO BE INCLUDED AS
OPEN SPACE. THIS CAN
BE NOTED IN THE PUD

AREA TABULATION			
	sq.ft.	Acres	%
BUILDING	3,489	0.08	25.78%
IMPROVEMENTS	6,396	0.15	47.26%
LANDSCAPE	3,650	0.08	26.97%
TOTAL	13,535	0.31	100.00%

PARKING CALCULATIONS	
OFFICE (3,492 SQ.FT. @ 2.79/1000)	9.74
RESIDENTIAL (3 UNITS @ 2 EACH)	6
SHARED PARKING, TABLE 6.3 (9.74 + 0.55*6)	13.04
MAIN STREET PARKING	3
OFF-STREET PARKING REQUIRED	10
OFF-STREET PARKING PROVIDED	11
REQUIRED ADA PARKING	1 OF 14

SYMBOL LEGEND	
(A-1)	ACCESSIBLE PARKING AREA & SIDEWALK RAMP PER DETAIL, SHEET C900
(A-2)	RESERVED PARKING SIGN - VAN ACCESSIBLE TYPE PER DETAIL, SHEET C900
(C-1)	PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
(C-2)	PRIVATE CONC. PAVING SLAB PER DETAIL, SHEET C900
(C-3)	PRIVATE CONCRETE CURB WALL PER DETAIL, SHEET C900
(C-4)	PRIVATE CONCRETE THICKENED EDGE SIDEWALK PER DETAIL, SHEET C900
(C-5)	PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
(GW-A)	REMOVE AND REPLACE UDOT ASPHALT PER DETAIL SHEET C901
(GW-2A)	REMOVE AND REPLACE EXIST. CURB & GUTTER PER UDOT DETAIL GW-2A TYPE B1, SHEET C901
(GW-3B)	REMOVE AND REPLACE EXIST. DRIVE APPROACH PER DETAIL GW-3B SHEET C901
ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS AND SPECIFICATIONS.	

ACCESSIBLE AREA CONSTRAINTS	
ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:	
ACCESSIBLE PARKING: MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.	
ACCESSIBLE ROUTE: MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ACCESS ROUTE TURNAROUNDS: A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
LEVEL LANDING / EXTERIOR DOOR LANDING: MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
ACCESSIBLE EGRESS TO PUBLIC WAY: MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ADA ACCESS RAMPS: MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).	

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DEVELOPER

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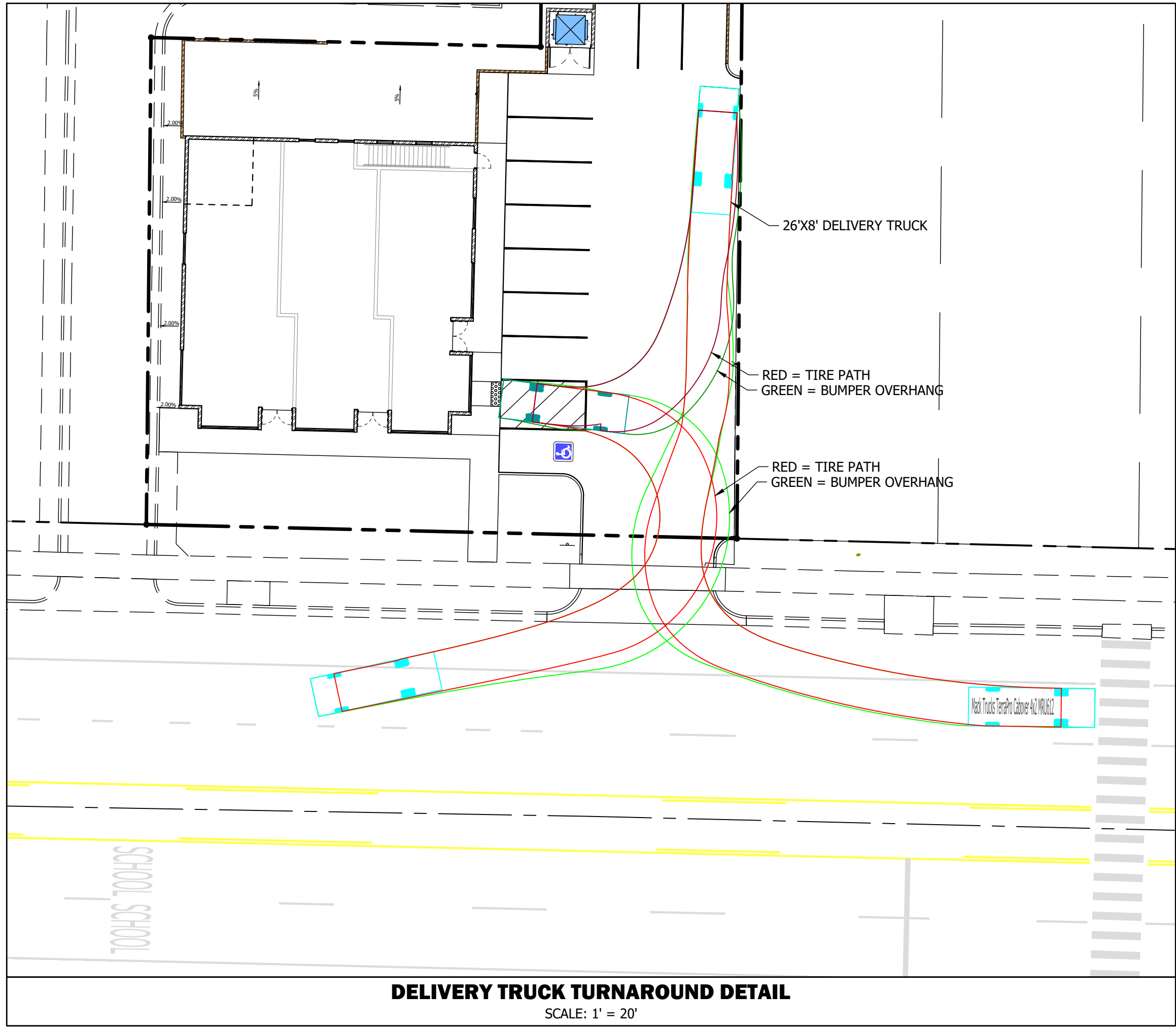
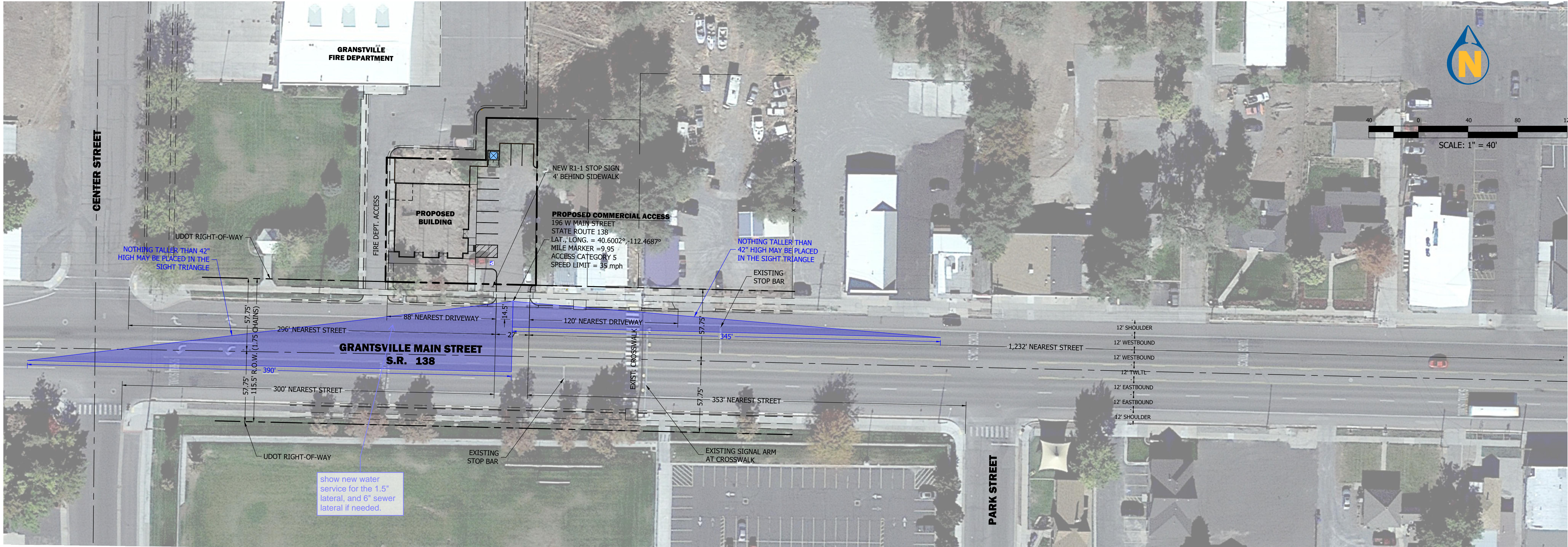
GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.25N., R.6W., S.L.B.&W.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: LKM 2023-07-10
APPROVED: LKM 2023-07-10
PROJECT #: 1794014
PLANSET 1794014.dwg

C400
SITE PLAN



UDOT NOTES

- UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
- Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
- ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 – 9:00 AM and 3:30 – 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
- Replace all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.
- All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
- All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
- Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.
- No road cuts allowed on this job.
- For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575.
- All utilities within the paved surface must be bored.
- For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
- Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
- Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
- Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
- Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
- Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement. REFERENCES 1. Utah Administrative Code R930-6 (Access Management) For a complete version of the Department's standards and guidelines regarding access permits please refer to Utah Administrative Code R930-6, www.udot.utah.gov/go/AccessManagement. 2. AASHTO, A Policy on Geometric Design of Highways and Streets ("Green Book"), bookstore.transportation.org. 3. AASHTO, Roadside Design Guide, bookstore.transportation.org. 4. Utah, Manual on Uniform Traffic Control Devices (MUTCD), www.udot.utah.gov
- All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

AASHTO TABLE 9.10									
Length of Sight Triangle Leg along Major Road									
Case C1, Crossing Maneuver at Yield-Controlled Intersections.									
U.S. Customary									
Major Road Design Speed (mph)	Stopping Sight Distance (ft)	Design Values (ft)							
		Minor-Road Design Speed (mph)							
		15	20-50	55	60	65	70	75	80
15	80	150	145	150	155	160	165	170	175
20	115	200	195	200	205	215	220	230	235
25	155	250	240	250	255	265	275	285	295
30	200	300	290	300	305	320	330	340	350
35	250	345	335	345	360	375	385	400	410
40	305	395	385	395	410	425	440	455	465
45	360	445	430	445	460	480	490	510	525
50	425	495	480	495	510	530	545	570	585
55	495	545	530	545	560	585	600	625	640
60	570	595	575	595	610	640	655	680	700
65	645	645	625	645	660	690	710	740	755
70	730	690	670	690	715	745	765	795	815
75	820	740	720	740	765	795	820	850	875
80	910	790	765	790	815	850	875	910	930

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DEVELOPER

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kristi.smith@bfs.com

REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
7-10-2023
STATE OF UTAH

**GRANTSVILLE MULTI-USE
OFFICE & RESIDENTIAL**

196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.25., R.6W., S.1B.&W.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

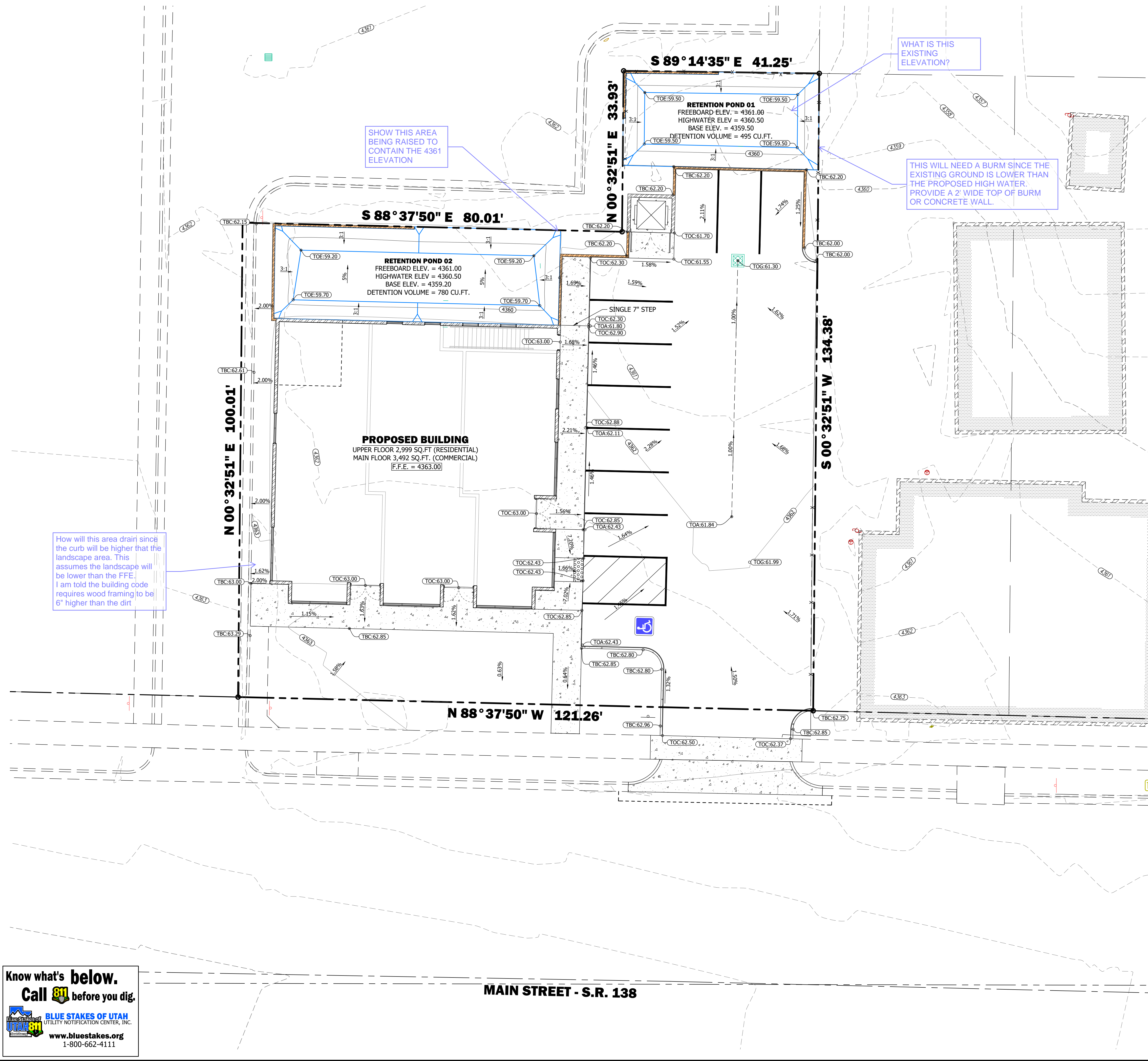
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PROJECT #: 1794014
PLANSET 1794014.dwg

C440
UDOT ACCESS PLAN

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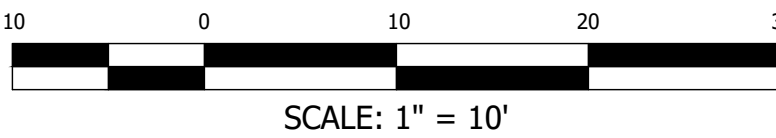
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C500
GRADING PLAN

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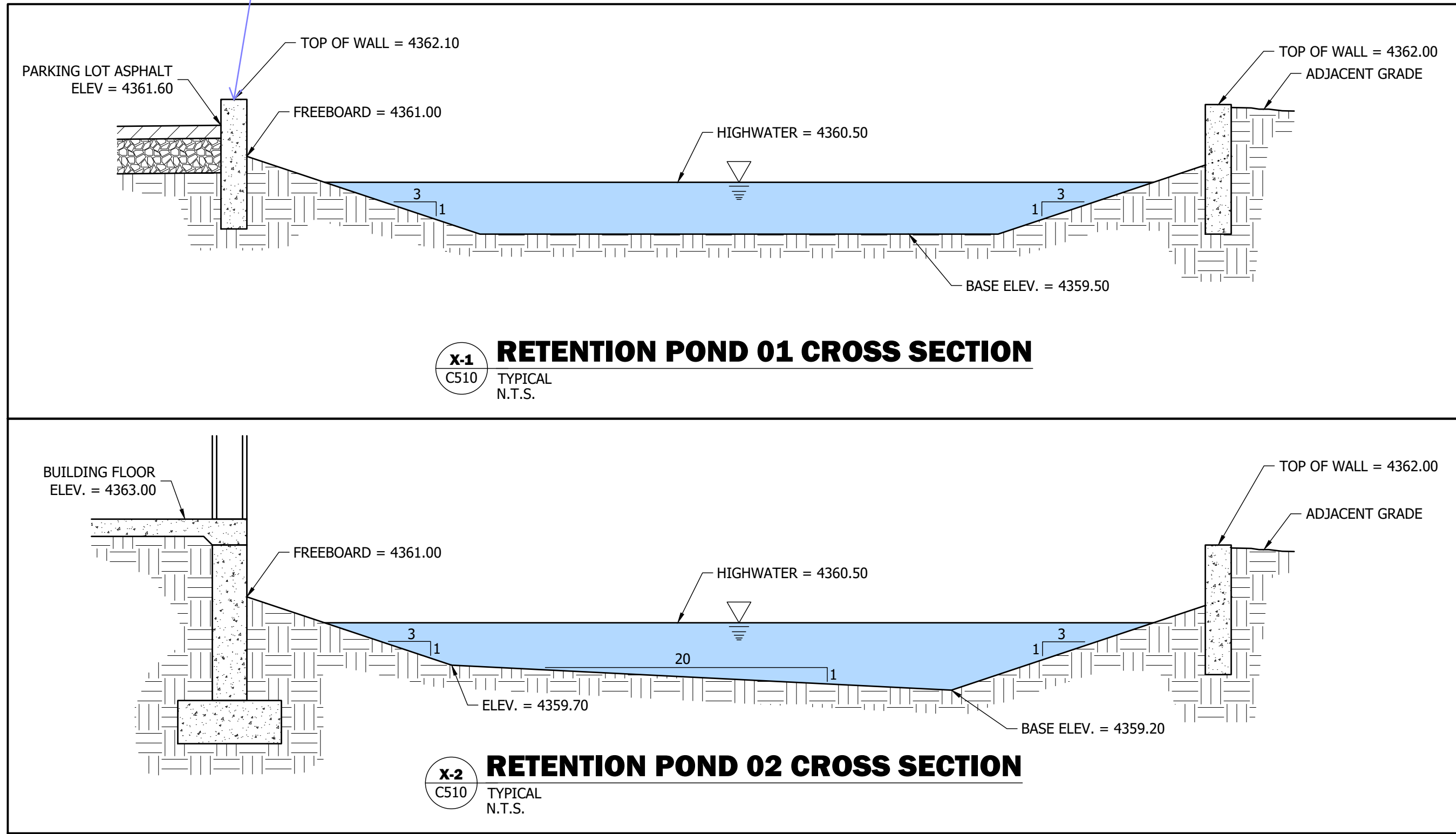
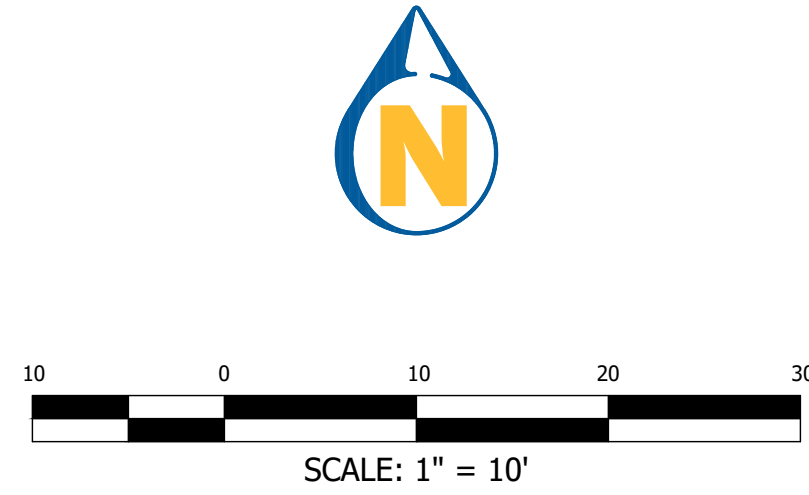
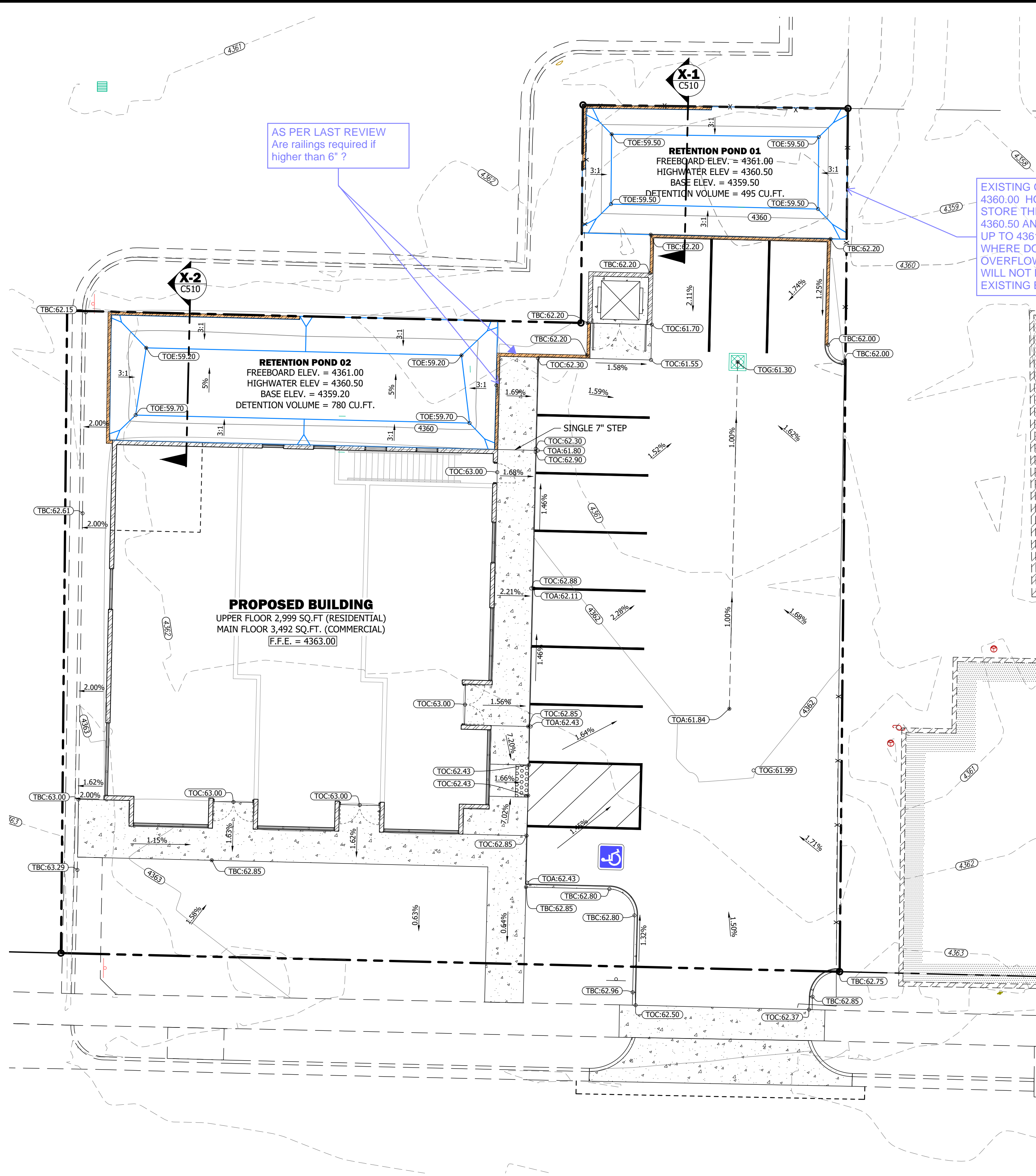
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RETENTION PONDS

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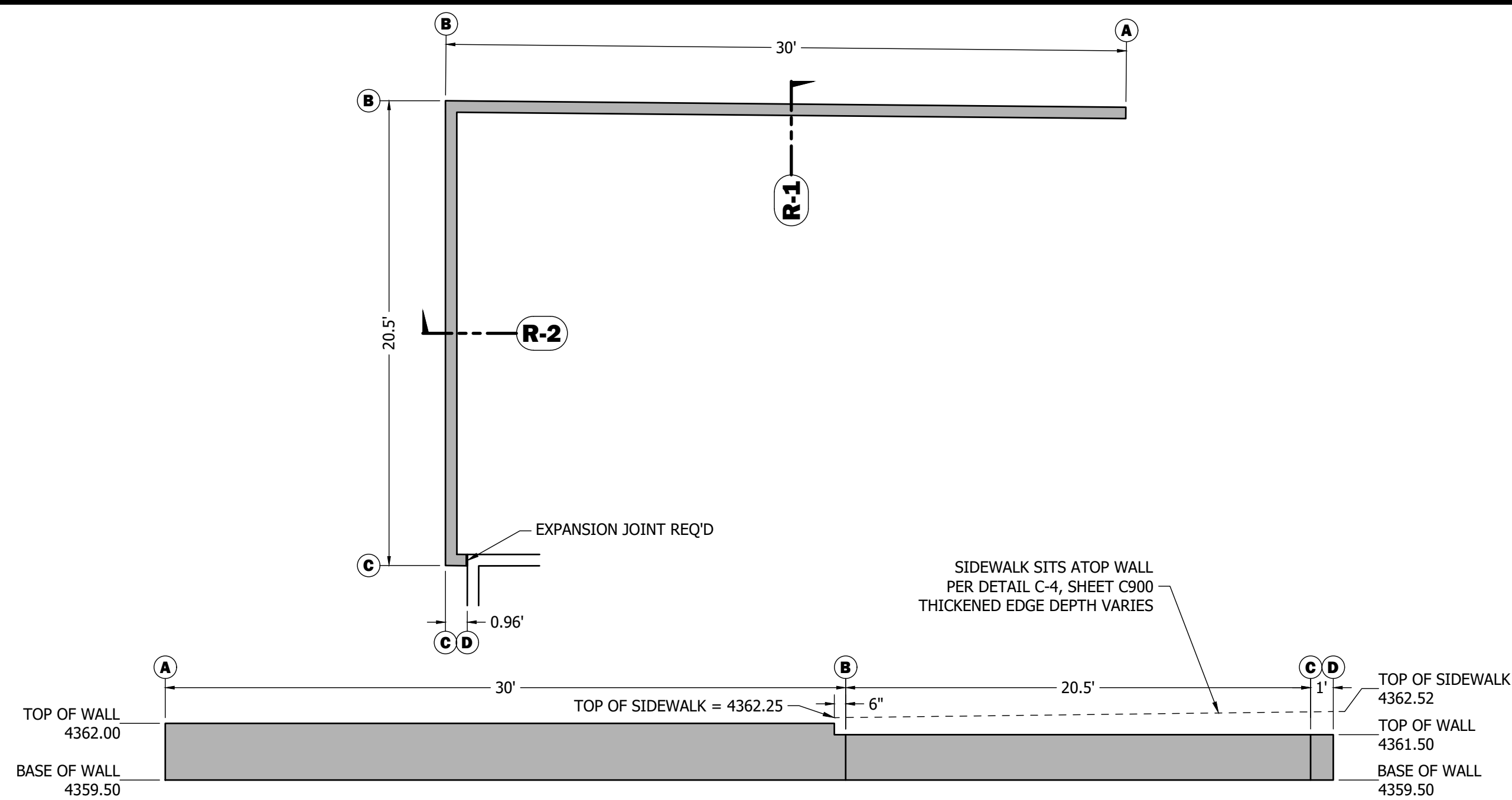
DEVELOPER

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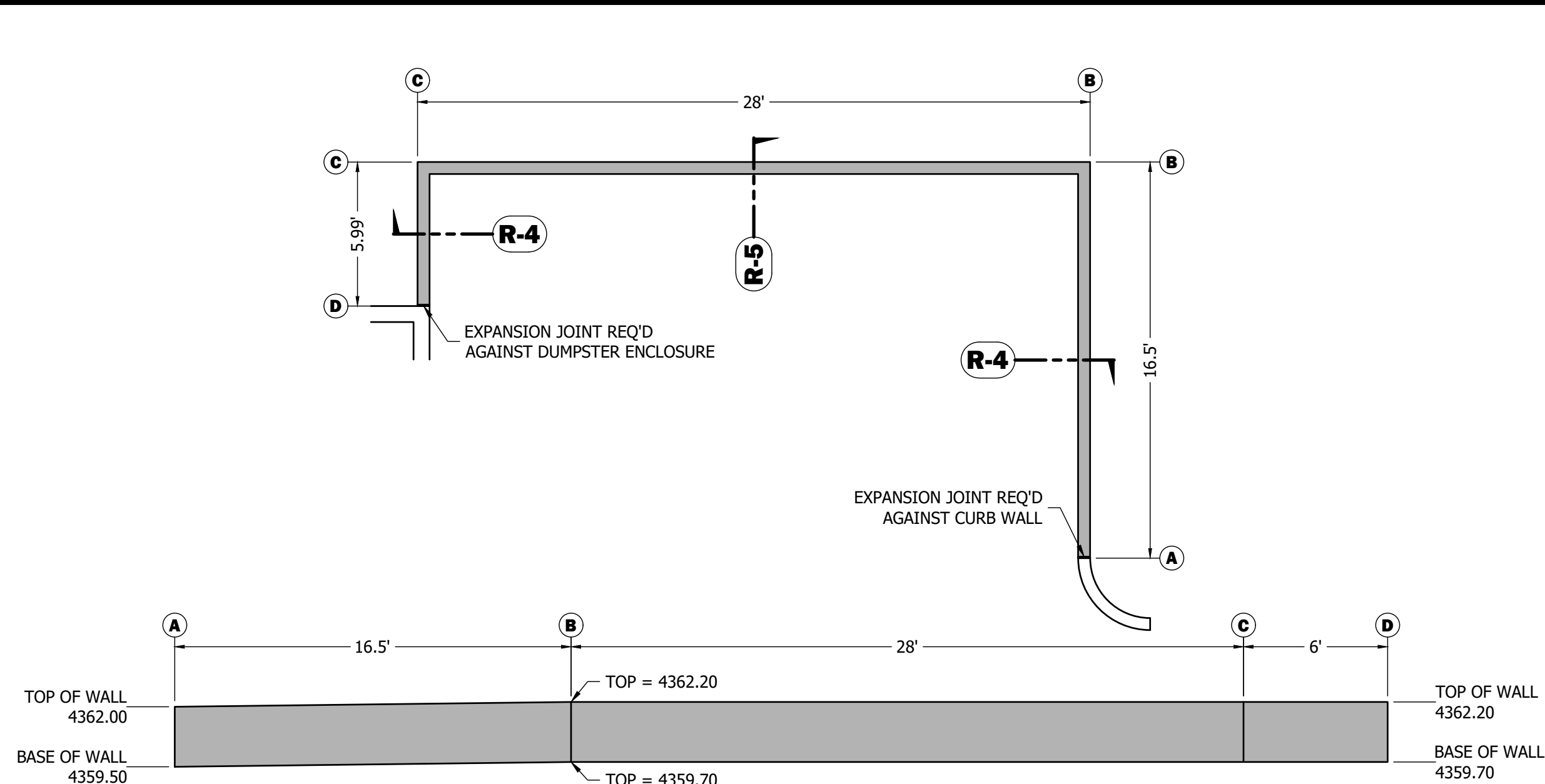


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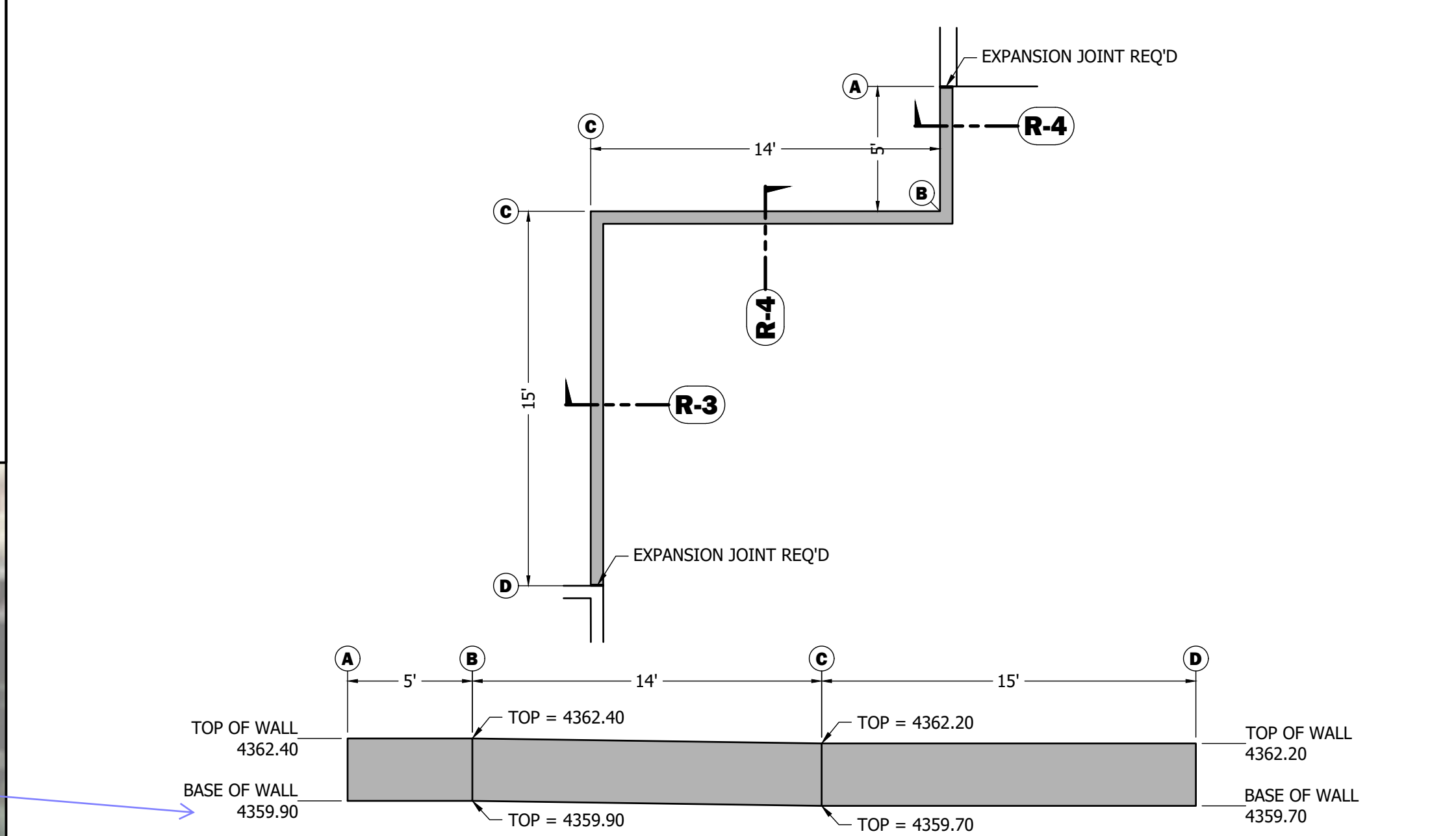
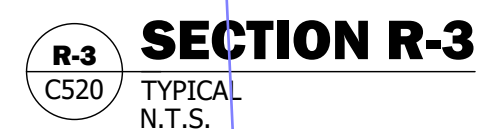
- C-6**
C520



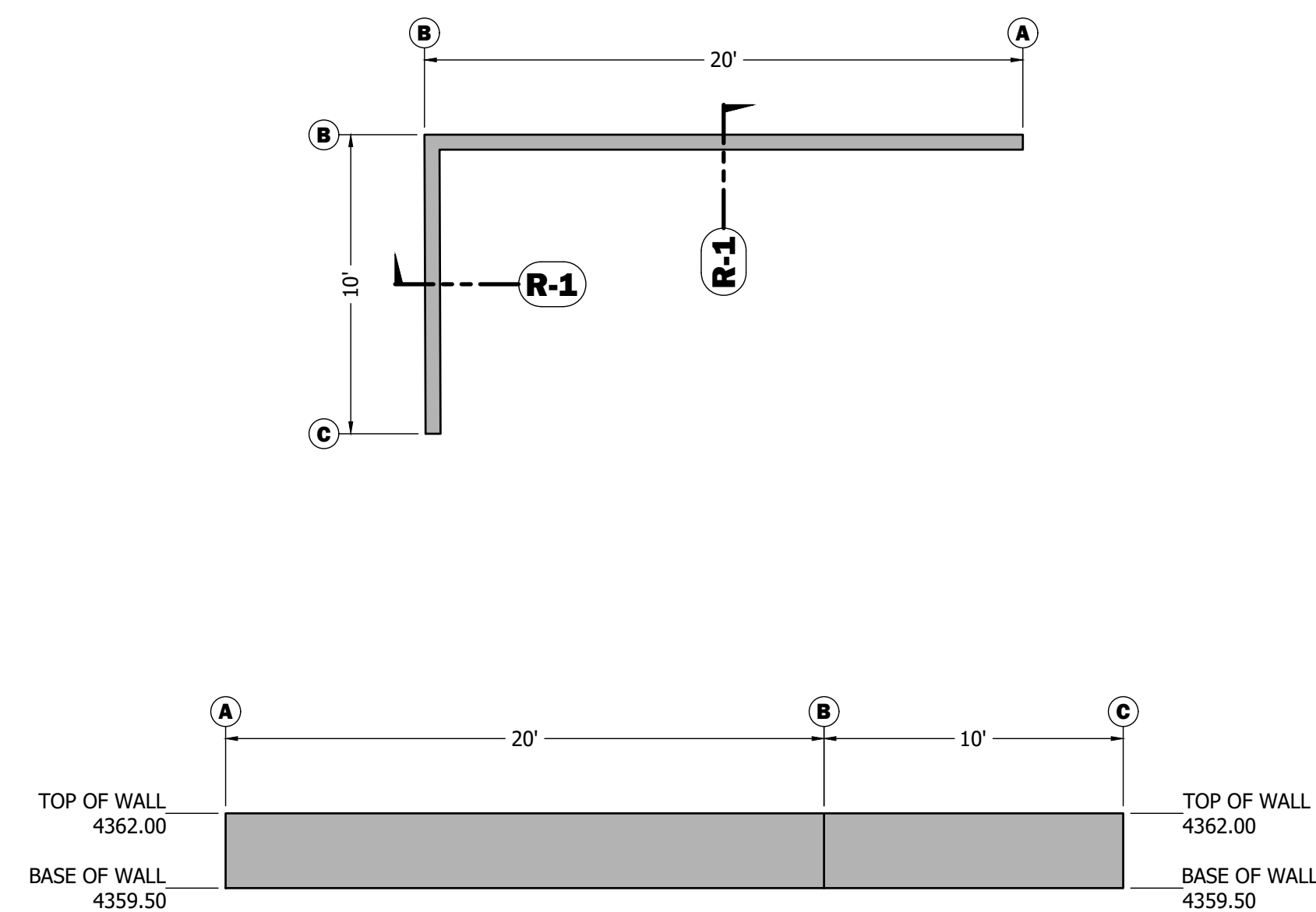
WALL 01



WALL 02

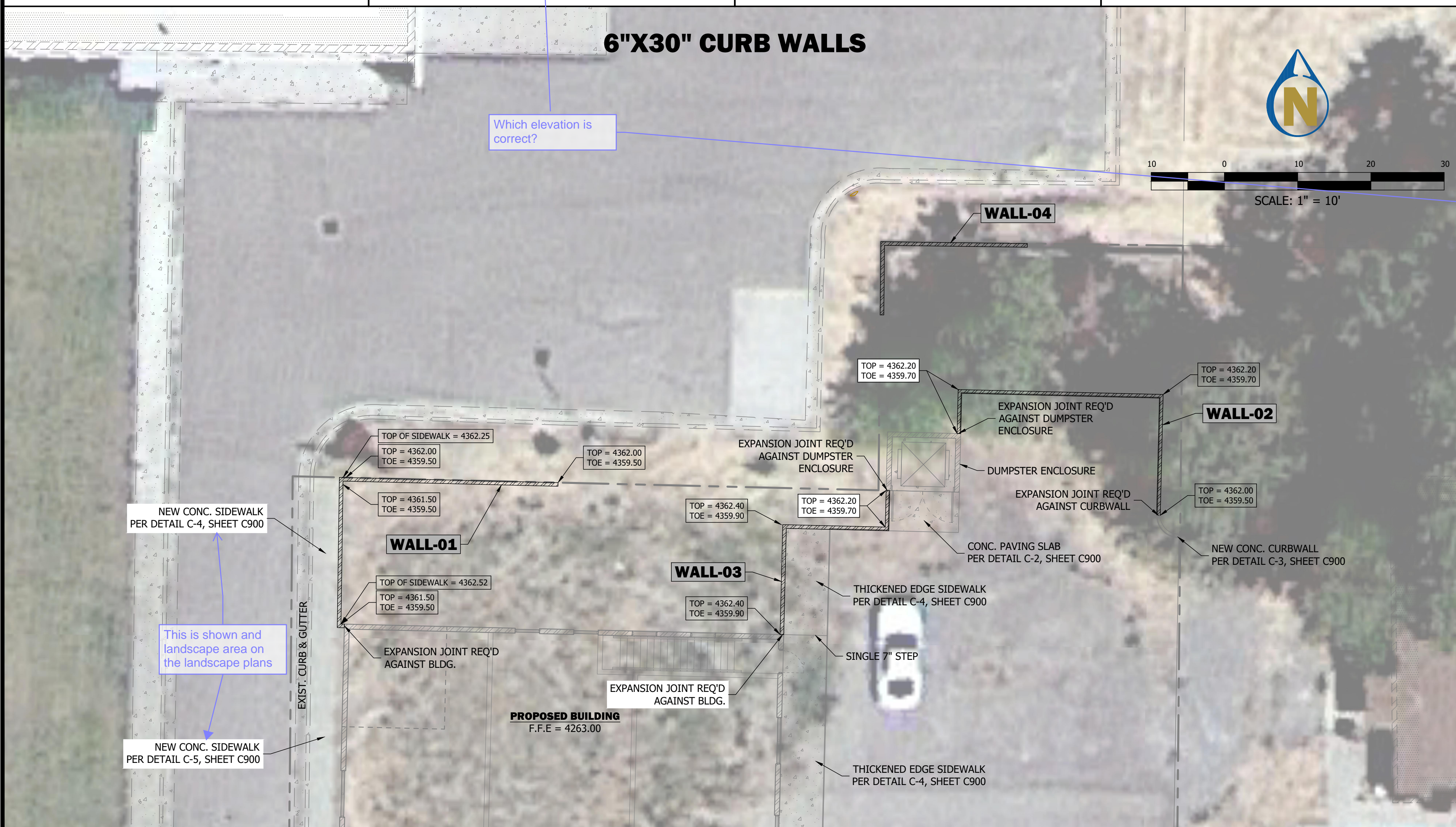


WALL 03



WALL 04

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GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

REVISIONS

DRAWN: LKM 2023-07-13
APPROVED: LKM 2023-07-13
PROJECT #: 1794014
PLANSET 1794014.dwg

C520

WALL DETAILS

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PROPOSED BUILDING
UPPER FLOOR 2,999 SQ.FT. (RESIDENTIAL)
MAIN FLOOR 3,492 SQ.FT. (COMMERCIAL)
F.F.E. = 4363.00

RETENTION POND 01
FREEBOARD ELEV. = 4361.00
HIGHWATER ELEV. = 4360.50
BASE ELEV. = 4359.50
DETENTION VOLUME = 495 CU.FT.

RETENTION POND 02
FREEBOARD ELEV. = 4361.00
HIGHWATER ELEV. = 4360.50
BASE ELEV. = 4359.20
DETENTION VOLUME = 780 CU.FT.

Site Boundaries:
Top: S 89°14'35" E 41.25'
Right: S 00°32'51" W 134.38'
Bottom: N 88°37'50" W 121.26'
Left: N 00°32'51" E 100.01'

Other Features:
MAIN STREET - S.R. 138
S 88°37'50" E 80.01'
N 00°32'51" E 33.93'

CUT/FILL ELEVATIONS			
Number	Minimum Elevation	Maximum Elevation	Color
1	-2.000	-1.500	■
2	-1.500	-1.000	■
3	-1.000	-0.500	■
4	-0.500	0.000	■
5	0.000	0.500	■
6	0.500	1.000	■
7	1.000	1.500	■
8	1.500	2.000	■
9	2.000	2.500	■

CUT/FILL SITE BALANCE	
CUT	-91 CU.YDS
FILL	168 CU.YDS
NET CUT	77 CU.YDS

PRE-CONSTRUCTION DATE: _____

SITE COUNCIL APPROVAL DATE: _____

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



DEVELOPER

KRISTI SMITH

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GRANTSVILLE MULTI-USE
OFFICE & RESIDENTIAL

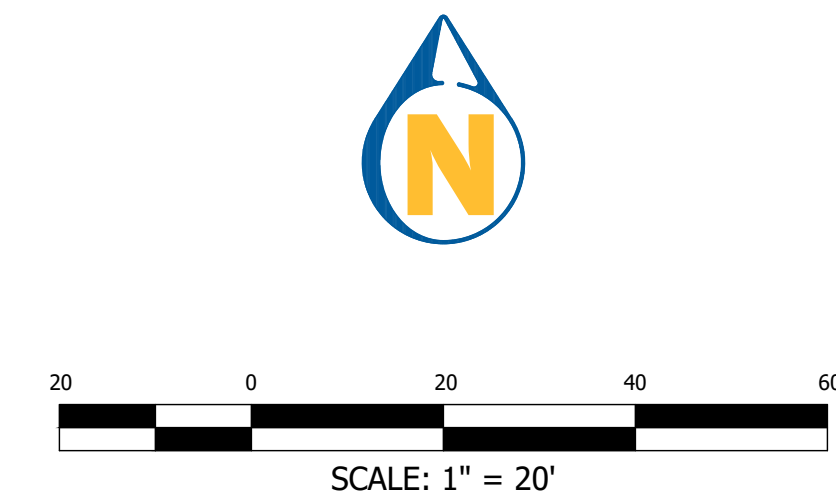
196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.25., R.6W., S.1B.&W.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: LKM 2023-07-10
APPROVED: LKM 2023-07-10
PROJECT #: 1794014
PLANSET 1794014.dwg

C590

SITE BALANCE



SEWER SIZING			
DRAINAGE FIXTURE UNITS (IPC)			
TYPE	UNITS	DFU/UNIT	DFU
Clothes Washer (Residential)	3	2.0	6.0
Bathroom Group (WC 1.6l/pf)	3	5.0	15.0
Floor Drain	12	2.0	24.0
Kitchen Sink (domestic w/ disposal)	3	2.0	6.0
Lavatory	6	1.0	6.0
Service Sink	3	2.0	6.0
Sink	3	2.0	6.0
Water Closet (Public 1.6l/pf)	6	4.0	24.0
Total DFU			93.0
Total Flow (gpm)			47
PARTIALLY FULL PIPE FLOW			
Roughness	n	0.009	
Depth of Flow	y	1.629 in.	
Pipe Diameter	D	4 in.	
Slope	s	2.000%	
CASE		less than half full	
y/D		0.40725 OK	
Angle	Ø	2.7684 rad	
Wetted Area	A	0.0334 ft ²	
Wetted Perimeter	P	4.614 ft	
Hydraulic Radius	R _h	0.0724 ft	
Partially Full Roughness	n _{partial}	0.012	
Velocity	V	3.14 ft/s	
Flow	Q	47.00 cfs	

WATER METER SIZING

	Fixtures	Units/Fixture	Fixture Units
Bathroom Group	3	3.6	10.8
Kitchen Sink	6	1.4	8.4
Lavatory (Public)	3	0.7	2.1
Lavatory (Private)	3	2	6
Service Sink	3	3	9
Washing Machine	3	1.4	4.2
Water Closet	3	5	15

Total Fixture Units	55.5
Flow (gpm)	31
Required Meter Size	1-1/2"

The graph illustrates the relationship between the number of fixture units and the required flow rate in gallons per minute (GPM). The X-axis represents Fixture Units, ranging from 0 to 3500 in increments of 500. The Y-axis represents GPM, ranging from 0 to 500 in increments of 100. A smooth curve starts at the origin (0,0) and rises to approximately 480 GPM at 3500 fixture units. A specific point is marked on the curve at 55.5 fixture units, which corresponds to a flow of 31 GPM. This point is labeled with '1' and '2' to indicate the corresponding values on the X and Y axes respectively.

Fixture Units	Flow (GPM)
55.5	31



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2000

RAWN: LKM	2023-07-10
PPROVED: LKM	2023-07-10
ROJECT #:	1794014
PLANSET	1794014.dwg

e600

UTILITY PLAN

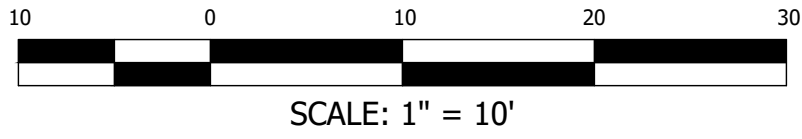
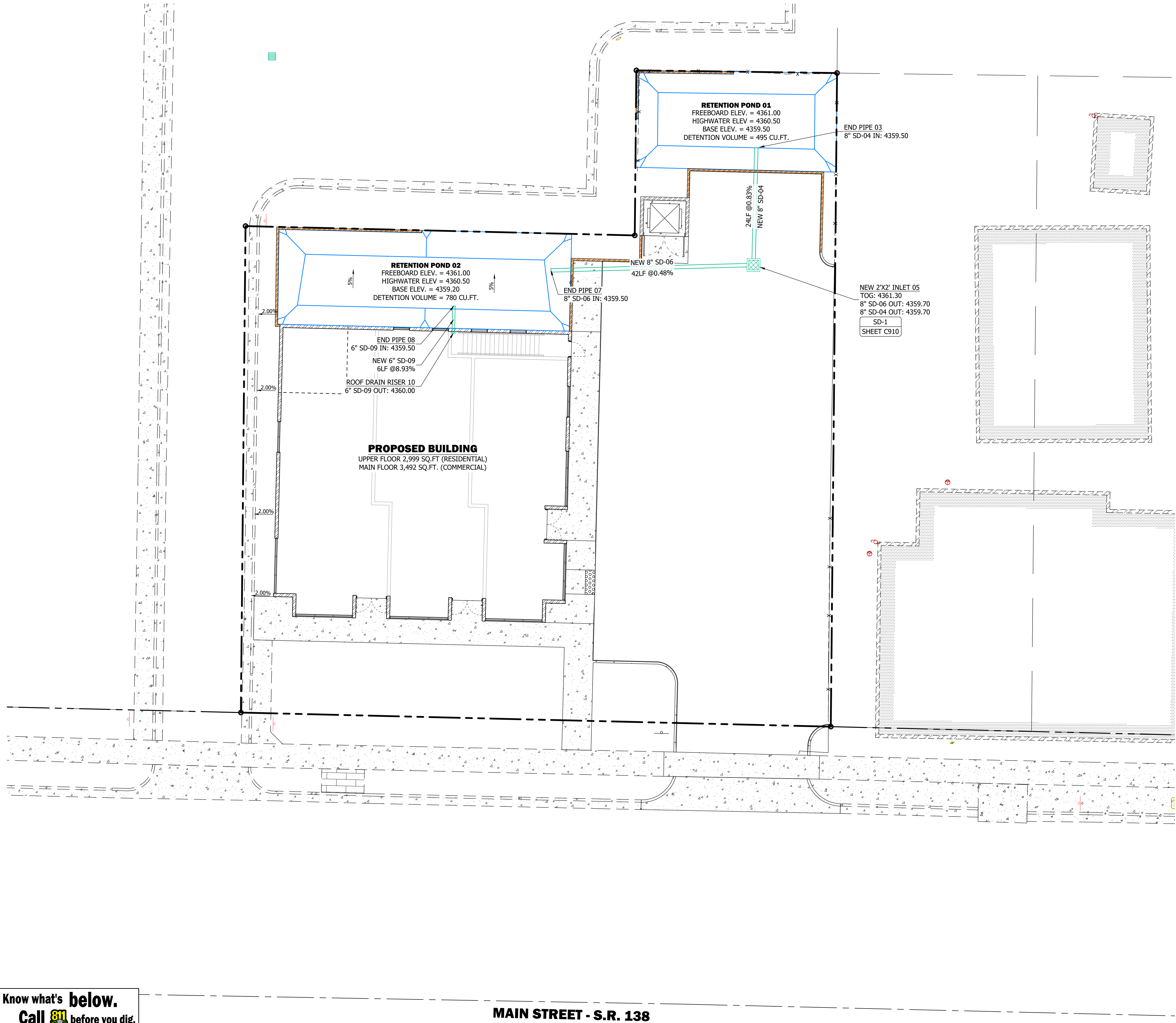
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DRAINAGE CALCULATIONS

4-Jan-23

Pre-Development Area Analysis			
Area	sq.ft.	Acres	C
Building	0	0.00	0.85
Improvements	0	0.00	0.85
Landscape	13,535	0.31	0.15
Total	13,535	0.31	0.15

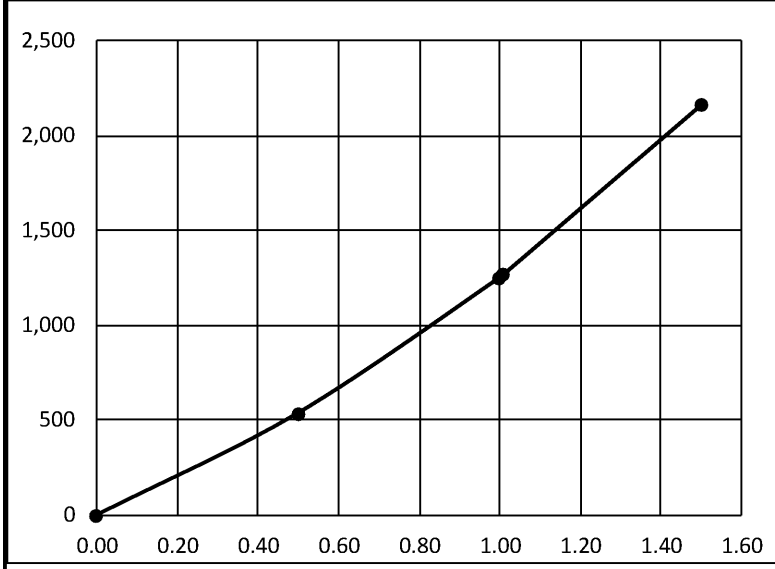
Post-Development Area Analysis			
Area	sq.ft.	Acres	C
Building	3,492	0.08	0.85
Improvements	6,681	0.15	0.85
Landscape	3,362	0.08	0.15
Total	13,535	0.31	0.68

Infiltration Rate Analysis	
Percolation Rate (from Geotech)	5.00 in./hr.
Safety Factor	2.00
Bottom of Pond Factor	3.00
Infiltration Area (bottom of ponds)	911 sq.ft.
Infiltration Rate (perc/12/3600/F.S.*Area)	0.0176 c.f.s

100 Year Storage Analysis				
NOAA Precipitation Frequency Data Server:				
Latitude: 40.6002°		Longitude: -112.4686°		
Allowable Runoff		0.0176	cfs/acre	
Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	6.040	381	2	379
10	4.600	580	3	577
15	3.800	718	5	714
30	2.560	968	10	958
60	1.580	1,195	20	1,175
120	0.836	1,265	39	1,225
180	0.561	1,273	59	1,214
360	0.295	1,339	118	1,221
720	0.166	1,507	236	1,271
1440	0.096	1,743	472	1,271
Required Detention				1,271

STAGE STORAGE CURVE

	ELEV.	STAGE	POND 1 CU.FT.	POND 2 CU.FT.	TOTAL CU.FT.
FREEBOARD	4361.00	1.50	869	1,294	2,163
HIGHWATER	4360.51	1.01	507	764	1,271
	4360.50	1.00	500	754	1,254
	4360.00	0.50	213	326	539
BASE	4359.50	0.00	0	0	0



MAIN STREET - S.R. 138

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GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.25N., R.6W., S.L.B.&W.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

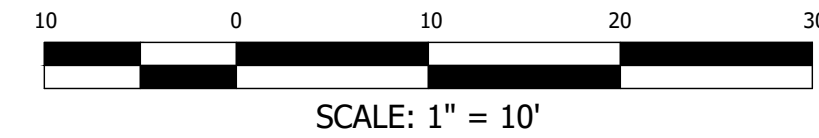
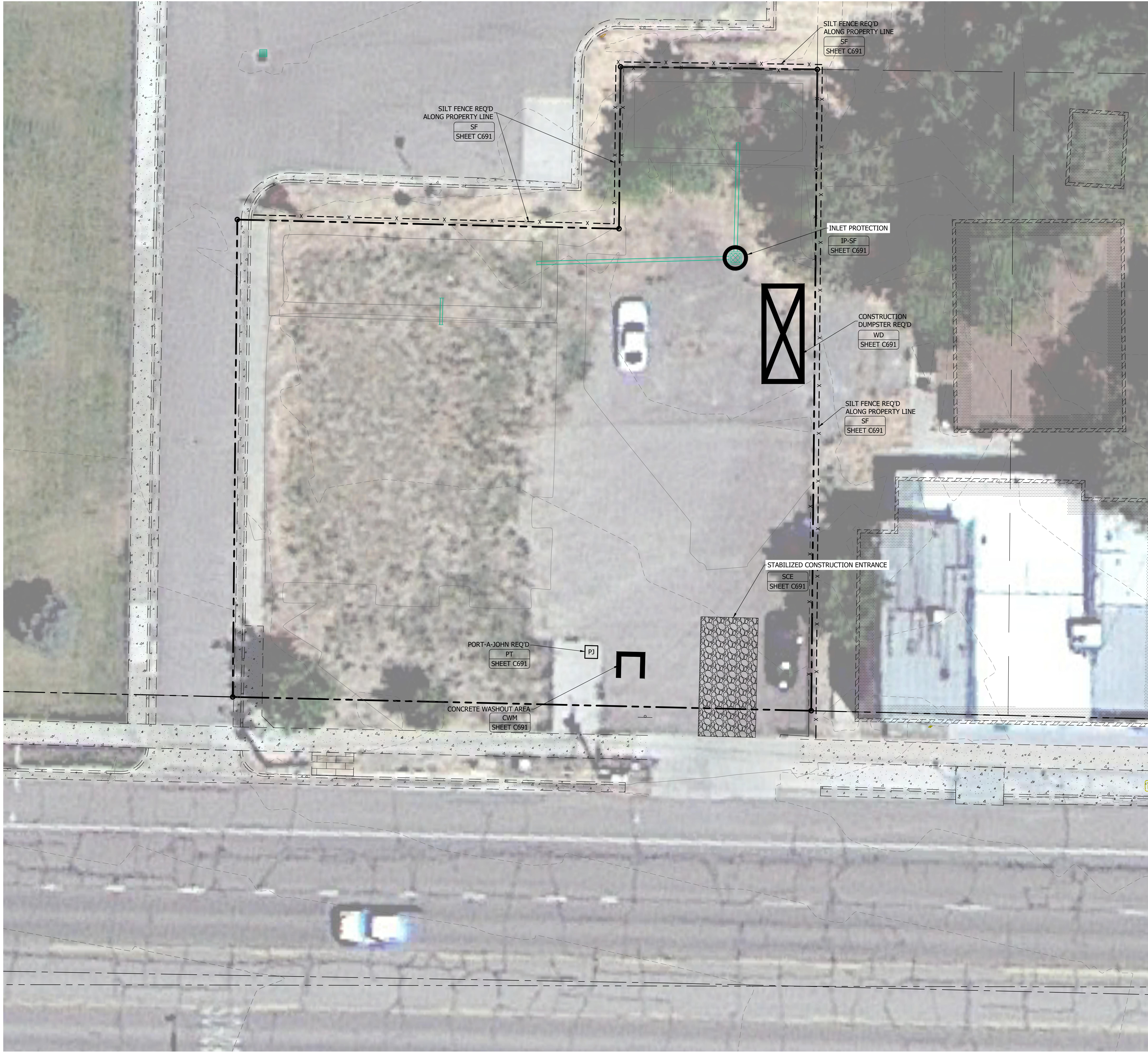
REVISIONS

DRAWN: LKM 2023-07-10
APPROVED: LKM 2023-07-10
PROJECT #: 1794014
PLANSET 1794014.dwg

C630
STORM DRAIN CALCULATIONS

PRE-CONSTRUCTION DATE: _____
CITY COUNCIL APPROVAL DATE: _____

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CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

REVISIONS

DRAWN: LKM	2023-07-10
APPROVED: LKM	2023-07-10
PROJECT #:	1794014
PLANSET	1794014.dwg

C690
EROSION CONTROL PLAN

GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.25., R.6W., S.L.B.&W.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



DEVELOPER

KRISTI SMITH
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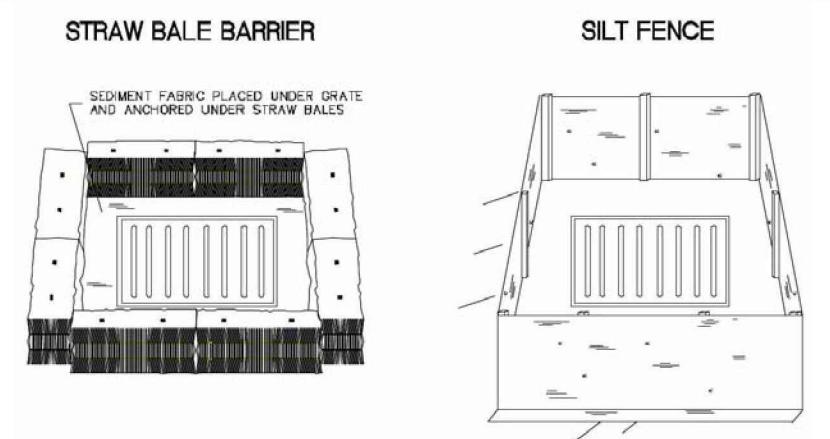



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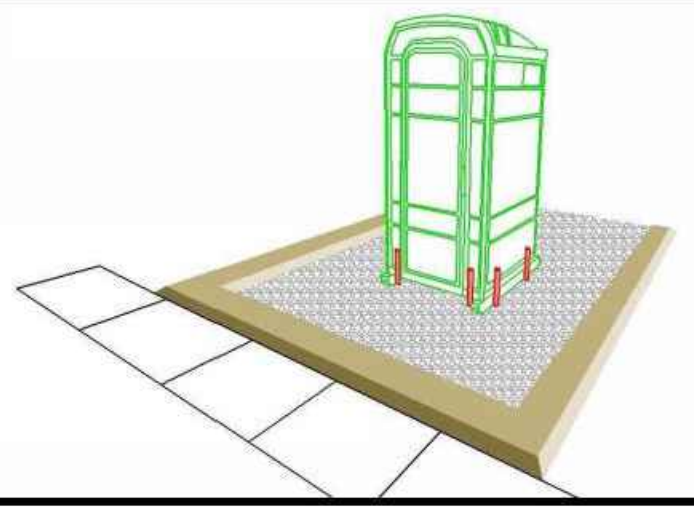

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BMP: Concrete Waste Management		CWM
	OBJECTIVES <input checked="" type="checkbox"/> Housekeeping Practices <input checked="" type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors. APPLICATION: This technique is applicable to all types of sites. INSTALLATION / APPLICATION CRITERIA: <ul style="list-style-type: none">Store dry materials under cover, away from drainage areasMinimize excess mixing of fresh concrete, mortar or cement on siteDo not wash out concrete trucks into storm drains, open ditches, streets, or streamsDo not allow excess concrete to be dumped on-site, except in designated areasWhen washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area (6" tall X 6' wide)Train employees and subcontractors in proper concrete waste management LIMITATIONS: <ul style="list-style-type: none">Off-site washout or concrete wastes may not always be possible MAINTENANCE: <ul style="list-style-type: none">Inspect subcontractors to ensure that concrete wastes are being properly managedIf using a temporary pit, dispose of hardened concrete on a regular basis	TARGETED POLLUTANTS H M L <input checked="" type="checkbox"/> Sediment <input checked="" type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Heavy Metals <input checked="" type="checkbox"/> Toxic Materials <input checked="" type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Bacteria & Viruses <input type="checkbox"/> Other Waste	
	IMPLEMENTATION REQUIREMENTS H M L <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <input type="checkbox"/> Staffing <input type="checkbox"/> Administrative	
	 1500 East 650 North Fruit Heights, UT 84037	

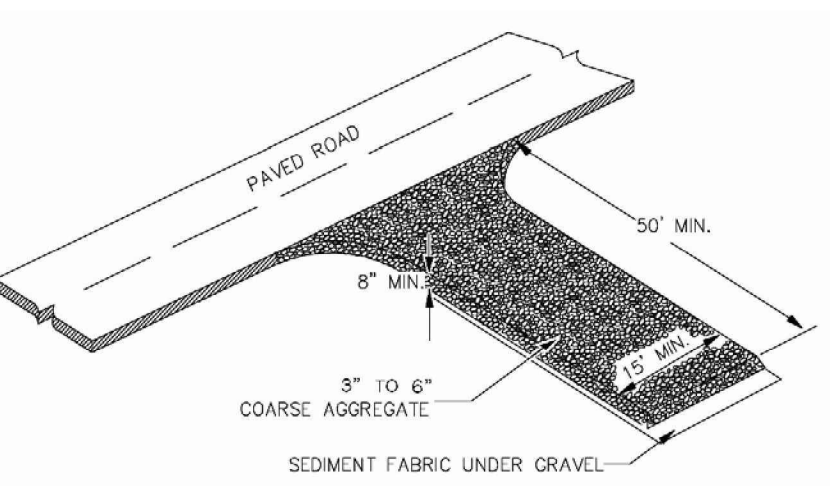

Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources 2006

BMP: Inlet Protection - Silt Fence or Straw Bale		IP-SF
	OBJECTIVES <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion	
DESCRIPTION: Sediment barrier erected around storm drain inlet. APPLICATION: <ul style="list-style-type: none">Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection) INSTALLATION / APPLICATION CRITERIA: <ul style="list-style-type: none">Provide upgradient sediment controls, such as silt fence during construction of inletWhen construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction LIMITATIONS: <ul style="list-style-type: none">Recommended maximum contributing drainage area of one acreLimited to inlets located in open unpaved areasRequires shallow slopes adjacent to inlet MAINTENANCE: <ul style="list-style-type: none">Inspect inlet protection following storm event and at a minimum of once every two weeksRemove accumulated sediment when it reaches 4" in depthRepair or realign barrier/fence as neededLook for bypassing or undercutting and recompact soil around barrier/fence as required	TARGETED POLLUTANTS H M L <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Heavy Metals <input checked="" type="checkbox"/> Toxic Materials <input checked="" type="checkbox"/> Oil & Grease <input checked="" type="checkbox"/> Floatable Materials <input checked="" type="checkbox"/> Bacteria & Viruses <input type="checkbox"/> Other Waste	
	IMPLEMENTATION REQUIREMENTS H M L <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <input type="checkbox"/> Staffing <input type="checkbox"/> Administrative	
	 1500 East 650 North Fruit Heights, UT 84037	

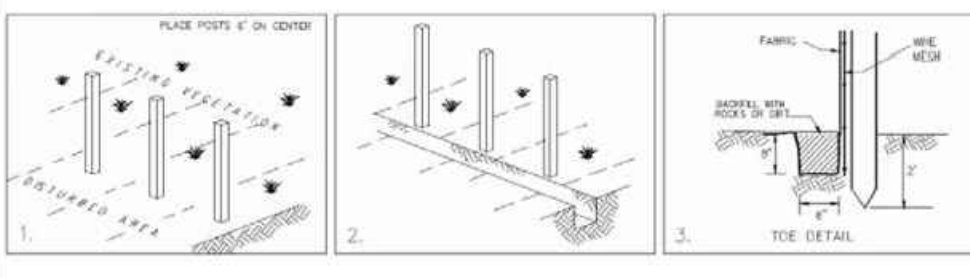

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BMP: Portable Toilet		PT
	OBJECTIVES <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: Temporary on-site sanitary facilities for construction personnel. APPLICATION: All sites with no permanent sanitary facilities or where permanent facility is too far from activities. INSTALLATION / APPLICATION CRITERIA: <ul style="list-style-type: none">Locate portable toilets in a convenient locations throughout the sitePrepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnelConstruct earth berm perimeter (see Earth Berm Barrier Sheet), control for spill / leak protectionAnchor the portable toilet to prevent tipping LIMITATIONS: No limitations MAINTENANCE: <ul style="list-style-type: none">Portable toilets should be maintained in good working order by licensed service with daily observation for leak detectionRegular waste collection should be arranged with licensed serviceAll waste should be deposited in sanitary sewer system for treatment with appropriate agency approval	TARGETED POLLUTANTS H M L <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Heavy Metals <input checked="" type="checkbox"/> Toxic Materials <input checked="" type="checkbox"/> Oil & Grease <input checked="" type="checkbox"/> Floatable Materials <input checked="" type="checkbox"/> Bacteria & Viruses <input type="checkbox"/> Other Waste	
	IMPLEMENTATION REQUIREMENTS H M L <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <input type="checkbox"/> Staffing <input type="checkbox"/> Administrative	
	 1500 East 650 North Fruit Heights, UT 84037	

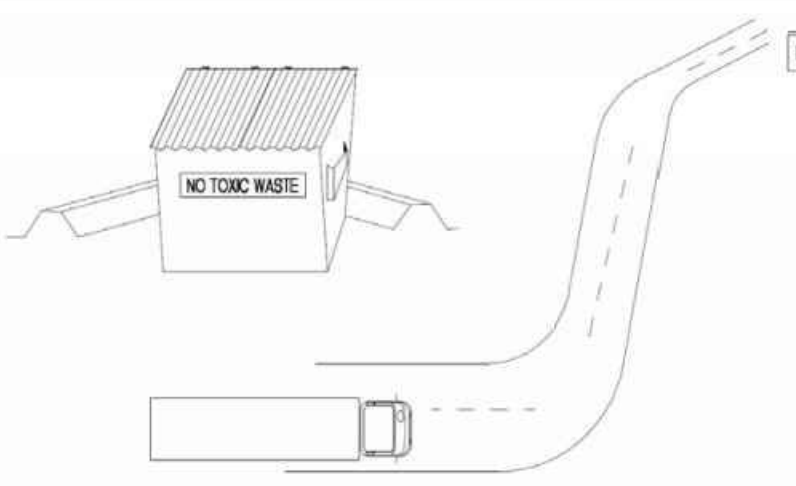

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BMP: Stabilized Construction Entrance		SCE
	OBJECTIVES <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. APPLICATION: At any point of ingress and egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist. INSTALLATION / APPLICATION CRITERIA: <ul style="list-style-type: none">Clear and grub area and grade to provide maximum slope of 2%Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months)Place coarse aggregate, 3-6 inches in size, to a minimum depth of 8 inches LIMITATIONS: <ul style="list-style-type: none">Requires periodic top dressing with additional stonesShould be used in conjunction with street sweeping on adjacent public right-of-way MAINTENANCE: <ul style="list-style-type: none">Inspect daily for loss of gravel or sediment buildupInspect adjacent roadway for sediment deposit and clean by sweeping or shovelingRepair entrance and replace gravel as required to maintain control in good working conditionExpand stabilized area as required to accommodate traffic and prevent erosion at driveways	TARGETED POLLUTANTS H M L <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Heavy Metals <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Floatable Materials <input type="checkbox"/> Bacteria & Viruses <input type="checkbox"/> Other Waste	
	IMPLEMENTATION REQUIREMENTS H M L <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <input type="checkbox"/> Staffing <input type="checkbox"/> Administrative	
	 1500 East 650 North Fruit Heights, UT 84037	

Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources 2006

BMP: Silt Fence		SF
	OBJECTIVES <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input checked="" type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input checked="" type="checkbox"/> Control Internal Erosion	
DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts. APPLICATION: <ul style="list-style-type: none">Perimeter control: place barrier at downgradient limits of disturbanceSediment barrier: place barrier at toe of slope or soil stockpileProtection of existing waterways: place barrier at top of stream bankInlet protection: place fence surrounding catch basins INSTALLATION / APPLICATION CRITERIA: <ul style="list-style-type: none">Place posts 6' apart on center along contour (or use preassembled unit) and drive 2' minimum into ground. Excavate an anchor trench immediately up gradient of postsCut fabric to require width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trenchBackfill trench over fabric to anchorFabric must have 85% minimum sediment removal efficiency LIMITATIONS: <ul style="list-style-type: none">Recommended maximum drainage area of 0.5 acre per 100 feetRecommended maximum upgradient slope length of 150'Recommended maximum uphill grade of 2:1 (50%)Recommended maximum flow rate of 0.5 cfsPonding should not be allowed behind fence MAINTENANCE: <ul style="list-style-type: none">Inspect immediately after any rainfall and at least daily during prolonged rainfallLook for runoff bypassing ends of barriers or undercutting barriersRepair or replace damaged areas of the barrier and remove accumulated sedimentReanchor fence as necessary to prevent shortcuttingRemove accumulated sediment when it reaches 1/2 the height of the fence	TARGETED POLLUTANTS H M L <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Heavy Metals <input checked="" type="checkbox"/> Toxic Materials <input checked="" type="checkbox"/> Oil & Grease <input checked="" type="checkbox"/> Floatable Materials <input checked="" type="checkbox"/> Bacteria & Viruses <input type="checkbox"/> Other Waste	
	IMPLEMENTATION REQUIREMENTS H M L <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <input type="checkbox"/> Staffing <input type="checkbox"/> Administrative	
	 1500 East 650 North Fruit Heights, UT 84037	

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BMP: Waste Disposal		WD
	OBJECTIVES <input checked="" type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion	
DESCRIPTION: Controlled storage and disposal of solid waste generated by construction activities. APPLICATION: All construction sites INSTALLATION / APPLICATION CRITERIA: <ul style="list-style-type: none">Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills.Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities. LIMITATIONS: <ul style="list-style-type: none">On-site personnel are responsible for correct disposal of waste MAINTENANCE: <ul style="list-style-type: none">Discuss waste management procedures at progress meetingsCollect site trash daily and deposit in containers at designated collection areasRandomly check disposed materials for any unauthorized waste (e.g. toxic materials).	TARGETED POLLUTANTS H M L <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Heavy Metals <input checked="" type="checkbox"/> Toxic Materials <input checked="" type="checkbox"/> Oil & Grease <input checked="" type="checkbox"/> Floatable Materials <input type="checkbox"/> Bacteria & Viruses <input type="checkbox"/> Other Waste	
	IMPLEMENTATION REQUIREMENTS H M L <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <input type="checkbox"/> Staffing <input type="checkbox"/> Administrative	
	 1500 East 650 North Fruit Heights, UT 84037	

Materials Adapted From Salt Lake County Engineering Division Guidance Document and Other Sources 2006



DEVELOPER

KRISTI SMITH
5693 S Redwood Rd. #14
Taylorsville, UT 84123
Phone: 801-747-2216
kristi.smith@bfs.com



GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
GRANTSVILLE CITY, TOOELE COUNTY, UTAH
LOCATED IN THE NE 1/4 OF SECTION 36, T.25N., R.6W., S.L.B.&W.

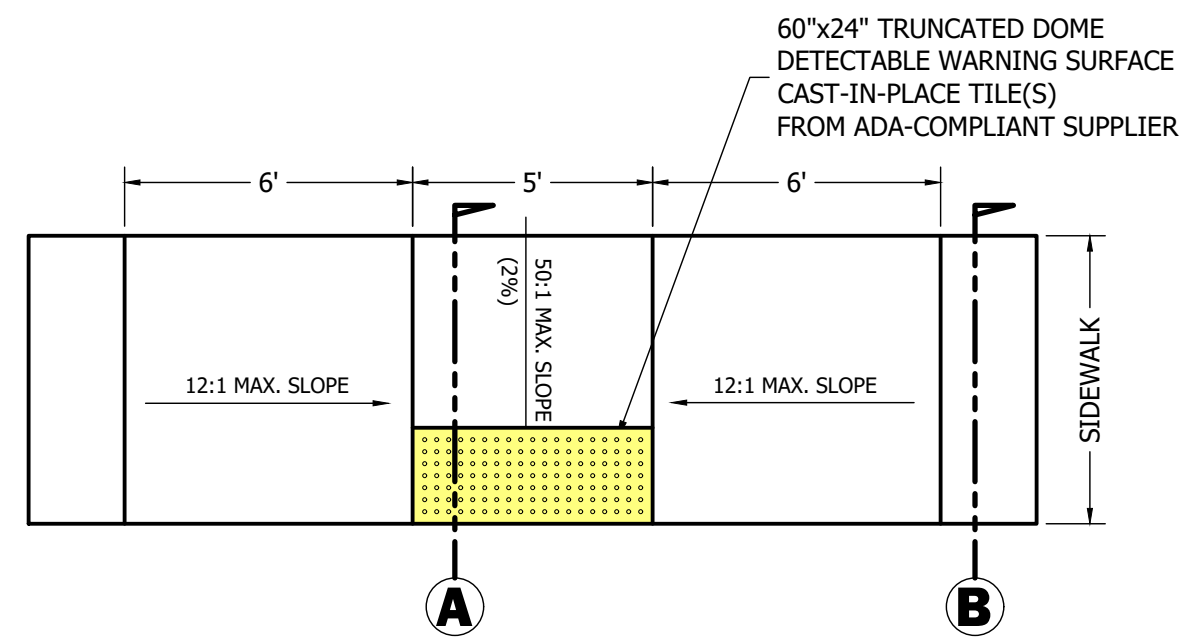
REVISIONS

DRAWN: LKM	2023-07-10
APPROVED: LKM	2023-07-10
PROJECT #:	1794014
PLANSET	1794014.dwg

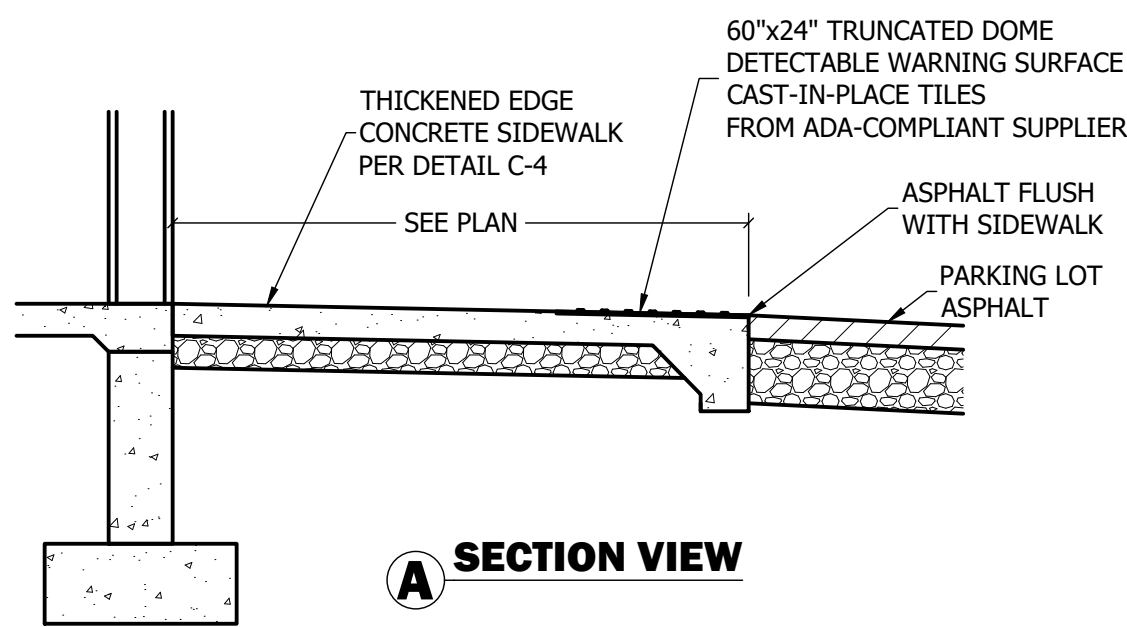
C691
EROSION CONTROL BMP
SHEET

NOTES

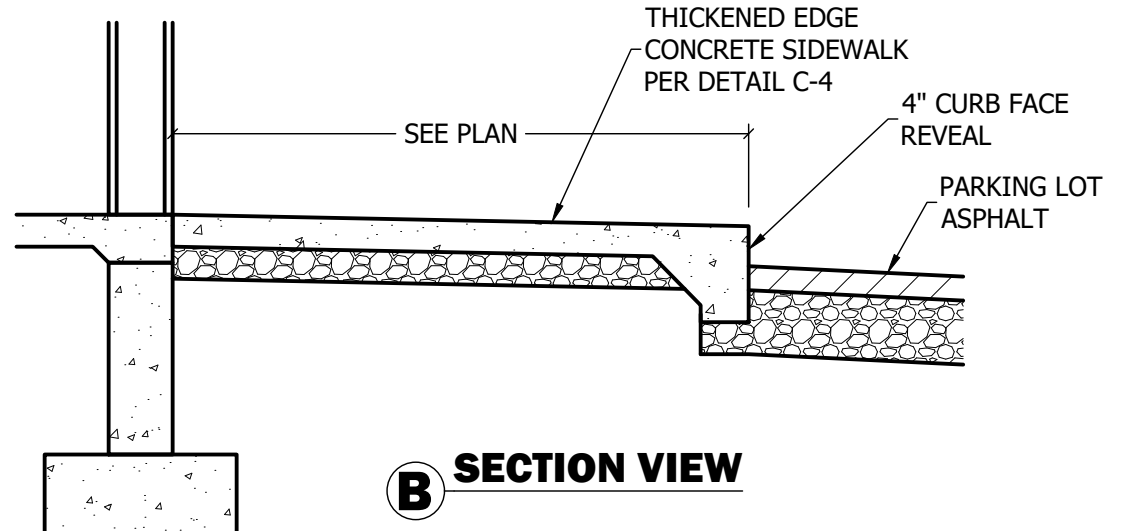
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- CONCRETE IS TO BE 4,000 PSI TEST.
- CONTROL JOINTS AT 10' INTERVALS.
- BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



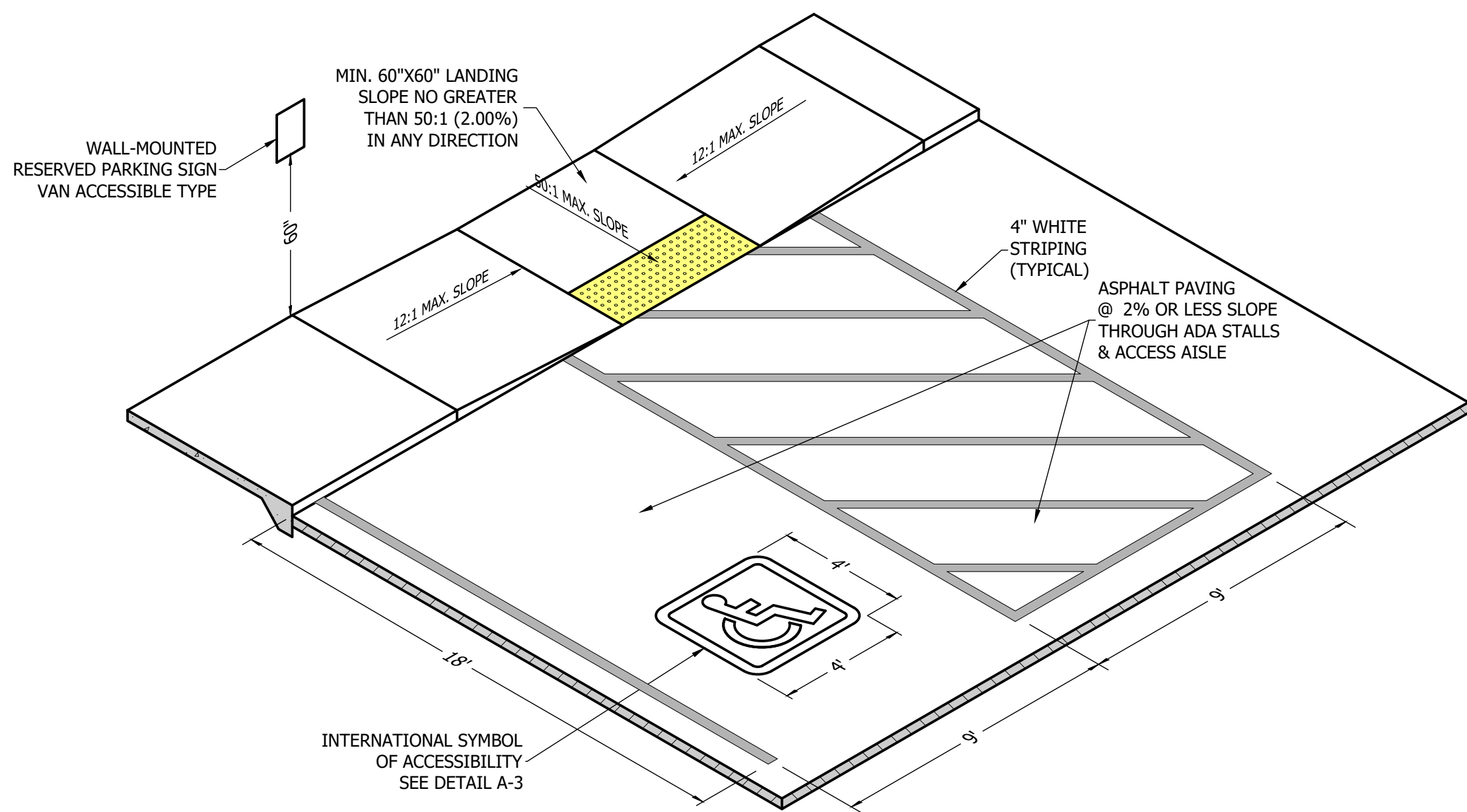
PLAN VIEW



A SECTION VIEW



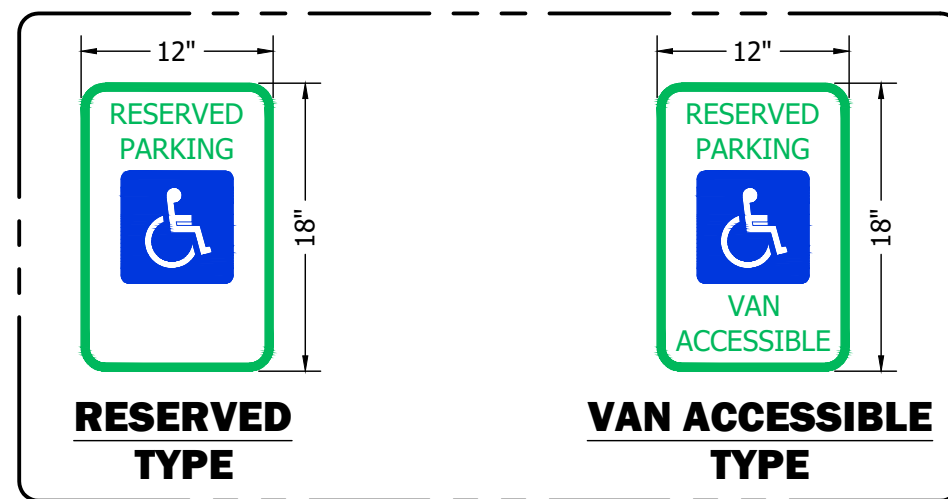
B SECTION VIEW



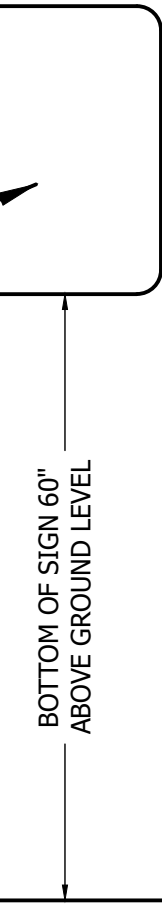
A-1
C400
TYPICAL
N.T.S.
ACCESSIBLE PARKING & RAMPS

NOTES

- SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
- WHITE ADA SYMBOL ON A BLUE SQUARE.
- WHITE BACKGROUND.
- LETTERING IS TO BE BLUE OR GREEN



12" X 18"
ADA PARKING SIGN
SEE PLAN FOR TYPE



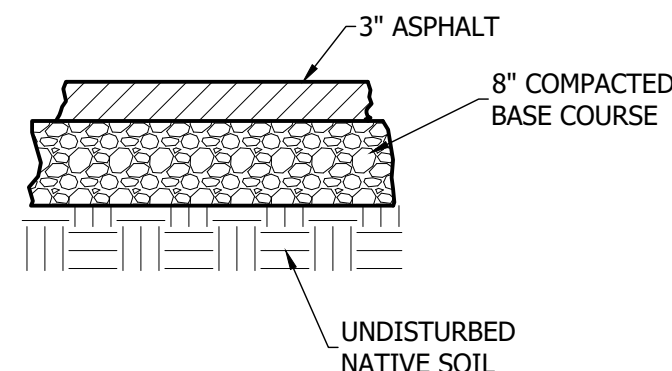
WALL-MOUNTED SIGN

WALL-MOUNTED
ADA RESERVED PARKING SIGN

A-2
C400
TYPICAL
N.T.S.

NOTES

- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- PLACE MATERIAL PER APWA SECTION 32 05 10.

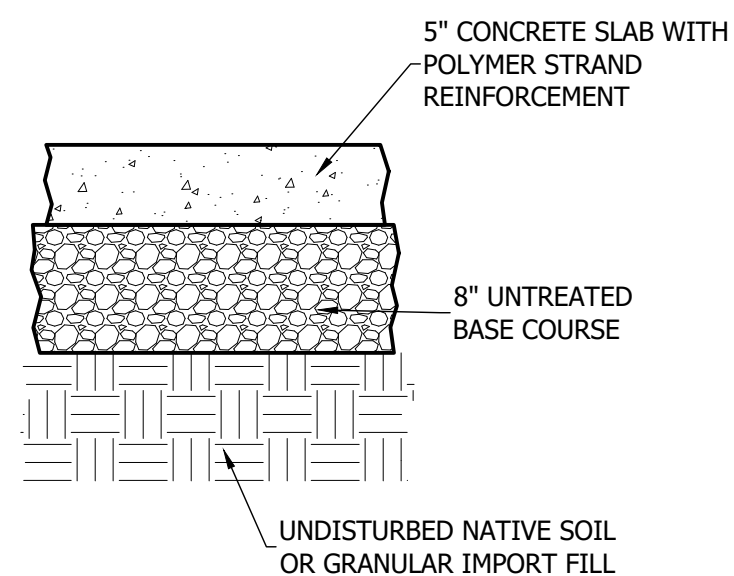


PRIVATE
ASPHALT SECTION

C-1
C400
TYPICAL
N.T.S.

NOTES

- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- CONCRETE IS TO BE 4,000 PSI TEST.
- CONTROL JOINTS AT NO MORE THAN 10' INTERVALS BOTH WAYS.
- BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.

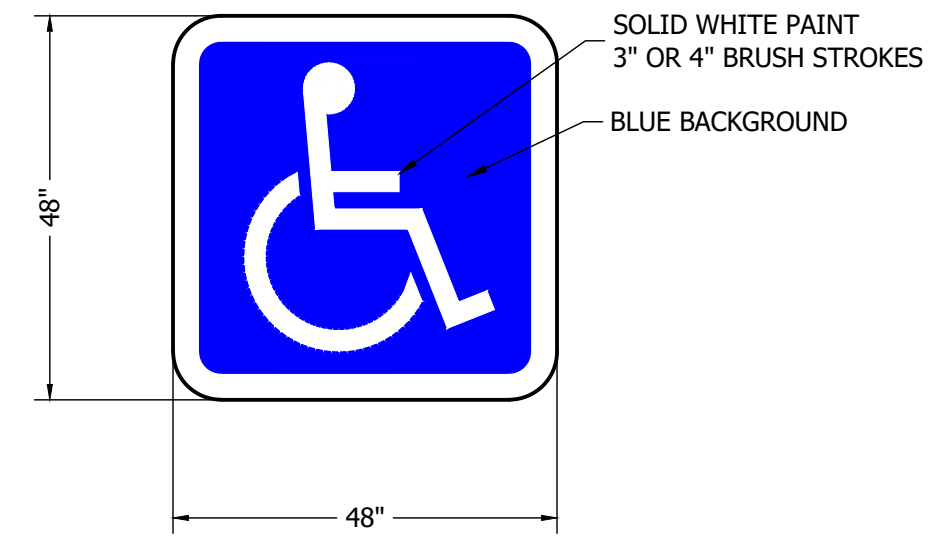


PRIVATE CONCRETE
PAVING SLAB SECTION

C-2
C400
TYPICAL
N.T.S.

NOTES

- USE PAVEMENT SAFE PAINT - DURABLE, LOW VOC, FAST DRYING.

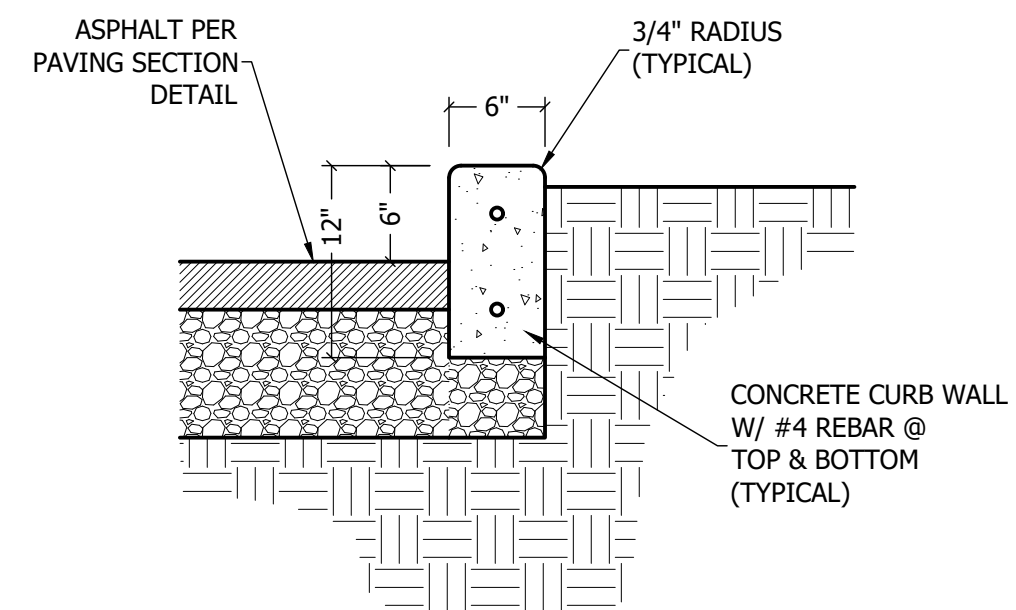


INTERNATIONAL SYMBOL
OF ACCESSIBILITY PARKING

A-3
C400
TYPICAL
N.T.S.

NOTES

- CONCRETE IS TO BE 4,000 PSI TEST.
- CONTROL JOINTS AT 10' INTERVALS.
- BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
- STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.

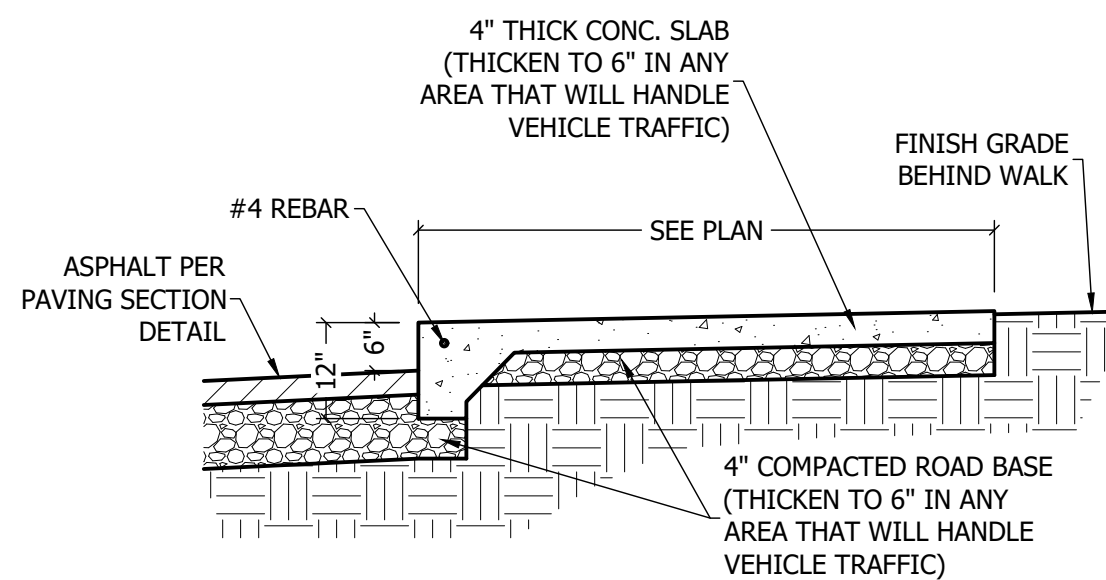


PRIVATE
CONCRETE 6"X12" CURB WALL

C-3
C400
TYPICAL
N.T.S.

NOTES

- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- CONCRETE IS TO BE 4,000 PSI TEST.
- CONTROL JOINTS AT 5' INTERVALS.
- BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
- STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.

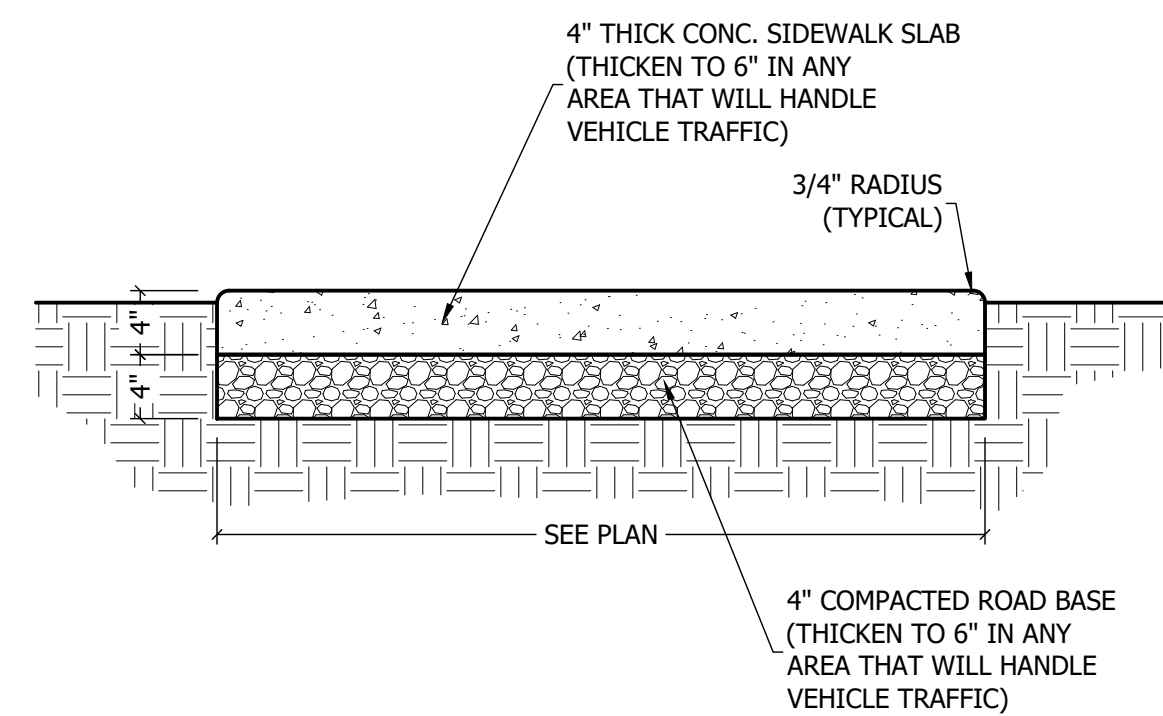


PRIVATE
THICKENED EDGE SIDEWALK

C-4
C400
TYPICAL
N.T.S.

NOTES

- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
- CONCRETE IS TO BE 4,000 PSI TEST.
- CONTROL JOINTS AT 5' INTERVALS.
- BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE
CONCRETE SIDEWALK

C-5
C400
TYPICAL
N.T.S.

DEVELOPER

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kristi.smith@bfs.com

PRELIMINARY
NOT FOR
CONSTRUCTION

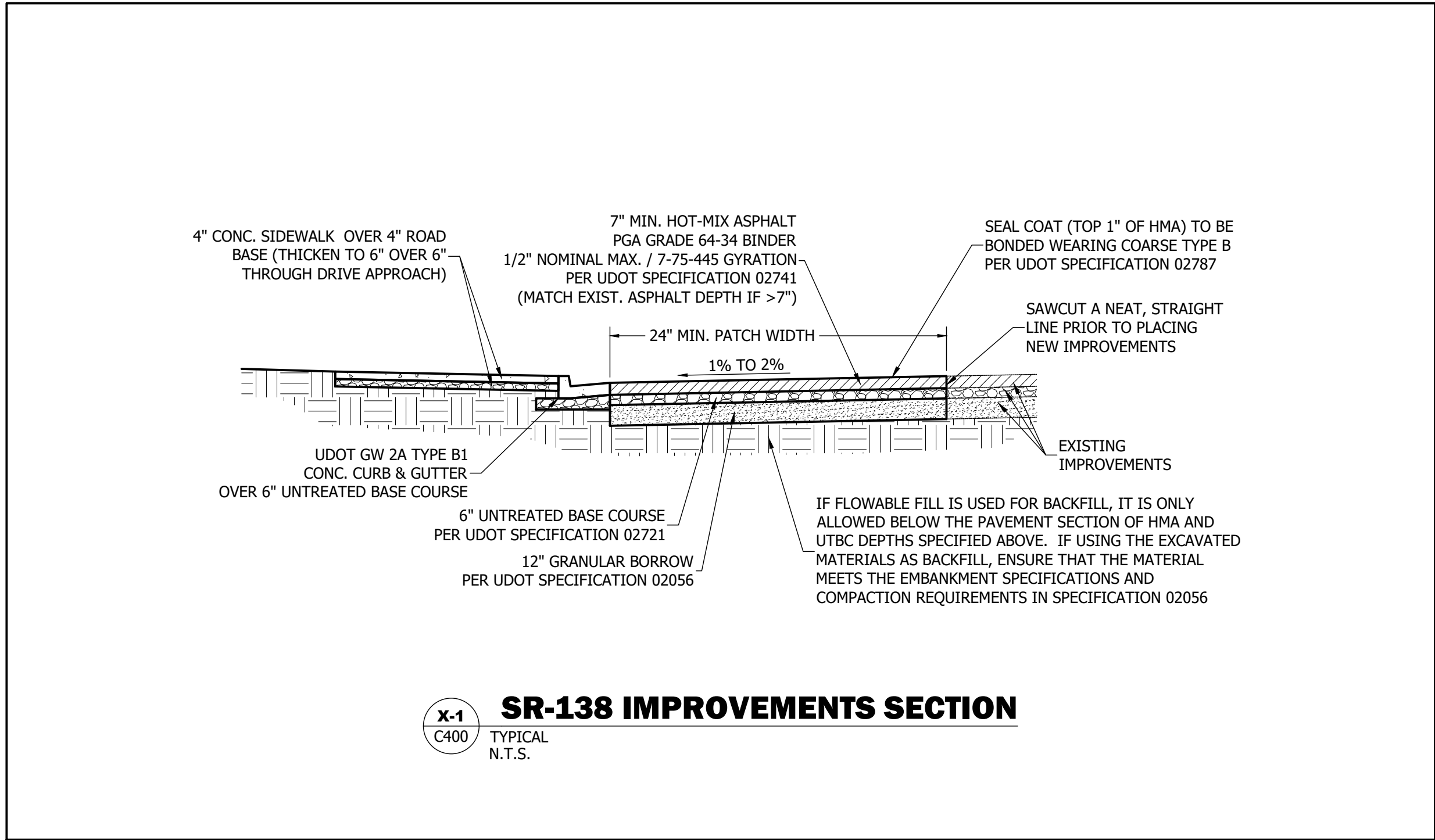
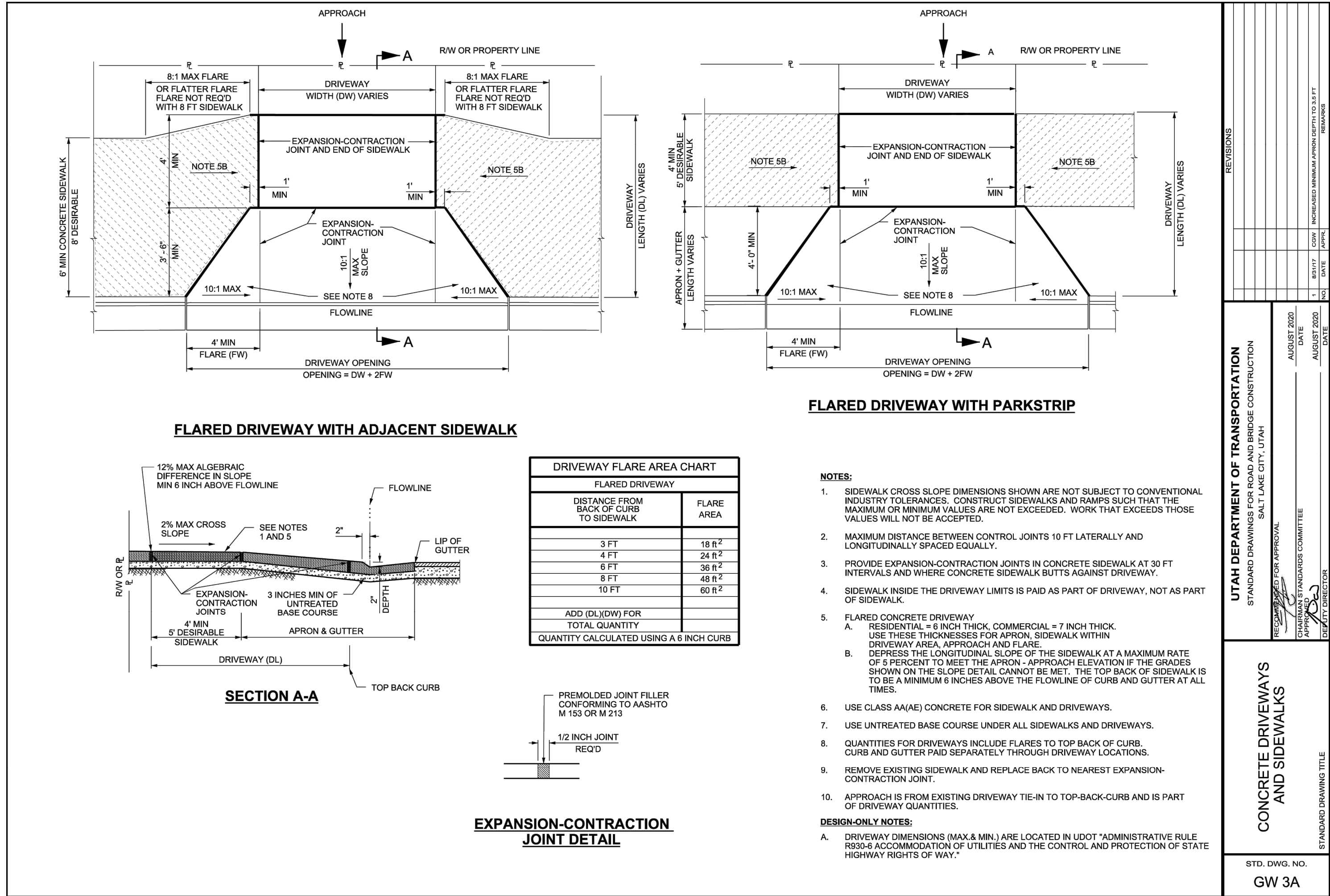
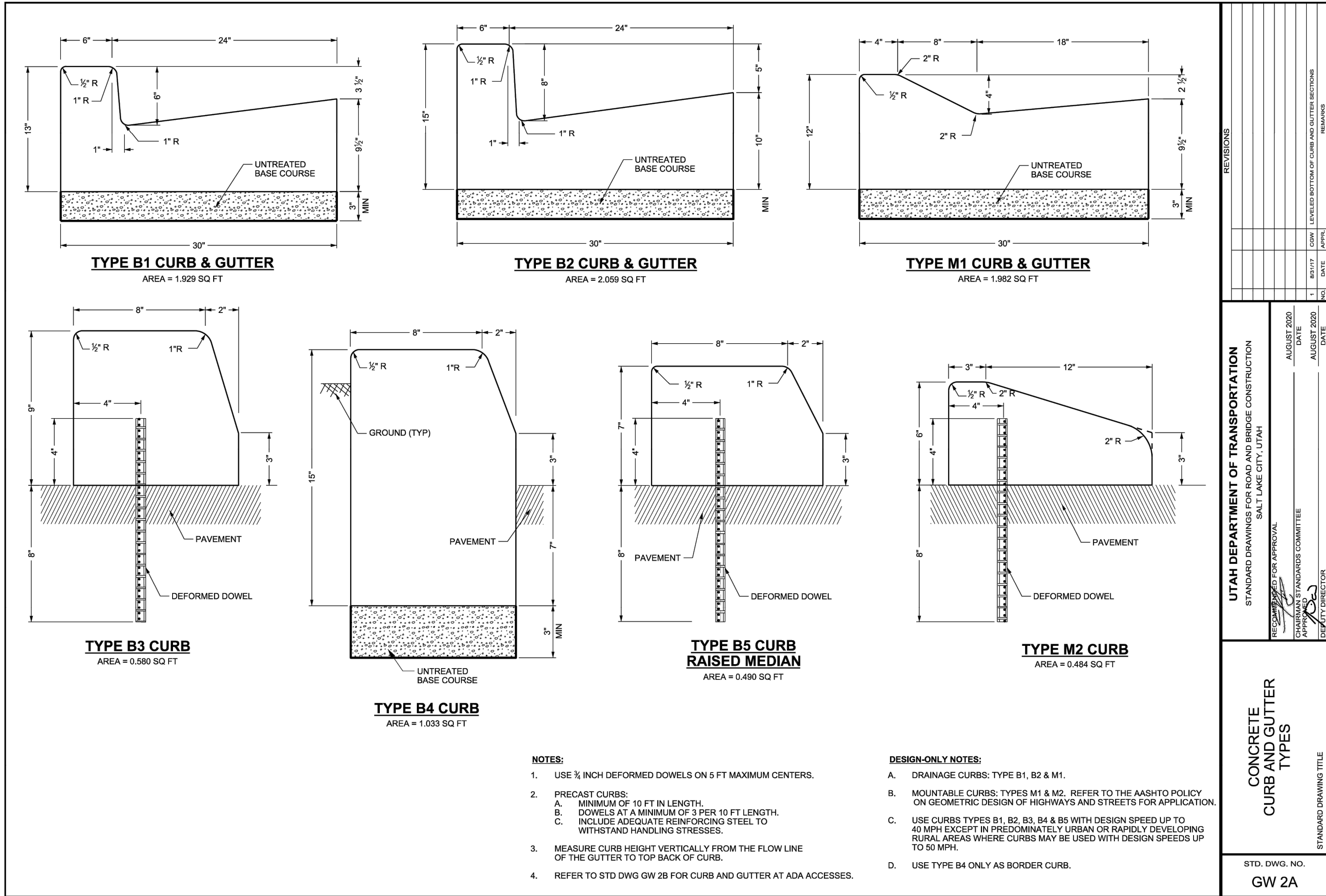
GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.25N., R.6W., S.L.B.&W.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: JH 2023-07-10
APPROVED: LKM 2023-07-10
PROJECT #: 1794014
DETAILS 1794014.dwg

C900
SITE DETAILS



REVISIONS

GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

DEVELOPER

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PRELIMINARY
NOT FOR
CONSTRUCTION

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

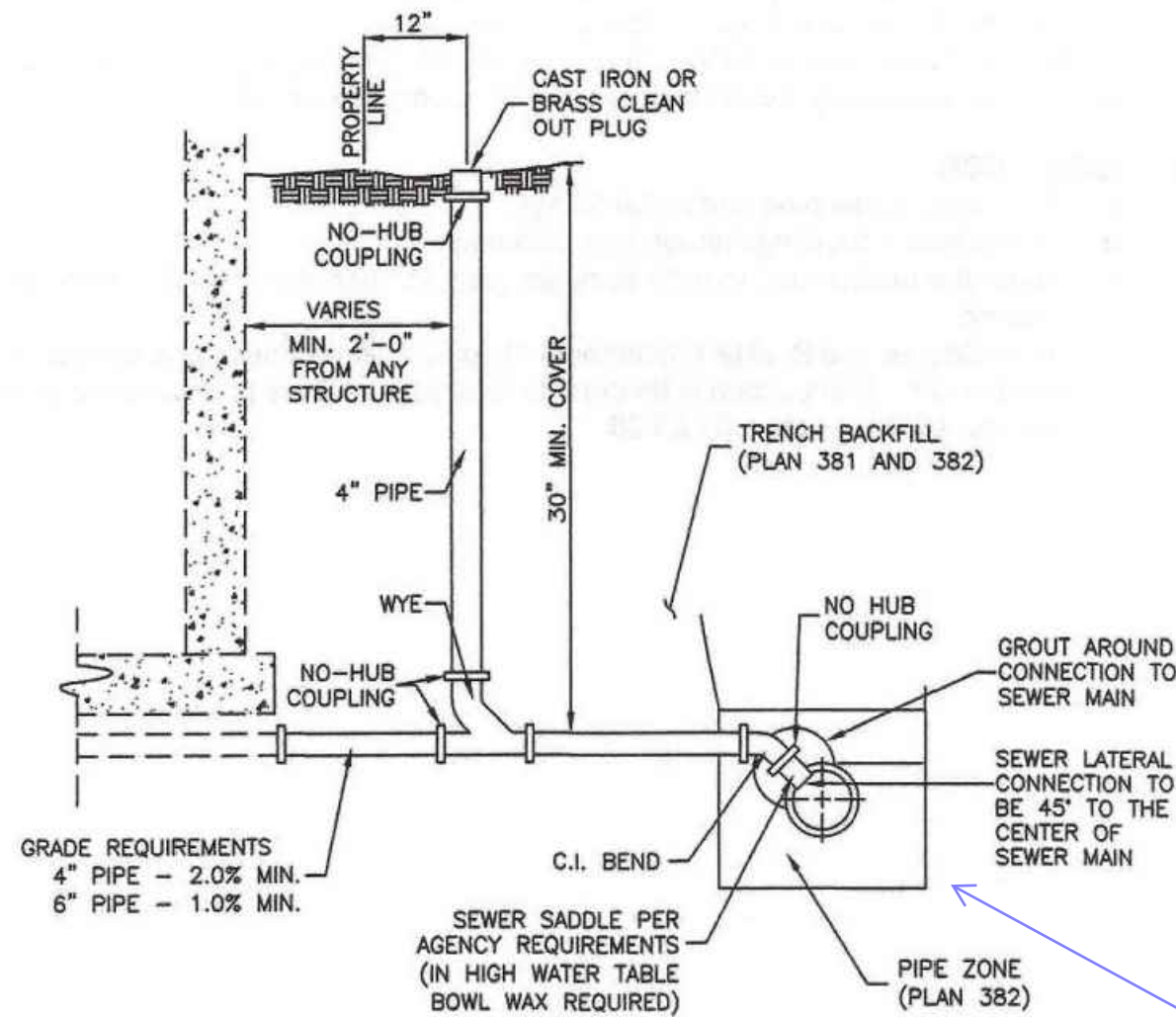
Entellus

DRAWN: JH 2023-07-10
APPROVED: LKM 2023-07-10
PROJECT #: 1794014
DETAILS 1794014.dwg

C901
UDOT RIGHT-OF-WAY
DETAILS

Sewer lateral connection

1. GENERAL
- A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
- B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
- C. Verify if CONTRACTOR or agency is to install the wye.
2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Provide agency approved wye or tee with appropriate donut.
- D. Stainless steel straps required.
3. EXECUTION
- A. Tape wrap pipe as required by soil conditions.
- B. Remove core plug from sewer main. Do not break into sewer main to make connection.
- C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



GRANSTVILLE CITY NOTE

CONCRETE FOR ALL SURFACE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO: SIDEWALK, DRIVEWAY ENTRANCES, PEDESTRIAN RAMPS, CURB AND GUTTER, WATER WAYS, MANHOLE, VAULT AND VALVE COLLARS, AND ANY OTHER CAST IN PLACE SURFACE CONCRETE FEATURES SHALL BE CONSTRUCTED WITH MINIMUM 4,500 PSI CONCRETE.

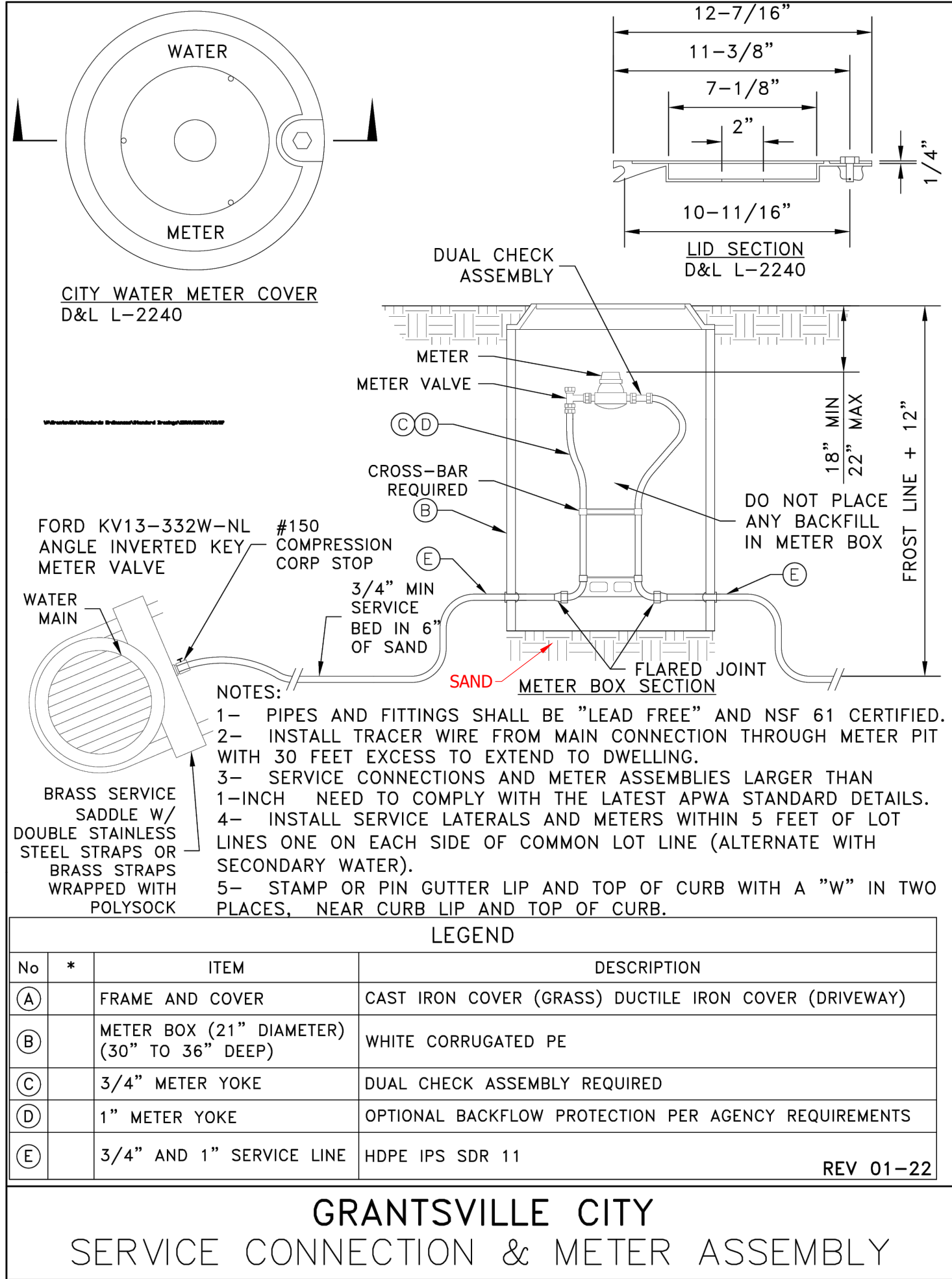
THIS COULD BE USED TO TIE IN THE NEW LATERAL EAST OF THE FIRE PAVEMENT.

431

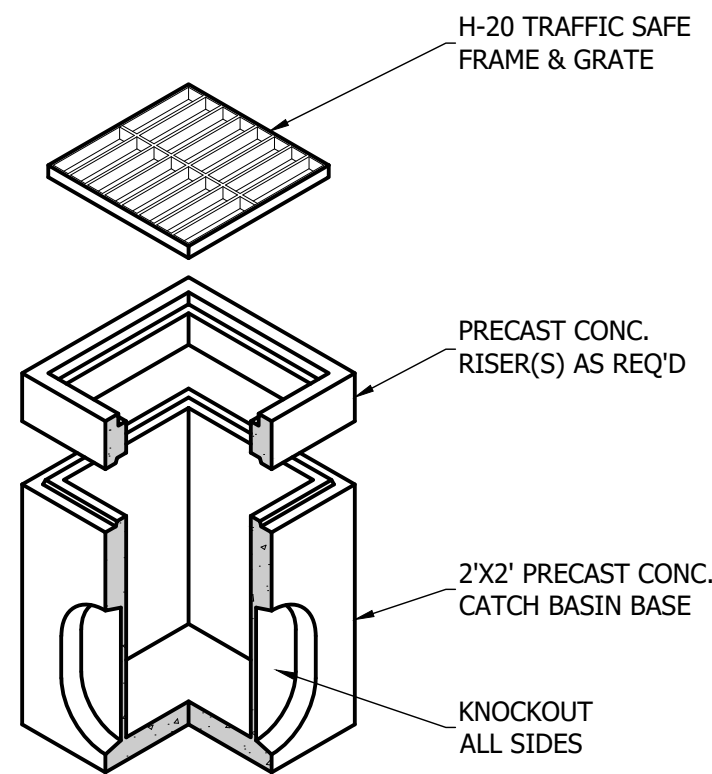


Sewer lateral connection

Plan
431
January 2011



GRANTSVILLE CITY
SERVICE CONNECTION & METER ASSEMBLY



PRIVATE STORM DRAIN
2'X2' CATCH BASIN
SD-1
C600
TYPICAL
N.T.S.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus

DEVELOPER

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PRELIMINARY
NOT FOR
CONSTRUCTION

GRANTSVILLE MULTI-USE
OFFICE & RESIDENTIAL

196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.25., R.6W., S.1.B.&W.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: JH 2023-07-10
APPROVED: LKM 2023-07-10
PROJECT #: 1794014
DETAILS: 1794014.dwg

C910
UTILITY DETAILS

AGENDA ITEM #5

Discussion of Final Plat for Northstar Ranch
Phase 9



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 23038

Northstar Ranch Phase 9 Final Summary and Recommendation

Parcel ID: 01-078-0-0025

Property Address: SW of Phase 1A

Meeting Date:

Aug 3, 2023

Current Zone/Proposed zone

R-1-21

Applicant Name: Skyler Tolbert

Request: Approval of Preliminary Plan for Phase9

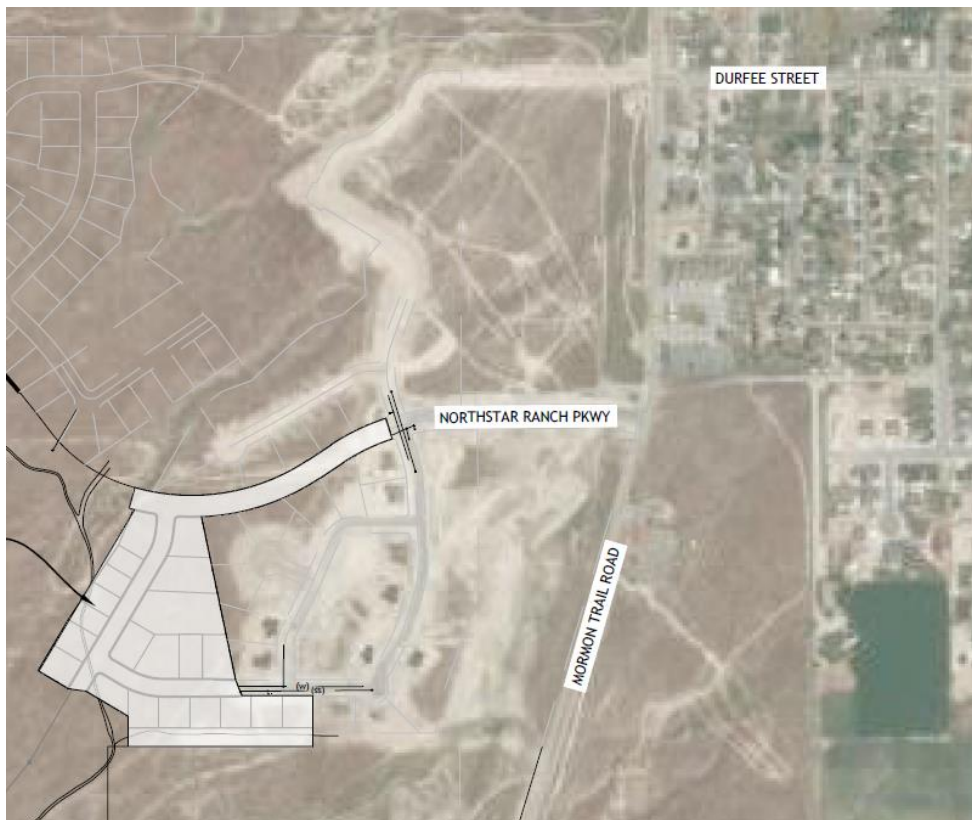
Prepared by: Cavett Eaton & Dan England

Planning Staff Recommendation: See Analysis

PROJECT DESCRIPTION

Approval of Northstar Ranch Phase 9 Development consisting of 20 lots.

SITE & VICINITY DESCRIPTION



PLANNING STAFF ANALYSIS

This is the first phase on the Zone 3 water line. Northstar will need to build a new water tank as per Development Agreement.

This project is installing a connection from the new water pressure zone 3 to the existing water pressure zone 2 with a pressure reducing valve. This will help the existing lower pressure zone maintain a more consistence water pressure.

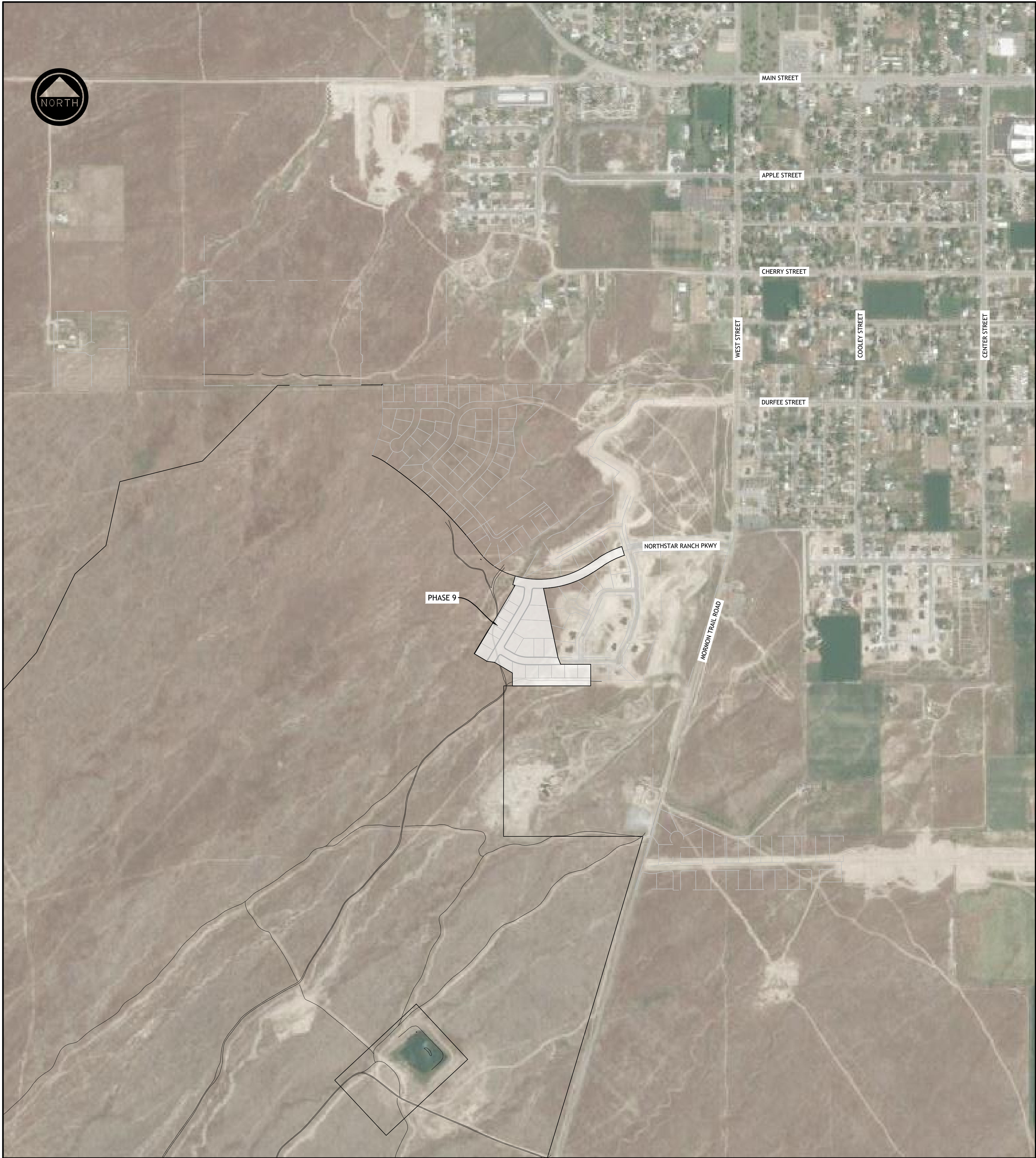
This project

- has larger lots
- has an HOA to maintain the park strips along the existing back yards
- has addressed the City staffs comments

7.8. Culinary Water Infrastructure Improvements. Up to **700 residential units** served by the 12" line on Mormon Trail shall be permitted to be constructed within the Planned Community subject to the condition that, within thirty (30) days of the execution of this Agreement, Master Developer shall commence preparation for the construction and installation of a water tank for Pressure Zone 3, including, (1) locating and procuring necessary land and equipment, (2) drilling a test well or wells as needed to provide adequate source capacity, and (3) coordinate the transfer of necessary water rights to the City from the test well or wells (collectively the "Water Prerequisites"). Prior to approval of each Preliminary Plat, the Master Developer shall provide to the City a written update of the Water Prerequisites, included estimated timelines for completion of each Water Prerequisite. The Master Developer shall commence construction of the new well(s) and tank, including design and permitting, upon the written request of the City following one of the following triggering events:

- a) The Lake View Business Park (LBP) reaches 66% utilization of the constructed capacity after two years from the date of the execution of this Agreement; or
- b) 50% utilization of the Lake View Business Park (LBP) well and tank is reached within two years from the date of the execution of this Agreement; or
- c) there have been 500 building permits issued for residential units within the Planned Community that utilize the 12" water line on Mormon Trail; or
- d) Fire flow, pressure tests, or other modeling determine that new Subdivisions within the Planned Community, and other developments served by the same water pressure zone, will have low operating pressure or low fire flow that cannot be resolved with additional looping. In this case, no further Subdivisions or Subdivision phase within the Planned Community will be approved until the wells and water tanks described in this section are completed and operable.

C:\Users\pmd22\EDM Partners\Dropbox\Projects\Northstar Ranch\Drawings\Phase 9\Title Sheet.dwg



VICINITY MAP
1" = 500'

NORTHSTAR RANCH - PHASE 9

Resubmitted 7/13/23
comments 7/28/23
P&Z 8/3/23

GRANTSVILLE CITY

FINAL PLANS

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED MARCH 7, 2022, AND WAS PREPARED BY JUSTIN W. WHITMER, P.E. IT IS IDENTIFIED BY IGES PROJECT NUMBER 02058-186. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

SHEET INDEX

- O-1 TITLE SHEET
- SUBDIVISION PLAT
- O-2 SHEET INDEX
- O-3 SITE ANALYSIS PLAN
- O-3A SITE PLAN
- O-4 UTILITY PLAN
- O-4A OFFSITE WATER PLAN
- O-5 GRADING & DRAINAGE PLAN
- O-5A OFFSITE WATER GRADING & DRAINAGE PLAN
- PP-1 NORTHSTAR RANCH PARKWAY PLAN & PROFILE
- PP-2 NORTHSTAR RANCH PARKWAY PLAN & PROFILE
- PP-3 NORTHSTAR RANCH PARKWAY PLAN & PROFILE
- PP-4 COYOTE RIDGE ROAD PLAN & PROFILE
- PP-5 COYOTE RIDGE ROAD PLAN & PROFILE
- PP-6 MCBRIDE DRIVE PLAN & PROFILE
- PP-7 MCBRIDE DRIVE PLAN & PROFILE
- PP-8 WATER LINE PLAN & PROFILE
- PP-9 WATER LINE PLAN & PROFILE
- PP-10 WATER LINE PLAN & PROFILE
- PP-11 WATER LINE PLAN & PROFILE
- PP-12 WATER LINE PLAN & PROFILE
- PP-13 WATER LINE PLAN & PROFILE
- PP-14 WATER LINE PLAN & PROFILE
- PP-15 STORM DRAIN CULVERT PLAN & PROFILE
- DT-1 DETAILS
- DT-2 NOTES
- DT-3 PRE-CONSTRUCTION NOTES

LEGEND

- SS SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SS SANITARY SEWER MANHOLE
- W PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PVC C-900 SEC. WATER LINE
- EXISTING IRRIGATION LINE
- SEC. WATER VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- EXISTING OVERHEAD UTILITY
- RCP CL III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEANOUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

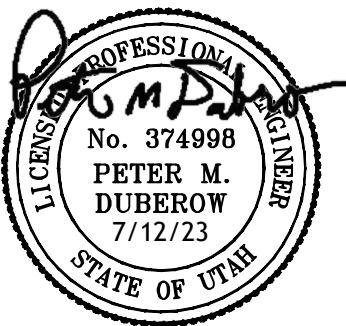
OWNER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of Grantsville City.
- All pressurized irrigation improvements shall conform with the standards and specifications of Grantsville City.
- All culinary water improvements shall conform with the standards and specifications of Grantsville City.
- All improvements in the public right of way shall conform with the standards and specifications of Grantsville City.
- All private improvements shall conform to APWA standards and specifications. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54



Northstar Ranch Phase 9 Title Sheet

PROJECT: _____
DRAWN BY: _____ KMW
REVIEWED BY: _____ PMD
REVISIONS: _____
No. DATE _____ REMARKS _____

DATE: July 12, 2023

SHEET NUMBER:

O-1



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 60'



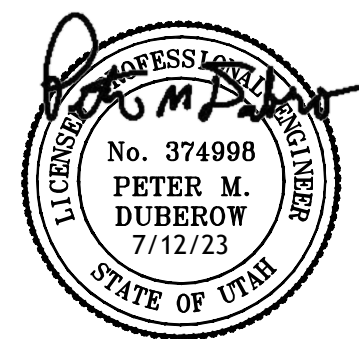
OWNER:

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5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54



Northstar Ranch
Phase 9
Utility Plan

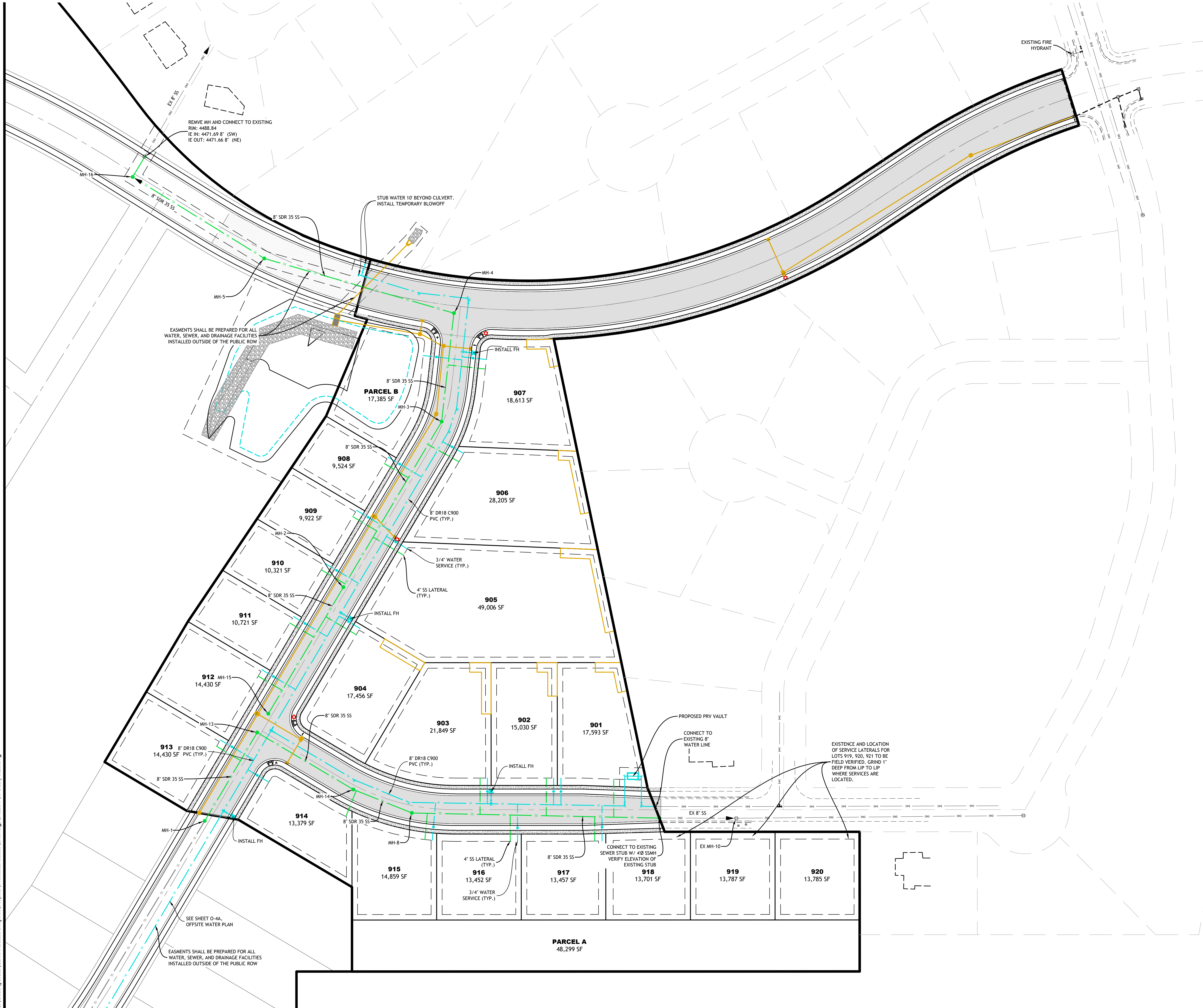
PROJECT: _____
DRAWN BY: _____ KMW
REVIEWED BY: _____ PMD
REVISIONS: _____
No. DATE _____ REMARKS _____

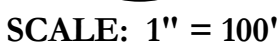
DATE: July 12, 2023

SHEET NUMBER:

O-4

C:\Users\pmd21\EDM Partners\Dropbox\Projects\Northstar Ranch\Drawings\Phase 9\4. Utility Plan.dwg





Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



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3. All culinary water improvements shall conform with the standards and specifications of Grantsville City.
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5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54



Phase 9

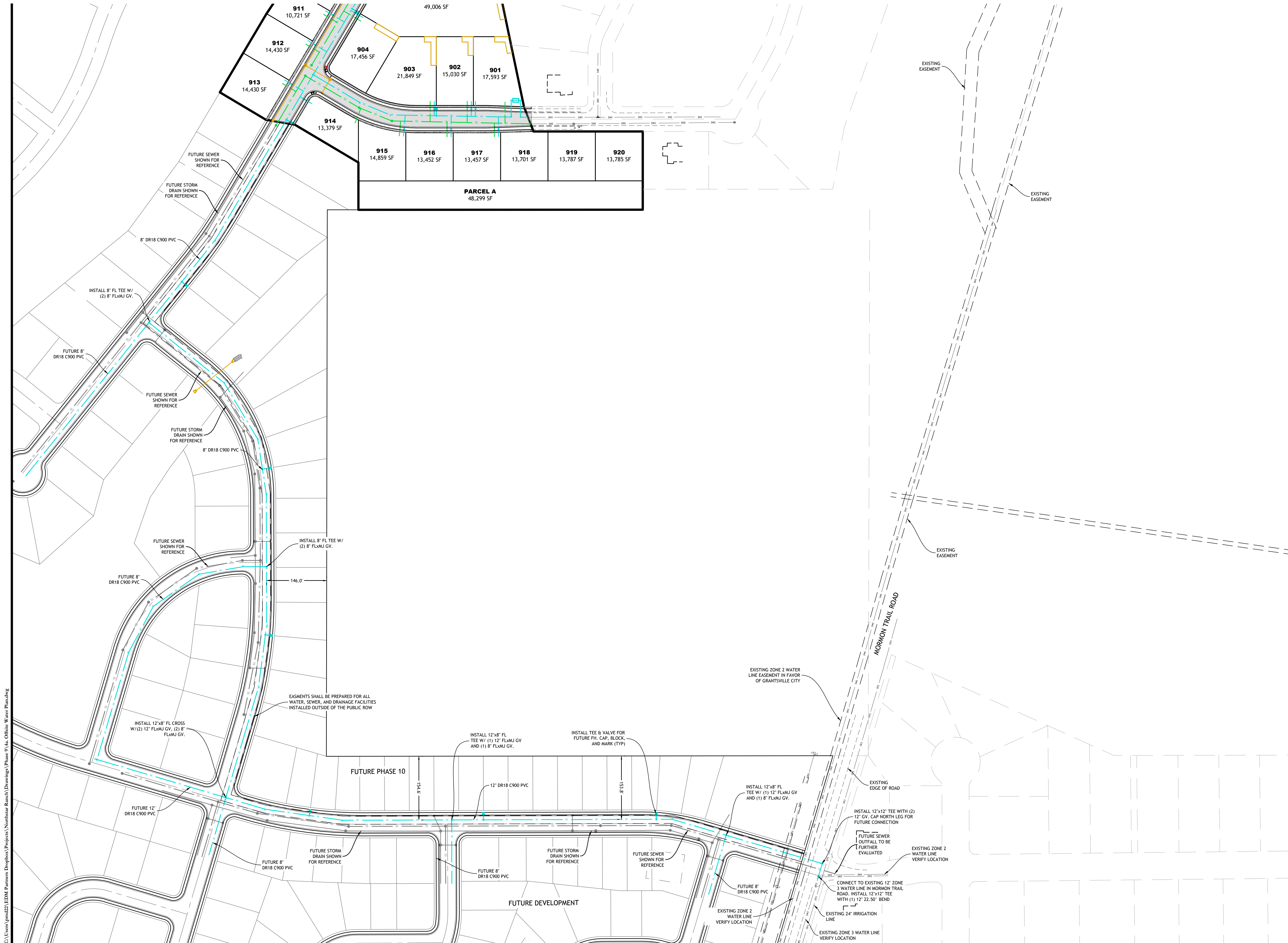
Offsite Water Plan

PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: July 12, 2023

SHEET NUMBER:

O-4A



AGENDA ITEM #6

Discussion of PUD for Desert Edge
Subdivision PUD Development

DESERT EDGE PUD
DISCUSSION ITEMS FOR PLANNING COMMISSION MEETING
AUGUST 3, 2023

The Desert Edge PUD is a unique project that does not cleanly fit within the current City ordinances. For this purpose, the project has been submitted as a PUD so that the Planning Commission may be able to consider the various benefits and liabilities of the proposed project as it relates to requested exceptions to ordinances and standards.

There are a large number of ordinances and standards that the proposed project affects. The applicant has requested the following exceptions:

The following is the list of items where Alternate Compliance – Per GLUDMC §12.2 is requested. This provision of the code permits the alteration of standards.

1. Minimum lot size for townhome lots (1,000 sq. ft)
2. Corner Lot setbacks - Corner side is 12' and rear is 20' for 40' wide and 50' wide lots. Then 12' front and side, 22' garage, and 15' between building setback on townhomes.
3. Lot Frontage - 30 ft. lot frontage. Minimum lot width at the front setback will be 40 ft
4. Private Streets in the townhome area have a 26' ROW.
5. Driveway spacing – Single Family Homes: 8' on corner lots and 18' on all other lots. Townhomes: 5' between rear loaded driveways
6. Public & Private Streets permitted to extend 1000 feet beyond an intersection.
7. Number of Single family homes permitted on a cul-de-sac be limited to 30.
8. PUE easement dimensions of: A 5-foot side yard PUE with a 5-foot side yard setback.
9. Sight triangles on private roads are 20' rather than 30'.
10. The number of lots per phase exceeds 50, we are requesting 200 units per phase. SEE Phasing Plan

As staff has reviewed the application it has become apparent that there are major items that need to be considered that affect several sections of code. If an exception is made for a specific item, other sections in the land use ordinances receive exception by default. A list of code sections that receive an exception by default will be compiled with each specific item to try to simplify the consideration.

The applicant has requested that the application be brought before Planning Commission knowing that there is a long list of potential exceptions and recognizing that this initial discussion will only begin to address the key issues that the applicant and staff have pointed out. This discussion will help gauge where this PUD may be headed with Planning Commission consideration and allow the applicant to respond and make necessary changes to how the application is presented for a future discussion and consideration to better suit the needs of the Planning Commission.

Five key topics that have been selected for discussion as they will have a significant effect on the project and the outcome of the discussion for these five items may have an affect on the other exceptions being requested. Those key topics include:

- Phasing (Exception #10),
- Approval process (Requested in Development Agreement),
- Design of the private streets in the townhouse areas (Exception #4),
- Site triangles (Exception #9), and
- Setbacks and side public utility easements (Exceptions #2 and #8).

The sections of code that each of these topics affect have been pulled out of the larger list and provided below, with a brief discussion, staff comments and applicant comments.

Phasing:

The Applicant is asking for an exception to the maximum of 50 lots per phase + 10 in certain circumstances. They are requesting to be able to phase the project up to 200 units per phase.

Applicable Code and Standards:

21.4.3 Phase Development

(1) The final platting of subdivisions containing more than fifty (50) lots shall be done in phases, except as provided in Subsection (3). Development shall be performed so that the phases will be contiguous, and the required improvements will be continuous.

(2) When off-site improvements are complete and approved by the city engineer, and the lots are 70 percent sold, the sub-divider may submit the next phase for final plat approval.

(3) The City may accept phases including more than fifty (50) lots, up to ten (10) lots greater per phase when the overall lot count of the subdivision contains fifteen or fewer lots beyond a number of lots divisible by fifty (50), or where street or utility improvements must extend past five or fewer additional lots to connect onto existing improvements. The City reserves the right to consider other situations that might provide a public benefit and still allow for the completion of infrastructure and sale of 70% of the subdivided lots within the two-year expiration period. Any agreements between the City and Developer concerning phasing that allow greater than fifty (50) lots per phase shall be included in the Development Agreement detailing the number of lots per each phase and a brief statement justifying the need for the additional lots in phases.

(4) Where it is prudent to engineer road or utility lines that extend into the next phase, such work may be done if shown in the prior phase.

Staff Comments:

For the City this is an issue of precedence and providing the necessary justification to show that the need for increased number of units per phase is unique to this project so that a precedence is not set that binds the City to allowing others the same exception. In April of 2020 the City approved the increase from 25 lots to 50 lots per phase. This change was made at the request of multiple developers which were concerned that their sales would lose momentum if the lots sold quickly, and they were not through the next approval before they were nearly out of lots. The City was still concerned about developers getting too far out in front of the curve and thus required the improvements of a previous phase to be completed and 70% of the lots sold before they could submit the next phase for final approval. It seems that if the Planning Commission feels that the phasing can occur with a larger

number of lots for this PUD, then the code should be changed to open this option up to other developers.

Another option that may have some merit is to modify the phasing process to allow a developer to begin the approval process for the next phase of development when the previous phase has been recorded or has been bonded and construction has begun. The next phase could then pass through the approval process and the recording of the plat would not be allowed to occur until 70% of the lots on the previous phase had been improved and sold to homeowners. The construction of improvements could occur upon approval. If the market was slowing down and a phase could not be completed and recorded in a one-year time frame the City could refuse the application so that the city would not get in a bind with unrecorded plat's expiring.

The applicant has also suggested a change to the approval process to allow staff to approve Final Plat Applications. This shows up in their proposed draft development agreement and is discussed next.

Again, If an exception is granted on phasing with this project will likely set a precedent that future applicants will be requesting as a unique justification to grant an exception for this project that would not be applicable in other situations in not immediately self evident.

Approval Process:

The applicant has proposed that the City allow the Final Plat Applications for each phase to be approved by staff. In theory this would reduce the time that it takes to get final approval as Planning Commission and City Council considerations would be eliminated.

Applicable Code And Standards:

Chapter 21 Subdivisions Section 21.2 and 21.4. Instead of inserting multiple pages of code it is sufficient to state that this request would change the requirements to send Final Plat Applications to Planning Commission and City Council to a staff approval.

Staff Comments:

This is really a decision for City Council to determine if they are willing to delegate the Final Plat approval to staff. In theory after a Preliminary approval is given the final plat application should include engineering design and the necessary legal documents to construct a development that matches the vision approved in the Preliminary application. It would make sense that if the review and approval of the final plat application were to be delegated to staff that any significant changes from the Preliminary such as revised phasing plan, changes in layout due to a finding during engineering that would require the modification would need to go before Planning Commission and City Council as an amendment to the Preliminary application. There are numerous Pro's and Con's to this proposal and looking at it from a risk benefit perspective for the City there are some issues that stand out:

- While it is recognized that the City relies heavily on staff for their expertise in reviewing these applications and the Planning Commission and City Council members are not expected to have expertise in everything that comes before them they do represent the citizens of the community and quite often provide a valuable perspective as such. It is true that this perspective is most

beneficial at Preliminary when the project and its future impacts are being formulated. Changes to the project or variances from the City ordinances and standards that may come up during the engineer design should also come before Planning Commission and City Council. However, there are times when staff and an applicant don't agree and the pathway through Planning Commission and City Council allows those issues to be addressed.

- This puts a great deal of pressure on staff to interpret the desires of the Planning Commission and City Council from the Preliminary approval. It will be very important that Planning Commission and City Council very clearly make their desires known in the motions to approve the Preliminary Application.
- In the traditional process the staff is able to use the fact that the project is going to Planning Commission and City Council as a stick to get the Developer to complete tasks that otherwise they don't desire to complete. The staff is also able to use the traditional process as a buffer to allow discussions and negotiations that may be in contention to be decided by Planning Commission or City Council. The staff desires to be equitable with everyone and sometimes it is best to have a body with authority to make that determination.

Design of Private Streets in Townhouse Areas:

The Applicant is asking for an exception to ordinances and city standards governing private streets. More specifically with respect to streets serving the townhouse areas, the applicant is requesting a 26 foot wide street containing a 22 foot wide travel path bounded with 2 foot wide rolled curb which could act as a travel path in emergencies thus meeting the 26 foot width for the international fire code. The design does not include park strips or sidewalks as the proposed townhouses have rear loaded garages and thus there are sidewalks serving the fronts of the units. The exception would apply to streets serving more than two dwelling units and would not meet the standards for a "Standard Residential Street." They are also asking that the cul-de-sac on these private streets be allowed to be up to 1,000 feet long.

Applicable Code and Standards:

GLUDMC Chapter 2 Definitions (247) *PRIVATE STREET. (Amended 5/97, 2/00, 9/07, 2/09) A privately owned way or lane which affords the principal means of access to property. A private street which serves up to two (2) dwelling units shall have a right of way width of not less than 30 feet and shall be constructed and maintained with an all weather dustless surface that meets the specifications of the City for a standard residential street section, except that the base course need only be 20 feet wide with a slope or crown of 2 to 4%, no bituminous surface course need be applied and said street shall have a shoulder v-ditch with a slope of 6 to 8%. Private streets that serve more than two dwelling units or any business activity shall be constructed and maintained according to the City standards and specifications for a "standard residential street." Any private street that is longer than 150 feet shall have a cul-de-sac or hammerhead at the end thereof. The dimensions or layout of any required cul-de-sac or hammerhead shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. The developer or owner(s) of a private street shall place a street sign at the intersection of the private street and all public streets, indicating the name*

of the private street, the north or east coordinate and that the street is a “private street”. The location and specifications for the private street sign shall be determined by the City Public Works Director.

Staff Comments:

The City’s definition of a private street is utilized whenever there is a street that does not meet the City standards for public streets. In several places the Grantsville City Land Use Code requires that a lot must abut a public or private street. One example is found in GLUDMC Chapter 2 Definitions, Definition # (167) *LOT. A parcel or unit of land abutting a public street or approved private street, ...* The applicant is asking for a few exceptions to the private street as defined in GLUDMC Chapter 2 # 247 Private Street. The applicant is asking to serve more than 2 dwellings with a right-of-way of 26 feet which is less than the minimum width of 30 feet that the definition states for two lots or less and is significantly less than the City standard residential street if serving more than 2 lots. The applicant has requested that the cul-de-sac on the private street be allowed to extend 1,000 feet. The drawings that the applicant has provided for the Preliminary application also do not include sidewalk or a park strip along the private streets. However, it should be noted that these are rear loaded townhouses meaning the garage is located in the rear and there is a sidewalk serving the front of each townhouse.

Staff has discussed this and agrees that townhouses are unique and may not require the required improvements for a full residential street too serve the units when they are rear loaded. A 26-foot-wide lane with rolled curb on the outside of 22-foot-wide travel path and at least 22-foot setbacks between the back of curb and the garage door has been suggested by staff. If this is approved as part of the Desert Edge PUD the City staff will act to adopt this as a city standard for rear loaded townhouses. In consideration of this concept it has been determined that the following requirements should be imposed as mitigative measures:

- There should be a limitation on the overall length of the private streets and the number of units that each street serves. This is still up for discussion, but in GLUDMC Chapter 21.6.3 Streets the city does not allow a standard street to extend more than 750 feet beyond an intersection (21.6.3-3). A cul-de-sac shall extend no longer than 750 feet (21.6.3-7). Any street with more than 30 units must have two points of access 21.6.3-5). With the greater density associated with townhouses and the smaller street widths being proposed it seems that these standards street to extend more than 750 feet are very important to follow to limit the traffic congestion. A limit on the number of attached units in a building would be another key factor so that in the case of an emergency, evacuation can be performed in a timely manner and that emergency crews and equipment can get around the building as necessary to perform their duties to protect the health and safety of the residents.
- The street must be privately owned and maintained.
- As the closely spaced driveways and lack of sidewalks along these streets creates a situation similar to a parking lot where due to limited visibility there is potential for vehicles to back out into the street without warning or a pedestrian or cyclist may come out into the street without warning. It is important to take measures to reduce the speed limit in these areas to 10 miles an hour or less by both signage and other traffic control measures.
- No parking is allowed on private streets, and adequate parking is provided for each residential unit as well as for visitor parking.

- Visitor parking must be within a reasonable distance from each unit to be utilized and must include a direct walkway or path from the parking to the front doors of each unit. This is to provide a safe pedestrian route that will be utilized, thus discouraging the need to park on the private streets. In other words no exceptions may be requested for visitor parking to serve the units or for onsite parking at the residential units. As proposed it looks like the Desert Edge PUD has provided adequate visitor parking with direct pathways to the front doors of the townhouse units.

Site Triangles:

There is a difference of opinion between the City staff and the Applicant concerning the clear view area requirements. Specifically, what will be required on the streets around the townhouse area. The code requires that in intersections the clear view area *“No obstruction to view in excess of three feet (3”) in height shall be placed on any corner lot within a triangular area formed by the street property lines and line connecting them at points thirty feet (30’) from the intersection of the street lines (GLUDMC 4.16.C).”* The applicant is asking for a 20-foot site triangle in the townhouse area.

Applicable Code and Standards:

4.16 Clear View Of Intersecting Streets

A. For the purpose of providing adequate vision of vehicular and pedestrian traffic, a clear-view area shall be maintained at the intersection of every street, whether public or private street. The clear-view provisions are considered life-safety standards and shall supersede any conflicting provisions of this Code.

B. No provision of this section shall be constructed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.

C. No obstruction to view in excess of three feet (3') in height shall be placed on any corner lot within a triangular area formed by the street property lines and line connecting them at points thirty feet (30') from the intersection of the street lines. Within that clear-view area, the following shall apply:

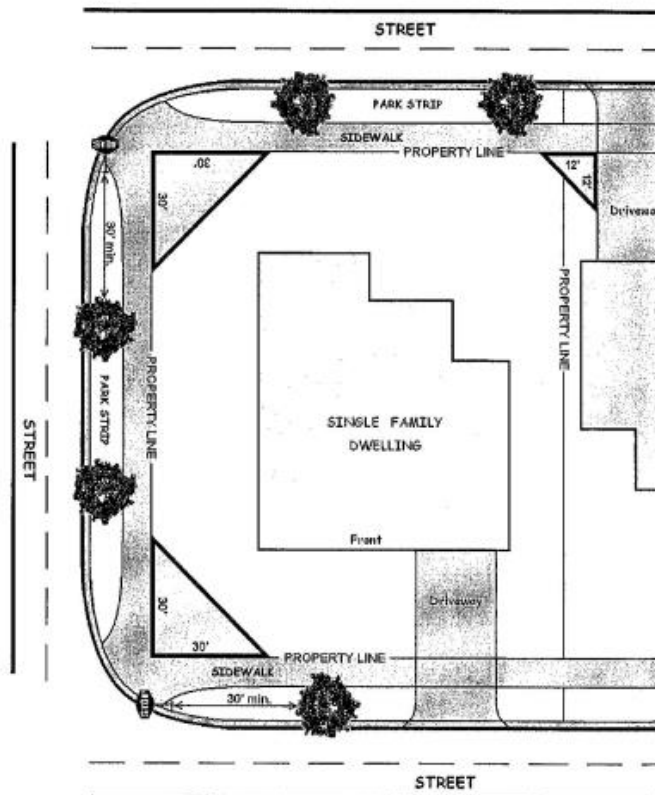
- 1. Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed three (3') feet in height above the level of the curb.*
- 2. Open style fences shall not exceed four (4') feet in height above the level of the curb and front yard sold fencing shall not exceed three feet (3') in height.*
- 3. Tree trunks shall not be located within the clear-view area, however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and eleven (11) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to black any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.*
- 4. No sight shall be allowed in the clear-view area unless it is specifically permitted in this Title and it is determined by the City Engineer that it is not a safety hazard.*
- 5. No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.*

D. The clear view area for the intersection of a driveway and a street shall have no obstruction to view in excess of three feet (3') in height and shall be placed at any automobile access way within the triangular area formed of points twelve feet (12') along the property line and twelve feet (12') along the driveway line. The driveway clear view fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked, and that accesses the rear yard, if it is determined by the City Engineer that the drive access is not a primary access.

E. Trees, shrubs that are located within the park strip must be thirty feet (30') from any traffic or street sign and must be pruned above the sidewalk seven feet (7') for pedestrian safety and above the road thirteen feet-six inches (13.6') for emergency and maintenance vehicles.

APPROVED TREE LIST FOR PARK STRIPS

- a. *Acer platanoides* 'Columnar'
(Columnar Maple)
- b. *Celtis occidentalis* (Hackberry,
Common, Prairie Pride,
Chicagoland)
- c. *ECorylus collurna* (Turkish
Hazel)
- d. *Fraxinus mandschurica*
(Manchurian Ash)
- e. *Ginkgo biloba* (Maidenhair tree,
any hybrid variety)
- f. *Quercus bicolor* (Swamp White
Oak)
- g. *Tilia cordata* (Littleleaf Linden)



Staff Comments:

For the staff the site triangle requirements are nonnegotiable. This is a public safety issue in that vehicles traveling on the streets need to have a clear view as they approach points of potential conflict so they may have time to act in accordance to the situation at those points. This is also critical to the safety of pedestrians and other users of the street to be able to see and be seen by others.

Setbacks and reduced side Public Utility Easements (PUE's):

The applicant has requested the following exceptions to the setbacks and reduced side PUE's: As they have been listed differently in different sections of their responses to the application there seems to be a little conflict and needs to be clarified at the meeting.

Original Applicant Request:

- #1 a. Front Setback: 20 feet.
- #1 b. Side Setback 5 feet.
- #1 c. Rear Setback: 15 feet.

Exceptions noted in response to what exceptions are requested: GLUDMC 12.2

- Corner Lot setbacks - Corner side is 12' and rear is 20' for 40' wide and 50' wide lots.
- Then 12' front and side,
- 22' garage, and
- 15' between building setback on townhomes.
- PUE easement dimensions of: A 5-foot side yard PUE with a 5-foot side yard setback.

Additional Comments from Applicant

- #1 d. Corner Lots Setback: 20 feet front, 10 feet side yard with street, 5 feet interior side, and 15 feet rear.

Applicable Code and Standards:

19a.4 Setbacks/Yard Requirements

(1) Setbacks/yard requirements are intended to describe the amount of space required between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

(a) Front: 25 feet. The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than 20 feet to the front property line.

(b) Sides: 7.5/10 feet or PUE dimension, whichever is greater. If twin-homes are attached to the property line, a setback of 15 feet (15') on each side.

(c) Rear: 20 feet.

(d) Corner lots: There shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street, with 10 foot setbacks for the other two sides.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: sides and rear 7.5 feet.

(f) Mixed use buildings fronting Main Street and containing main floor commercial uses may allow the commercial uses to abut the street side property line with a portion of the building containing the main entrance to the commercial use, if an adjacent street side property is currently similarly configured.

21.6.8 Easements

(1) A ten-foot public utility easement shall be established along the front of each lot.

(2) A 7.5 foot public utility easement shall be established along the sides and back of each lot.

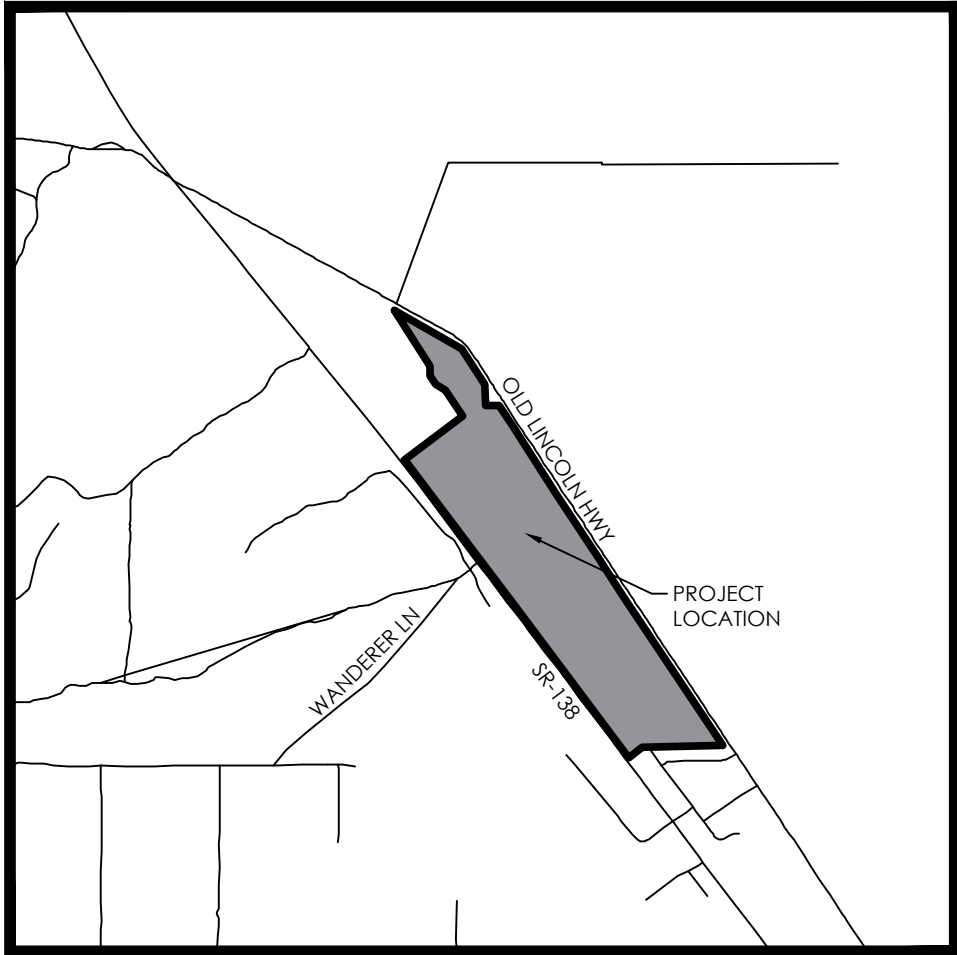
(3) Guying easements at corners may be required.

Staff Comments:

Setbacks on small lots are very important as they provide for the ability to provide adequate public utility easements on lots to get utility services where they need to be, they provide separation between dwellings for privacy, light and air and for access between the front and rear yards. This separation is also important in the event of a fire not only for access but to provide a buffer to minimize the opportunity for the fire to spread to other dwellings.

The smaller side setbacks of 5 feet mean that items such as window wells and air conditioning units block access to the back and can be in conflict with utility lines if a utility is required to run within the set back. The physical features blocking the area can also make it hard to keep storm water within a lot. To try to mitigate the potential utility issues, utility corridors along the back off lots need to be kept open to allow the installation and maintenance of utilities.

The shorter front and rear setbacks reduce the buffer between the street and reduce the personal private outdoor space for residents. This takes away from the openness of the community and does not contribute to the concept of rural look and feel. Where the residents do not have much private open area on their lots a large park and extensive sidewalk and trail system to access the park at least provide a place that residents of the neighborhood may retreat to the outdoors.



VICINITY MAP
NTS

DESERT EDGE PUD PRELIMINARY

PREPARED FOR:
LGI HOMES
LOCATED IN:
GRANTSVILLE, UTAH

"APPROVED FOR CONSTRUCTION"

BY: _____

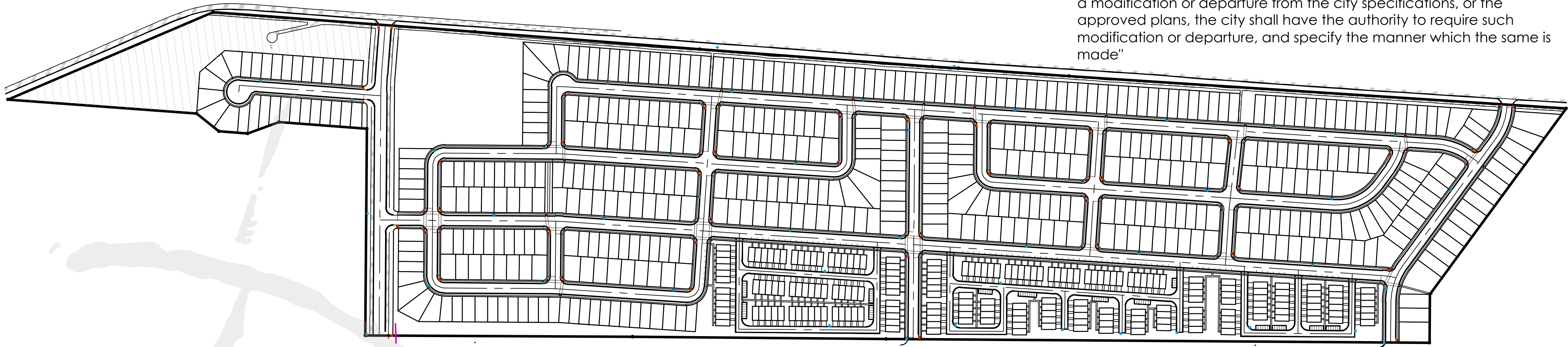
DATE: _____
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

APPROVED BY CITY ENGINEER: GRANTSVILLE CITY, UTAH
FOR PUBLIC IMPROVEMENTS ONLY (SHEETS _____)

BY: _____

DATE: _____
GRANTSVILLE CITY ENGINEER

"Approval of these plans does not release the developer from responsibility for correction of mistakes, errors or omissions contained therein. If during the course of construction, the public interest requires a modification or departure from the city specifications, or the approved plans, the city shall have the authority to require such modification or departure, and specify the manner which the same is made"



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH, D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINework. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MAT WANGSGAARD, PE
SURVEY MANAGER: MATT MERRILL

OWNER/DEVELOPER
LGI HOMES.UTAH, LLC
170 SOUTH MAIN STREET,
SUITE 1135, UTAH 84101
(801) 654-0120
CONTACT: SPENCER CONNELLY



GRAPHIC SCALE

(IN FEET)
1 inch = 250ft.

Sheet List Table

Sheet Number	Sheet Title
C1	COVERSHEET
C2.0	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT
C2.4	PRELIMINARY PLAT
C2.5	PRELIMINARY PLAT
C2.6	PRELIMINARY PLAT
C2.7	PRELIMINARY PLAT
C2.8	PRELIMINARY PLAT
C2.9	PRELIMINARY PLAT
C2.10	PRELIMINARY PLAT
C3.0	PHASING PLAN
C3.1	SITE ANALYSIS
C3.2	SITE ANALYSIS
C3.3	SITE ANALYSIS
C4.0	OVERALL SITE PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C4.3	SITE PLAN
C4.4	SITE PLAN
C4.5	SITE PLAN
C4.6	SITE PLAN
C4.7	SITE PLAN
C4.8	SITE PLAN
C4.9	FIRE HYDRANT PLAN
C4.10	ROADWAY CROSS SECTIONS
C4.11	FENCING PLAN
C4.12	POWER PLAN
C4.13	PARKING PLAN
C5	OVERALL GRADING AND DRAINAGE PLAN
C5.1	GRADING AND DRAINAGE PLAN
C5.2	GRADING AND DRAINAGE PLAN
C5.3	GRADING AND DRAINAGE PLAN
C5.4	GRADING AND DRAINAGE PLAN
C5.5	GRADING AND DRAINAGE PLAN
C5.6	GRADING AND DRAINAGE PLAN
C5.7	GRADING AND DRAINAGE PLAN
C5.8	GRADING AND DRAINAGE PLAN
C5.9	GRADING AND DRAINAGE PLAN
C5.10	GRADING AND DRAINAGE PLAN
C5.11	GRADING AND DRAINAGE PLAN
C5.12	GRADING AND DRAINAGE PLAN
C5.13	GRADING AND DRAINAGE PLAN
C5.14	GRADING AND DRAINAGE PLAN
C6	SEWER PLAN
C6.1	SEWER PLAN
C6.2	SEWER PLAN
C6.3	SEWER PLAN
C6.4	SEWER PLAN
C6.5	SEWER PLAN
C6.6	SEWER PLAN
C6.7	SEWER PLAN
C7	WATER PLAN
C7.1	WATER PLAN
C7.2	WATER PLAN
C7.3	WATER PLAN
C7.4	WATER PLAN
C7.5	WATER PLAN
C7.6	WATER PLAN
C7.7	WATER PLAN
C7.8	OFFSITE WATER PLAN
C8	EROSION CONTROL PLAN
C8.1	EROSION CONTROL PLAN
C8.2	EROSION CONTROL PLAN
C8.3	EROSION CONTROL PLAN
C8.4	EROSION CONTROL PLAN
C8.5	EROSION CONTROL PLAN
C8.6	EROSION CONTROL PLAN
C8.7	EROSION CONTROL PLAN
C9	TRAFFIC CONTROL PLAN
C9.1	TRAFFIC CONTROL PLAN
C9.2	TRAFFIC CONTROL PLAN
C9.3	TRAFFIC CONTROL PLAN
D1	NOTES



FOR
REVIEW
ONLY

DESERT EDGE PUD PRELIMINARY
GRANTSVILLE, UTAH
COVERSHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVERSHEET

Scale: 1"=250' Drawn: CSA
Date: 07/13/23 Job #: 21-0443
Sheet:

C1

AGENDA ITEM #7

Approval of minutes from the Jan. 19, Mar. 2
and May 4, 2023 Planning Commission
meetings

Action Summary

Public Hearing for the following

A) Lori Sipes CUP
B) Townhomes on Willow
C) Prelim for Hollywood Corner Subdivision

#1 Ernie Beacham – Willow Brook	Approved
#2 Hollywood Corner	Made an action item – Recommend approval
#3 Lori Sipes CUP	Made an action item – Approved
#4 Worthington Ranch Concept	Discussion
#5 Suds & Soda	Discussion
#6 Amending Chapter 21 Minor Subdivision	Discussion – Need Joint Meeting w/CC
#7 Chair and Vice-Chair election	Jaime Topham Chair, John Limburg Vice Chair

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 01/19/23. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Commission Chair Brian Pattee, Commission Vice Chair Jaime Topham, Gary Pinkham, John Limburg on phone for chair vote, Rick Barchers, Derek Dalton

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, Aqua Engineering Consultant Shay Stark, City Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Lanise Thompson

Citizens and Guests Present: Lori and Charles Sipes, Greg Wall, Ernie Beacham, Dean and Betty Matthews, Barry Gittleman, Stetson Blackmore, Todd Castagno, Craig Howarth, Quin Denning, Bryson Pulver

Commission Chair Brian Pattee officially called the meeting to order at 7:00 pm

PUBLIC HEARING:

A. GENERAL COMMENTS PERTAINING TO A CONDITIONAL USE PERMIT APPLICATION FOR LORI SIPES TO OWN AND OPERATE A DAYCARE LOCATED AT 167 MCMICHAEL AVE., IN A R-1-8 ZONE

No comments

B. DISCUSSION OF PRELIMINARY PLAT FOR TOWNHOME ON WILLOW CONSISTING OF 94 UNITS TO BE BUILT AT APPROXIMATELY 200 S. WILLOW STREET, ZONED RM-7.

No comments

**C. DISCUSSION OF PRELIMINARY PLAT FOR HOLLYWOOD CORNER
SUBDIVISION CONSISTING OF 30 LOTS TO BE BUILT AT THE CORNER
OF QUIRK AND HOLLYWOOD, ZONED R-1-12.**

No comments

AGENDA:

**1. Consideration to recommendation approval 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 Beacham was present to answer questions.

Jaime Topham – As I understand it from the review, is it that there needs to be three ADA parking spaces. Has that been addressed?

Ernie Beacham – Yeah

Jaime Topham – Okay.

Gary Pinkham – With regards to the conditions I'd like to make note that the city's noise ordinance is probably going to limit this to nothing beyond 10:00 p.m. You will need to try to schedule things where they can be cleaned up and gone by 10:00.

Ernie Beacham – Yeah, we've planned to shut things down by 10:00. We have previously had some events there, and recognized that that's the time that it needs to be shut down. As well as there was a couple of letters that were written in regards to traffic and noise, which I have had opportunity to speak with all of the neighbors, all of those who are on the mailing list, aside from being here. And Betty, I tried to go down to their house tonight but didn't catch them. I was able to get a lot of positive feedback from them. They were okay with what we were trying to accomplish there. I'm confident that we can operate what we're trying to do there without imposing a nuisance or impositions to our neighbors.

Some of the control measures I think that we can take through our exercise and the rental agreement with people, that they're aware of the parking restrictions, that they're the only to park on the premises of the property. No parking on the streets. Noises not to carry beyond to create a nuisance to neighbors. If that happens and we address it with them, then there's a security deposit that will be forfeited. Those are some of the measures. I'm open to whatever you know, guys set forth, aside from that.

Jaime Topham – Some of the staff recommendations were that if you have music, anything that's anticipated to be held outside, even partially, would require a noise variance to be granted by city council. Do you understand that?

Ernie Beacham – Yeah.

Jaime Topham – Okay, you're okay with that requirement?

Ernie Beacham – Most everything that we have had there, it's been inside and I don't anticipate really having music or bands being outside. It's all been held inside. But yes, I do understand if there was something to occur outdoors, we need to address that with you guys.

Jaime Topham – Okay. I didn't have anything else. I appreciate you taking all the comments from our last meeting and addressing them.

Ernie Beacham – No, it was good for us to go through and talk to all of our neighbors and get some feedback. We have a neighbor just to north of us that has animals, and trying to address, making sure that any of our events, there's not people over there, disturbing what they have going on.

Gary Pinkham – The only other item on this list of conditions here we recommended, would be that, maybe we have a six-month review period. And I believe [inaudible 00:07:02].

Jaime Topham – Well, I think the recommendation is that if there's a complaint that would trigger a review for sure. Are you saying that you want a six-month review to see how things go?

Gary Pinkham – The other condition used, issues, where we have the potential of noise or some other problem carrying offsite. We've completely locked the kennels and stuff. We said, "Yeah, we'll come back and attend at six-month and see if they're still behaving."

Brian Pattee – You could even do it in a year. But in this case, I think if anything goes awry, I think we're going to complain or something.

Gary Pinkham – I guess rather than say six-months, leave it in perpetuity.

Jaime Topham – You had an opportunity to review the planning staff recommendations that apply?

Ernie Beacham – Yes. I've got the list right here.

Jaime Topham made a motion to approve of the Conditional Use Permit Application for Ernie Beacham to own and operate Willowbrook, an event center for small events, which is 50 to 190 guests, gatherings at 628 South Street and RR-121 zone. The conditions will be, incorporate the staff recommendations one through five from the memo provided with this packet. Gary Pinkham seconded the motion. All voted in favor. Motion passed unanimously. (John Limburg was not present at the meeting)

2. Consideration to recommendation approval of Preliminary Plat for Hollywood Corner Todd Castagno was present for this item.

Todd Castagno – Last meeting, as far as the notes that I have, the only thing that was left outstanding was the easement for storm drain. We're working on that. With the accident that happened up at Ensign Engineering, that's set us back. I am giving them some time off to recover from that. I have gotten with Brett to get verbiage in what that needs to incorporate. Ensign is working on the drawings, maps of all that. Dean and Betty Matthews are here, they're the current owners of both parcels. We've talked with them. We basically have an agreement in place, just nothing finalized in writing.

Gary Pinkham – Once it's done, it will be a storage off of your property onto theirs?

Todd Castagno – Correct. Temporarily

Gary Pinkham – What about the issue with regards to Nygreen and Quirk, not completing Nygreen at this time, but adding additional right of way on Quirk. Is that verbiage being put together?

Todd Castagno – We're working on that with the development agreement.

Gary Pinkham – Okay. We'll see them in the development agreement. Those are the two I have. I think I have for last of it.

Brian Pattee – That's all we had too.

Gary Pinkham – Okay.

Rick Barchers – I'm good. That's all I have asked too.

Gary Pinkham – On a preliminary basis, I think with those two items getting addressed in the development agreement, I think on a preliminary basis we're good.

Commission Member Gary Pinkham made a motion to recommend approval of the Preliminary Plat for Hollywood Corner Subdivision with the condition that the applicant continue to put into place the paper work agreement for the storm water and the Nygreen and Quirk Street issues that are being incorporated into the Development Agreement. Commission Member 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 Conditional Use Permit Application for Lori Sipes to own and operate a daycare located at 167 McMichael Ave., in a R-1-8 zone

Lori and Charles Sipes were present for this item.

Lori Sipes – I'm Lori Sipes. I am working towards getting my license for an in-home family license childcare center. I currently don't have any children, but once I'm licensed I can have up to seven with another adult I can have up to 14. That's the plan is to have up to 14 at the first.

Gary Pinkham – What would the ages be?

Lori Sipes – They would be between six weeks and five years old, pre-kindergarten. No school-aged children, no coming and going to school and that kind of thing.

Gary Pinkham – I think our code would limit you to only two under two years of age.

Lori Sipes – That's correct.

Gary Pinkham – Just make sure your kids meet that. Looks like we've got driveway parking and things of that nature taken care of.

Rick Barchers – I don't really have any concerns about it myself, but I just kind a general question. Were you going to fence the yard?

Lori Sipes – The backyard's fenced, not the front yard.

Rick Barchers – Good enough. Thank you.

Lori Sipes – You're welcome.

Brian Pattee – You're welcome to come up too, if you'd like.

Charles Sipes – I was just going to comment to that, that we do have a six-foot vinyl fence all the way around the backyard, which is where the kids will be allowed to play unless we do a field trip, if you will, which is allowed. The ballpark is right across Cherry there, which is like 30 feet away, 40 feet across the street that has playground equipment and all of that. Cherry Street park is there. Any noises or whatever, it's going to be very minimal because they're going to be little kids.

Lori Sipes – The baseball fields are a lot louder than I'll ever be.

Charles Sipes – Or the announcements when it's football games, we hear those all the time in our own, even with the windows and doors shut. Don't expect to see the kids making that much noise. And pick up, drop-offs, I mean McMichael there, I don't know if everybody's familiar, it's plenty wide enough. I mean the city only plows the middle of the road during snowstorms and in two passes they still don't get to the edges of the road.

Lori Sipes – If somebody's parked in front of my house and somebody's parked across the street, there's still enough room for people to drive by.

Charles Sipes – There's plenty of that. I mean I think the traffic is going to be worse from the high school getting out and the kids driving than any drop off or pickups. The biggest concerns I think most of the conditional use asked for is probably mitigated with great location of our place here. We certainly need it in our city. We have very few. Every center has a waiting list in the entire county and there is no in-home licensed in Grantsville City. We think there'd be a great need and can make it good for the citizens in this community.

Jaime Topham made a motion to move this item to an action item. Gary Pinkham seconded the motion. All voted in favor. Motion passed unanimously. (John Limburg was not present at the meeting)

Jaime Topham made a motion to approve of the Conditional Use Permit Application for Lori Sipes to own and operate a daycare, located at 167 McMichael Avenue in the R-1-8 zone, with the requirement that you stay in compliance with the ages and number of children permitted. Gary Pinkham seconded the motion. All voted in favor. Motion passed unanimously. (John Limburg was not present at the meeting)

4. Discussion of revised Concept Plan Worthington Ranch

Barry Gittleman, Stetson Blackmore and Greg Wall were present for this item

Gary Pinkham – Last time we met you promised us a copy of the development agreement and we've never seen that.

Mayor Critchlow – Isn't that copy up there with you guys? Brian, have you got a copy?

Jaime Topham – I got a copy.

Gary Pinkham – So made available this evening, so we maybe come back in a month and talk about this.

Rick Barchers – I have a general question to follow that. I really do. Sorry, go ahead.

Gary Pinkham – I was wondering, for wanting to read the wording, Mr. Mayor brought up last time about the lower portion supposed to be in conservation, set aside, et cetera. That was basically the basis on which we granted the numerous concession we've already made on this project. At this time, I'm not sure why the city would want to abandon the agreement and start over here.

Barry Gittleman – Sir. We're not proposing to abandon the agreement. We're proposing to modify the agreement.

Gary Pinkham – How do you propose to live by it?

Barry Gittleman – We would be happy to do that if that's what everyone decides is in the best interest of the city and the citizens and us. But we've had multiple conversations with city staff that there are some things that we can provide to the city and the residents of the city that would be a benefit to the city and the residents. That's why we're having this conversation.

Gary Pinkham – Some of the points that you brought up before would be turning over that barren piece of ground down there to the city. When this was discussed several years ago, this planning and zoning and council both recognize that had little or no value to the city. I don't see why the city would want to take on either the legal or the financial liability of owning that piece of ground. Also, something was said about regional retention pond.

Barry Gittleman – Yes.

Gary Pinkham – This project currently has a pond designed into it, so there's no need for anything with regards to this project. The folks across the street on Desert Edge are going to be doing their own, so they don't need any retention pond area. Across the street from them at Walmart they've already developed and installed stormwater collection retention, so they wouldn't have any purpose for that. The folks to the south of them are doing their own retention. The folks to the north of them came in here a couple weeks ago, are planning on doing their own. Only land that isn't currently planning on doing their own stormwater retention, is the land to the north and the east of you basically, all of which lies in the lower elevation. The proposal that we turn this into a big pond, I'm failing to catch the sense of that. I see no value to the city from that point of view. There are wetland there. The stuff that isn't wetlands is basically, as we said before, an alkali flat, that would barely grow a tumbleweed. I'm not sure the city wants, or at least from my opinion, I would not recommend city take that ground unless somebody's got an idea that I've not conjured up.

The other thing is that, as I said, it was supposed to be put into conservation set aside as condition of the numerous concessions we made on the upper half. To come back now and renegotiate and make more concessions, I don't think is in city's benefit. Maybe I'm wrong. That's my opinion. I would really like time to read this thing that showed up here this evening, and see what else might be in it.

Jaime Topham – Where it talks about the open space addendum one, is where it talks about the open space.

Gary Pinkham – Oh yeah, I'd like to read that too.

Barry Gittleman – That's fine. Can I talk? If you have another question, I'm happy to address it. I'd like to talk a little bit about the changes.

Gary Pinkham – This is already come a long way. It's in a two-and-a-half-acre zone. I want to get down to roughly one acre, and renovate the sidewalk and allow the development, to meet the original block count. Built a street that doesn't meet city street standards. I'd say you've done a lot of thing in here that are concession to you now, and your predecessors. I believe we have an agreement that was intended by all parties to be lived by and to come back now and throw that to the wind and start over here and just-

Barry Gittleman – We're not proposing to throw that to the wind. There's one item in the development agreement that we are proposing would be in the best interest of the residents, the city and us. We acknowledge that and that is the requirement for the HOA to maintain, for the HOA to even exist. Most residents in Grantsville would prefer to live in a neighborhood that does not have an HOA. That's the one thing, everything else in the existing development agreement that you were just looking at, we're not proposing to change any of that.

Gary Pinkham – You're proposing to put 40 lots down there in the open area.

Barry Gittleman – We are proposing to add some additional lots and in exchange for that, we're proposing to put in amenities, trails, open space, pickle ball courts, regional storm pond and a right of way for the city's parkway. All of those things.

Gary Pinkham – I don't see the residents giving up the financial liability of maintaining that and giving to the city, as a benefit to the city. The city take on that legal liability and financial obligation for your benefit for your problem. That's what it's all about fellows. It's got nothing to do with right and wrong, it has to do with your bottom line. You've already said that people don't want to pay for it, you want us to, and I'm having a problem with that logic.

Barry Gittleman – Well, if the city never owned any land, there would never be any parks. Cities do provide benefits to their citizens and their residents. Libraries, parks, and other benefits are part of that. Right now, there is no proposed amenities for the citizens or residents on this particular piece of land. We're proposing that we would put in some of those benefits to the citizens of Grantsville.

When we were here two weeks ago, there was someone who was proposing to put in amenities that would be owned by that community's HOA, and would only be available to the residents of that community. The planning commission members brought up a problem with that, which is the rest of the residents of Grantsville don't get to benefit from that. Based on that discussion that the five of you had we're proposing that there would be meaningful amenities including nine pickle ball courts,

including over a mile of trails, including some dedicated park and open space, parking, pavilions and other benefits that would benefit all of the residents of Grantsville, not just the homeowners in this community. For those amenities we would pay to install them and then donate them at no cost to the city, other than the ongoing cost to maintain them.

Gary Pinkham – The city's not against taking parcels that can be turned into parks. Our assessment from before was this is not one of them. The nature of the ground, the nature of the water table, which is very high. That's why there're wetlands on the property, the nature of the soil, et cetera. When this idea of park was floated by your predecessors, when we asked if they were to develop that, they nearly had apoplexy because of the fact that it would have cost them millions and millions of dollars to try to make something out of that alkali flat. We don't want to pay that kind of money to turn it into parks. Dangling a park carrot out there just doesn't work for me.

Barry Gittleman – I understand that, . And that's fine.

Gary Pinkham – That's where I am on this.

Barry Gittleman – You just brought up that our predecessors, we weren't part of those discussions.

Gary Pinkham – I understand that you purchased the property with the agreement in place, and the agreement is transferable to you. It is now your agreement. whether you like it or not.

Barry Gittleman – Absolutely. Yes sir. We fully understand that. We're not asking to get something for nothing and we're not proposing to give something for nothing. But as you just said, our predecessors, when they negotiated that development agreement, they balked at the idea of putting amenities into this land because it's going to be a substantial expense and the city didn't want to take on that expense either. We feel that what we're proposing is a fair compromise that benefits the city and the residents and us, because additional lots would give us the financial resources to be able to pay for all of those amenities and donate them to the city and the residents of Grantsville. It wouldn't cost the city anything to install them. We would be willing to do that at our expense.

Do you have a question?

Jaime Topham – Yep. I'm seeing something on our screen that is not what we had in our packet. Is what was on the screen-

Cavett Eaton – This was provided yesterday.

Jaime Topham – Okay. Can you send that to us, so I can pull it up on my iPad?

Barry Gittleman – So the version that was in the packet was from about last week. Dan pointed out to us in the version that's in the packet, that phase two, which is in that yellow area on the left side of the screen, what was in the packet had more than 50 lots. From two weeks ago, the primary feedback that we got from the planning commission was that in phase two and phase three, you felt that the density was too high There were too many lots. The minimum lot size was too small at a quarter acre. We revised that plan. We did increase the minimum lot size in phase two here as the plan commission suggested. There are no lots that are a quarter acre in size in the new plan. All of the lots are a third acre or more. In this phase three in this new plan, the same applies. There used to be some lots that

were a little over a quarter acre in size. At the suggestion of the planning commission, none of these lots in phase three are less than one third of an acre in size. Some of them are much more than that.

The version that was in your packet from last week, Dan pointed out to us that the phase two, the civil engineer had more than 50 lots in that phase, and that's the limit per phase for Grantsville. We moved some of the lots from phase two into phase three. Now neither of those phases has any lots that are less than a third acre, based on the feedback we got from all of you two weeks ago. Neither of those phases has any lots, or a lot count, that is greater than 50 to comply with the Grantsville requirement. The total lot count from what you saw two weeks ago is nine fewer lots than what we had on January 5th. We've decreased the overall density and the total lock count.

Over on the right you can see that we still have the trail system. We still have parking for the trail system. We still have the nine pickle ball courts and the pavilion and the amenities. Everything that we proposed two weeks ago that we would install and donate the amenities to the city. The pickle ball courts hasn't changed. The pavilion hasn't changed. The trails have not changed. We're proposing a larger minimum lot size, nine fewer lots, no lots less than a third of an acre, no more than 50 lots in any phase, and all of the same amenities that we would pay to install and then donate to the city. Those are the changes from two weeks ago.

Jaime Topham – I'm concerned with this development. This plan that you're pushing a lot of those houses into that area that we previously talked about is not being developable. The great majority of the orange section is in that 94 acres.

Barry Gittleman – You're right, that it does go further to the east than what we had two weeks ago because we had to remove, I believe it was 17 or so lots, from phase two to put into phase three. We increased the minimum lot size. The large eastern section that was the 94 acres, still well over half of it is still open space. It still includes over a mile of trails. We've talked about mixed use trails, so horses and walking trails. The pickle ball courts are still the same. In this new plan it does use some additional acreage for phase three. You're correct.

Jaime Topham – Okay. Yes, it uses acreage. But my concern is that, I think, I remember when we were here discussing this with your predecessor that that area, we were very concerned about whether it was actually buildable or not. Have you even looked into whether you can build down there? I mean it looks great on paper.

Barry Gittleman – Yeah. We have, we've spoken with the general contractor. We do believe that in this phase three, due to the low elevation, there may be many of those homes, not all of them, and probably not none of them, that require some pumps in the basement to connect to the sewer system, and get the sewer out of the community through this easement that we already have at the south end. We've met with Bud and Nicole about the sewer easement on the south side of the property. That also took place since we had our meeting with all of you two weeks ago. The Mayor, Bud and Nicole joined us. We already had an agreement in place, or at least our predecessors had an agreement in place with Bud. We're not changing that agreement, but he requested some additional things from us and we've agreed to everything that he's requested. Nicole's here to confirm that. We signed a new document with Bud offering him some additional things. We have that notarized and committed in writing that we'll do that for Bud.

Jaime Topham – Okay. thank you for addressing that.

Back to the original development agreement, 94 acres is to be held in perpetuity by the HOA for open space and recreational purposes. When you're saying you're only asking for one thing away from the development agreement, that's not accurate because you're asking for it to go from 94 acres to 67 acres of open space and for the city to take it on rather than an HOA. I understand your explanation of HOA and I get that too. The concern would be, does the city really want this? When we looked at this project initially, the city most certainly did not want this.

Barry Gittleman – That's fair.

Jaime Topham – And I know you guys are going to go on to city council and they can probably give more direction, but I tend to lean towards, if we have an agreement in place, we need to stick with the agreement and follow the agreement. You bought the land with knowing the agreement or you should have known about the agreement. That the feedback I'm going to give at this point.

Barry Gittleman – And I've had conversations with the mayor as well where we've talked about that as a possibility that we just don't change anything and we leave the existing agreement in place as it is. In our opinion if there are changes that the planning commission and city council would like to see to what we're proposing, we're open for your input. But we do feel that the current agreement leaves 94 acres of not very useful space. As Gary said, it's mostly weeds and tumbleweeds, so it doesn't benefit our residents, it doesn't benefit the city, it doesn't benefit anyone. But we're not changing the existing agreement and that's one way to go. But we feel that there's something between this plan and that plan that does benefit the city, does benefit us, benefits the homeowners in this community and benefits the residents of Grantsville who would in this plan have over a mile trails that are public for them to use. Anyone in the city can, the pickleball, courts, the pavilion, all of those things. And all of that would be done at no cost to the city.

Jaime Topham – Okay. Well I appreciate you taking the time and taking our notes from our last meeting to redraft this and recreate it to really incorporate the density issues that we were asking about. And I even noticed that you moved the location to where you get to the trails to closer up in the park and so potentially people could actually access it. If the city council decides that this is something that they like and want, then I don't mind the layout. All that open space I don't see it as a huge blight. I think it could have an opportunity but I'm not on the body that makes the decisions whether we can move away from a signed development agreement or not.

Rick Barchers – I agree with what they're saying. I'm just going that out there. But I want to sidestep all that. I want to beat a dead horse over it. Honestly, I don't. My questions are more legal. Brett, this originally was zoned two and a half acres a unit. It went into a PUD. It was never rezoned for anything any different, correct?

Brett Coombs – Not that I'm aware of.

Rick Barchers – Okay. So legally could they put smaller lots on there and increase the number of units on that property? In other words, the PUD made smaller lots, but it put the same number of lots on a smaller piece of ground. Okay. That's kind of the purpose of a PUD is kind of move things around, that sort of thing. But that falls into overall two and a half acres per unit, right?

Brett Coombs – Yes.

Rick Barchers – If we changed this to increase the number of units on this particular plot of land, would that even be legal without rezoning it? I mean, I don't know. I think that's a fair question to ask. I really do.

Brett Coombs – So the PUD is going to be governed by the development agreement. You could amend the PUD. That's essentially what you would be doing is amend the PUD to whatever the density you want to designate it as.

Rick Barchers – So you can increase density of the zoning with the PUD. That was just my question.

Brett Coombs – Yes. I mean you can, but it's completely up to the planning commission and city council whether that's something with the PUD. You said it absolutely correctly. Typically, the PUDs meant so you could group density so that you could have larger open space or other areas like that. But our code specifically says that a PUD can be used to amend or change any area.

Rick Barchers – Okay. That's all I wanted to know. I'm good. Thank you.

Brian Pattee – I have one question and I apologize if we maybe asked at last time, but is this served with secondary irrigation water, this property? No. Okay. The reason I asked, I was just looking at the underwater, in this agreement with interest.

Barry Gittleman – One of the things that Dan and I were talking about before the meeting is that we currently own the water rights for what is planned in the existing agreement. If any additional density is approved, there are two options. One, we could go purchase additional water rights for any additional density that's approved or the city has talked about xeriscape as one of the options for some subdivisions, which benefits the community in a drought because less water is used and there's fewer water rights required per home if that is part of the new plan that's approved. But it would also require, if I understand this correctly, that we as the developer builder would need to install all of the xeriscape landscaping in the front yards when we build the homes. And we're open to that possibility if that's something the city wants to be incorporated into the plan as well.

Brian Pattee – Okay. Any further questions or any concerns from the commission?

Rick Barchers – I'm starting to have a problem with increasing the number of units in as far as lot size, et cetera on the original agreement. I'm really struggling with that. So just throwing that out there. I mean, yeah, everybody can vote against me. That's okay. I mean I have no hard feelings to anybody.

Barry Gittleman – We appreciate the feedback and that's why we're here tonight. I guess what I would ask of the planning commission members is several of you have expressed concern, A, with the overall density in the total number of units that's proposed and B, with a portion of that or the amount of that 94 acres, I think is the way that you worded it, that is being changed from open space to developable lots. For our feedback, if we're going to go amend this plan again, is there any feedback you can give us in terms of is there a number or a minimum of total home sites or a minimum lot size that you would be comfortable with in order to have more than the what's already approved but less than this and it would be in your eyes a reasonable exchange for the city and the residents to get these benefits? Because if we stick with the current plan, we're okay with that. But then the pickleball and the trails and the other benefits to the city and the residents don't have.

Brian Pattee – Anybody.

Jaime Topham – It's an excellent question. What is the density with this plan? How many lots would there be?

Barry Gittleman – 130 is what is shown on the screen.

Jaime Topham – Doubling the density.

Gary Pinkham – Going from 62 to 130. So that would be double.

Jaime Topham – Not loving that. I don't know. For me, honestly, I think that it needs to go to city council and you need to get some information from them about whether they're going to amend that development agreement before anything else from my point of view. Because otherwise it's what difference does it make how many houses I think should be there. If they say yes, we are comfortable with amending it and we're comfortable taking on that as a city owned property rather than an HOA, then I have to feel more comfortable saying, yeah, okay, this plan would work or maybe less density. But yes, I know, yes, we're the planning commission and we're supposed to have the know all, but we're not the ones who can commit to making decisions and the city council is. So that's who I feel like needs to give you that feedback.

Barry Gittleman – We'll try to get that feedback from them as well. We'd also like to get, even though it's not a commitment from you in this meeting and you're not voting in this meeting, are any of you comfortable sharing your thoughts and feedback for us to incorporate into another version in terms of what you think you would be comfortable with?

Jaime Topham – Well, I think half acre lots would be more appropriate in that area. You've got one acre lots, right? The green is one acre lots, dark green?

Barry Gittleman – Yes.

Jaime Topham – Is one acre lots and you've got a development next to you that's going to be, well I guess it's a couple over. The Hall property is one acre and half acre lots in that whole area, it seems more appropriate to have half acre is the minimum rather than, I know we talked about 30 acres last time, but we were kind of like, right, it's half acre. You're really going to think about how are we're going to redo this half acre lots would be the minimum sizes would be half acre lots in my mind. And that's going to cut your density back down quite significantly. But I think that's appropriate because that's what you were originally granted.

Barry Gittleman – Right. And I know Nicole's here, or she brought up at the last meeting that she also agreed with some of the comments from planning commission members that quarter acre lots felt a little small to her and that third acre lot felt better. Are you comfortable with a new plan that has half acre lot size?

Rick Barchers – I don't know if I can speak. I'm looking at 2.2 here maximum residential units that build out developers shall be entitled to have developed the maximum residential units of this type and the general location is shown on the final Plat. So that to me says maximum number units was the agreement. I mean, I'm struggling with that part. I'm struggling with the area in orange basically being condemned land before and all of a sudden now I don't know what happened. Now all of a sudden, it's favorable ground to build on. I mean, I'm struggling with those things. That's an

engineering thing. I get that that's a Geotech certifications word of blah blah, blah. But I'm just like, eh, it's a swamp. We can't build on it, but now we can. I may think something completely different once I've had a chance to read this.

Barry Gittleman – There are some wetlands in the southeast corner of the property where we understand that we can't develop those. Nicole and Bud and the mayor and I met and talked about Bud's interest in getting a sliver of land along that south property line. And as these discussions with you and the city council continue, we remain open to trying to work something out with Bud in that area as well.

Mayor Critchlow – Can I voice my opinion here?

Brian Pattee – Yeah.

Mayor Critchlow – What we discussed that night and I told them, you need to honor your agreement and we will honor that agreement as well. Okay. You wanted 62 lots and that's honoring the development agreement. We should stay there. Everything to the north, everything to the east, everything to the south of this is 10 acres plus.

Brett Coombs – Just to clarify. That is not the position of the city council. He is speaking behalf the Mayor.

Mayor Critchlow – I'm just speaking my personal thing.

Rick Barchers – He's testifying about a meeting.

Shay Stark – One thing that I haven't heard discussed in this that I just want to point it out as an issue that certainly if anything moves forward. There needs to be discussed and considered here is right now, Old Lincoln Highway is nothing more than a little country lane, quite honestly. With additional density on this project and in general with other projects that develop along there, that needs to be taken into consideration and somehow, at some point with development, it's got to be improved.

On the Worthington Ranch with the original approval, there was no requirement for any widening of Old Lincoln Highway. The right of way out there, I believe, if I remember right, was an appropriate width, that there wasn't need for dedication there. But same thing with Dustin Hall's development. I mean, it looks really small right now, but every one of these adds it as these are occurring down along here. Provident Business Park is on Old Lincoln Highway. All these things that are occurring along here slowly add up, if we allow them to continue going. It's okay, well this is just a small amount, we're okay, we're going to find ourselves in trouble. The city's going to find a huge expenditure to try to remedy that. I think in the discussion, no matter what way it goes, the condition of Old Lincoln Highway and what is coming in potentially needs to be considered.

Jaime Topham – Thanks for that input. I think that is important.

Gary Pinkham – Another thing too is I think all of this in that 90+ acres only falls into the sensitive land code. I think we're barred from development under that code. I think that's why it's been set aside.

Barry Gittleman – In the discussion with the people who sold the land to us and in our discussions with Bud and Nicole also and with the mayor, the question came up if that 94 acres, as you pointed out, was in a conservation easement and we've confirmed that in the current development agreement, it's shown as open space owned and maintained by the HOA, but it was not placed into a conservation easement.

Brian Pattee – All right. Anything further. Okay. Okay. All right. Thank you, gentlemen,

5. Discussion of Concept Plan for Suds and Soda

Quin Denning was present to answer question for this item.

Brian Pattee – What's your name?

Quin Denning – Quin Denning. On the corner of Race Street and Main Street, we have a parcel that we're looking at purchasing. Before we purchase it, we want to make sure we can do what we want to do. There's actually two parcels there. There's a narrow parcel that's on this picture would be on the left. Then there's a larger parcel on the right. We proposed to build a, it's a tunneled car wash with a soda shack. This shows kind of the preliminary drawing that we've done for this site.

We understand that you've had some concerns about the stacking of vehicles and you didn't want those in the street. We don't want those in the street either. We've got the room to put 10 vehicles. I used my truck size. I drive a mega cab Dodge Ram. I use that size vehicle. I can stack 10 of those to the street from the soda shack. If they're small cars I might be able to get 15. I wanted to use that so that we could make sure we have plenty of stacking, so we don't have any cars on the street. We have two lanes there. If we get really busy and one lane gets filled, we could stack in the second lane so we can still keep vehicles off the street.

The second lane is primarily used for those people that just want a car wash. They don't want a soda. The soda lane is used for those that want a soda and a car wash or if they just wanted a soda, we have an escape lane so they could get out. The exit for this will be on Main Street, the primary exit. We'll keep as much traffic as we can off of Race Street. It'll mainly just be the entrance.

Brian Pattee – But you should offer the soda as you go into the carwash, right?

Quin Denning – We do. Yep. That's exactly what we do.

Brian Pattee – Perfect.

Quin Denning – So you can be drinking a soda while you're going through the car wash.

Gary Pinkham – Have you looked at or talked to UDOT with regards to that driveway ramp there and with the city to its proximity to Race street?

Quin Denning – We have not yet. I've talked to my engineer that works a lot with UDOT. We're getting rid of two entrances or two driveways right now and in favor of one. I think we'll be able to work with UDOT on it.

Gary Pinkham – Between them and the city engineering public works it may be a problem, but I don't see a scale here, but the double driveway that close to Race there might be a problem.

Quin Denning – It's about 35 from the corner, which is where the current driveway is.

Rick Barchers – So, basically, you'd have room for 10 cars, in waiting.

Quin Denning – 10 trucks to wait, yes.

Rick Barchers – You're going to be able to take that truck through the car wash?

Quin Denning – Yes. Yeah, this is our current one and I can take my Dodge Ram through this car wash. We've built it so that we can accommodate vehicles like that. Can't accommodate a bigger vehicle, but we can accommodate at least that size. You can see we have approximately the same amount of space for cars to stack on this site as well because it's a concern that we have that we're addressing for our own safety.

Gary Pinkham – Is the dashed green line around the printer, is that your property line?

Quin Denning – Are you back on the other. Go back one? Yes, that would be the property line.

Gary Pinkham – So somewhere we have to have stormwater storage here, some sort of a pond or something there.

Quin Denning – In between the car wash, we've got all kinds of landscaping there that we'll be able to use either on that drawing it'd be on the left side, we could use to accommodate storm water retention. All along the street, Main Street, we can incorporate into our landscaping storm water retention.

Rick Barchers – Since we don't have a scale here, how far is this building from Main Street?

Quin Denning – I'm trying to remember. What's the code on that? 20 feet? I can't remember. Whatever the code was, that's where we put that.

Rick Barchers – What about the zoning? Is this C-G or C-N?

Quin Denning – This is C-N

Rick Barchers – Because the paperwork said it's C-G, right?

Brett Coombs – That's what the application says, it is C-N currently.

Rick Barchers – I got nothing against your car wash, but I'm just asking. So, this would be a variance. How does that work? It's not necessarily allowed, but under it's-

Brett Coombs – No, so the car wash, it's the end zone is conditional use. The Soda Shack though, it's not a permissible or conditionally use to have a restaurant with the drive-thru facility in that zone. So, it would take potentially a zone change to be able do the Soda Shack, the car wash though.

Brian Pattee – Yeah, he could just ask for a zone change under the new zoning, right?

Brett Coombs – I mean if you were to rezone it to C-G.

Quin Denning – Cavett, was it the C-G they tried for before? I believe they tried C-G.

Shay Stark – We could go to a C-D zone, a commercial development zone. And with that then you could apply for a conditional case to have a drive-thru.

Quin Denning – Now is the Soda Shack considered a restaurant?

Brett Coombs – I don't know.

Quin Denning – We couldn't find any place to where it had a description of what we are.

Rick Barchers – I don't know. Those are good questions. Those are just kind of questions. Anyway, because I got nothing against your carwash, just a couple of concerns. That's all. And on that note, the difference between C-G and C-N, a lot of it has to do with how does it interfere with their neighbors peaceable use of their property basically. In basic terms you have address noise issues, et cetera, time and day. I'm just saying as long as those are addressed.

Quin Denning – On where the residential areas are around this, we will have a six-foot tall concrete wall.

Jaime Topham – How tall is your building?

Quin Denning – The building? It's about 16 feet on the main portion. Then we have an area that will be about 25 feet.

Jaime Topham – So kind of piggyback off that. My concern would be your lights, your bright lights, the coloring of your building, the bright lights. Because that 25-foot building at night is quite bright and it's going to be looking directly into the nice little lady across the street

Quin Denning – Do you want to show that picture? We do a light study as we do these. The light study shows that very little light, well there's no light that shines onto a neighboring property. Now light's visible as you know and that's what you're talking about is it visible. There's nothing we can do about this, the visibility. But it is, if you see this at night from down the street, it is visible but it's not glaring.

Jaime Topham – So Chartway Credit Union is right across the street, they have this big blue wall that's lit up very similar to what you're talking about. I can see that from my property, which is that way two blocks, two and a half blocks.

Quin Denning – But it doesn't shine in your windows.

Jaime Topham – But I'm not next door to it When their blue lights are on, it is reflecting onto the house next to it. Can you do something different about your lighting and your signage that's not so bold.

Rick Barchers – Along that you've got the building out on Main Street, I don't know how it would interfere with what you're trying to do and how it's laid out. What if the lighting isn't on the back side so the lights are facing Main Street? I mean, what do you think?

Jaime Topham – I mean you didn't have the same problem. You have a house behind them but.

Rick Barchers – They wouldn't have lighting on the back of the, I mean, I don't know.

Quin Denning – Well, when we put the lighting in, we direct the lighting where it's the most advantageous for us, which will be along Main Street. There'll be some lighting back in the back, but it'll be minimal compared to what will be on Main Street because we use a lighting to help advertise.

So, one of the purposes that we have coming here is: One, it was suggested that we come and we get a variance for the drive-thru window and we just leave the zoning the same. The other was to go to the C-D zone. I wanted to kind of check the temperature of what you as a city feel that would be the easiest or the best for both of us.

Jaime Topham – I think we need to do the zoning change. I think that's a more appropriate way to do this. Not a variance. My understanding you're supposed to do that rarely, if ever for a really good reason and because you want a Soda Shack I don't think qualifies. You need to do the zoning change. My opinion.

Rick Barchers – Would they have to have a zoning change if they were selling sodas in a bottle? I mean, I don't know.

Quin Denning – I mean we're really not a restaurant because we don't have fast food. It's sodas and cookies and finger food, pretzels.

Dan England – I have a question. You've obviously have these in other locations.

Quin Denning – Yes.

Dan England – How long of a line of people do you have coming in to get your sodas and things?

Quin Denning – It's usually we can give somebody a soda about one vehicle per minute so we usually don't have a huge line because we move them through rapidly. We're usually ten is unusual. So usually five to six vehicles is about where the line stays.

Dan England – So, these would be specially soda and similar to a Guzzle soft drink. Okay, thank you.

Jaime Topham – I don't know if it qualifies as a restaurant or not. Is a soda shack a restaurant?

Brian Pattee – How did we address the Guzzle one? We called them a restaurant?

Rick Barchers – What's the Snow Cone Shack is that restaurant? I mean-

Brett Coombs – Our code is not specific enough that way. Let me take a look at one thing. Give me a minute.

Rick Barchers – Honestly, it's not in my backyard. Lights aren't my concern, but I can see what Jamie's saying. I mean I think she has a legitimate point. Personally, for me, I think you're going to crush it and I'm questioning whether or not 10 cars and waiting is going to be enough room. Anybody that's went to visit one of your competitors by Walmart on a middle of the afternoon knows what I'm talking about. Okay.

Jaime Topham – It's Grantsville.

Rick Barchers – You know what I'm talking about. Yeah, it's Grantsville, but I'm saying

Jaime Topham – No, I'm saying or Grantsville. The one in Grantsville.

Rick Barchers – So I mean I think you're going to kill it.

Quin Denning – Well, and that's why we have two lanes. So, if we do get busy, we'll have somebody out there taking orders in the second lane.

Jaime Topham – I think the design looks good for the piece of property for sure. I'd just be concerned about the lighting. Can we do something that's not quite so bold or turn that off at night when you're not in operation. Is this a 24 hour...

Quin Denning – No they're not. We turn them off. They're set on a timer so we can adjust the timer to turn them off when we need to.

Jaime Topham – Okay, so it's not a 24 hour a car wash? No. They can't go in and use it themselves whenever.

Quin Denning – No, the vacuums, they can come in and use pretty much anytime. But the car wash itself, we turn it off. It depends, sometimes we'll turn them off at eight o'clock at night. During the winter when it gets really dark and not very many customers come. During the summer it'll be 10, maybe 11. So just depending on, we won't go past 11 though.

Rick Barchers – What are your thoughts on that?

Brian Pattee – What does our code say? Don't we have a lighting ordinance? What does it say?

Jaime Topham – I can't remember off the top of my head. I mean, obviously, we allowed Chartway to do what they did and that thing is an eyesore at night.

Gary Pinkham – The lights here are being directed onto the building. That's why the building is so well illuminated. The light projection isn't going to the neighbors. So, with having the building lit up, with the building out by main, it's actually a ways away from any of the residents, so I'm not sure that there's going to be a real problem. I don't think our lighting ordinance would interfere with them doing this.

Cavett Eaton – Are most of those LEDs?

Quin Denning – They are.

Cavett Eaton – There's a chance that could be dimmed as well.

Jaime Topham – Right. That's what I'm asking. I'm not asking for it to be unreasonable. But there are still neighbors. There are still people living in the homes right around you. The way that you have your layout, I'm guessing that this part of the tunnel is going to actually face across Race Street, right? The end of the tunnel.

Quin Denning – Yeah. The entrance to the tunnel, it is on the west side. The exit's on the east side next to Race Street.

Jaime Topham – Yeah. And that's where a lot of bright light is going to be. I just know a little lady that's there on the corner. She's a nice lady.

Quin Denning – That's one of the reasons why we have that six-foot tall fence.

Jaime Topham – But that's not on the Race Street side. I'm not talking about behind, I'm not talking about-

Quin Denning – You're talking about across the Ray street from us.

Jaime Topham – Yeah, and all those lights are going to go directly into her front window. So yes, you're right. It's not beaming into her windows, but it's still going to affect her peaceful use over her property. We can talk more about that, but that's what's going to be on my mind.

Quin Denning – Yeah. We could even put a fence there. We've got to be careful about how close to the corner we are, but we could. The other thing that we can do, is with our landscaping, and we will be putting trees around the property to help minimize the effect on the neighbors, with the landscaping. So, that's one of those things that we take into account because we want to be a good neighbor and so we don't want them to feel like they have this light shining in their eyes. We put landscaping in to help soften that.

Gary Pinkham – All those things can be addressed at the time you bring a design in. The main thing that I would caution you on, is let's make sure we get the driveway located adjacent to Race in such a way that it's acceptable to the City and UDOT, because that's going to affect the overall design and layout. If you have to move that driveway further to the west there, it's probably going to prevent you from putting the building in.

Quin Denning – No, we couldn't go too much further west with it.

Gary Pinkham – That's what I'm saying, we need to make sure, with regards to the driveway and the traffic issues, it's feasible to put this facility on the property.

Brian Pattee – Yeah. And that's UDOT's call, so.

Gary Pinkham – It'll be UDOT's... Well, the City's got some involvement in it too. It's primarily UDOT call next to an intersection.

Brian Pattee – So All right. Anything else from us we can?

Quin Denning – No, I appreciate your time. Just one other question, is this something that if we come in with a zone change, is this something that would, you guys see us being able to be successful? I'm a little nervous because the owner of the property tried to do a zone change and he got shot down.

Jaime Topham – I don't think it was from us.

Brian Pattee – No, it wasn't from us, because we didn't print that. City Council. Three to two. Probably ask City Council or maybe the City attorney and how that worked because it totally met the criteria. That's why we approved it.

Quin Denning – Yeah. Because we don't want to buy this property and then run into the same problem where we have to sit on it for two years, that would kill us. It's the Soda Shack that everybody seems to be concerned about.

Gary Pinkham – With two lanes there to handle, queue up the cars on. I think even the Soda Shack going to do well. We just learned from the first one we got up here, Guzzle. They have room for four cars and you try to go down Main Street and the turn lane's got 10 cars in it and the westbound gutter has got 10 cars back that way. I mean, Main Street is now a parking lot for Guzzle. Because we didn't realize what kind of business you knuckleheads do. If we did, we'd have had Guzzles here a long time ago. I would be running it not you. They're gold mines. We at the City learned something and it takes more parking than we would've ever imagined.

Brian Pattee – And here again, someone needs to make a determination on whether selling soda is a restaurant, so please clarify that.

Brett Coombs – Our code doesn't have a definition for what a restaurant is. In fact, the state code it doesn't specifically identify what a restaurant is or is not. Ultimately, I think that that would be something where the City Council would have to determine, does this qualify as a restaurant or not? I can't give you a good answer.

Rick Barchers – Would this Soda Shack require a food handler permit?

Brian Pattee – It does, it's permitted through County Health.

Brett Coombs – I don't think that that is enough to qualify it as a restaurant or not a restaurant.

Brian Pattee – Well, but for this gentleman, he either keeps the zoning as it is and goes to City Council hoping that they'll take that same determination or he tries to rezone and then City Council does what they did before.

Brett Coombs – I mean you can do a concept proposal to the City Council.

Jaime Topham – That's what I was going to say. I assumed that's where you were going next. If not, that's where you should go next with your concept before you buy or not buy.

I don't think any of us have an issue with it and we thought the previous rezone attempt was appropriate, so.

Rick Barchers – Yeah, I think you should talk to someone that was in that meeting or they declined it. That's just my... I'm throwing that out there.

Quin Denning – Okay. Well thank you very much.

Brian Pattee – Thank you. Appreciate it.

6. Discussion for Amending Chapter 21 Minor Subdivision

Shay Stark was present to present the items and answer questions.

Gary Pinkham – Question number one. Can we put a little language in chapter 24 regarding converting a parcel to a lot? I imagine it's going to require a plat drawing that needs to go to the county for recording. I don't know if it needs to go through or even be in the subdivision code per se. On the subdivisions, I don't have problem with going by the type of subdivision but if we're doing lots along an existing deeded street that has a major utility in it, the only thing that's really going to be going on is stubbing sewer and water over it. A simplified code for that would make sense. I don't know there's a reason to say that if it's only one to four lot to use the a simplified code and if there's five then they got to go the big code, if they're all on the existing street.

On the other hand, if there's a dedication and/or public utility to be installed, can it all be handled the same way? Because it's going to require engineering drawings and all the other supporting documents. Can we have just the two codes on an existing street and requiring new streets? If the Council wants to step the fee structure based on the size of the development, do that. I kind of get the idea that this is being done to make a fee structure deal rather than simplify the code. Now we've got five different kinds of subdivisions.

Shay Stark – I think it serves a couple of purposes. The idea of being here that if, for instance, if all I'm doing is dividing my lot and like you say, all I've got to do is put services out to the lot. Literally all I need is a plat. And I keep thinking about this going, the only design consideration we want to know is where those services are going to go on the lot.

Gary Pinkham – Yeah. That's kind of limiting the building permit basically.

Shay Stark – We could. We could handle that. The City could have a sheet that basically they hand to them as part of the approval, that has those standard details for those services and hand it to them as part of this and they know as they get this approved, that they're going to have to construct to that standard.

Gary Pinkham – I think at the time the lot is developed, the street cut permit and all that other stuff's handled along with the building permit, not under the subdivision.

Shay Stark – I look at this and, in my mind, going through this discussion, quite honestly a single lot split. I don't know why that couldn't be handled administratively, but that's up to City Council to determine if they want to give that level of authority to the staff to just address those. Going down through this process, but in the back of my mind I'm also looking at it going, "Well a single lot split. The impacts of that are absolutely minimal and as long as there's no dedication required with it, I don't know why it couldn't be handled at a-"

Gary Pinkham – Well, there's utilities, the major utilities installation. Now, I'm not talking service. I'm talking mains.

Shay Stark – That would really be the difference between first of all, level one is just chapter 24. It's that conversion of a parcel to a legal zoning lot, which we've said there if there's no exceptions and no dedications required with that, that is a staff level. It's an administrative level approval. I kind of like the single lot split and I kind of think the same thing.

Gary Pinkham – Well, with that in mind, why would we create in our subdivision code, a level one single lot development if we can handle it under chapter 24?

Shay Stark – All this does is refers to chapter 24. The goal of breaking this down into levels is to try to help somebody coming in understand, "Okay, what process am I going to fall under?" It helps staff to know, "What process does whatever comes before us fall under." This is really the main goal of breaking it out into levels.

In reality we have chapter 24 for the single lot split. We have the major subdivision process. Then we have one other, we can call it minor subdivision process or small subdivision process. However, we want to address that, but that's really as far as process, that's all we would have is those three processes.

Jaime Topham – I don't understand level four. This is something that does not or does it? okay. So four lots or less that requires dedication and utilities or public improvements serve the property. But it seems like, oh, it's being referenced back to 21.4. So, it's going through that larger process.

Shay Stark – The idea is that sometimes we're going to get an application in here that they come in and they look at it and the way they present it to the City initially is, "Oh, all I'm doing is splitting my lots in into four lots along the front here, no big deal." And then we get it in here and look at it closer and realize the street's not wide enough. They've got to dedicate land or we've got utilities. There's something there that's bigger than what is initially thought. In these cases, a lot of these are just, they're property owners and they don't know what questions to ask. They don't know what to tell us. The idea is, "Okay, maybe it's just a level three. That there's no dedications, the utilities are there. Again, it's just putting the services into the lots is literally all it is." Maybe we'd look at it and go, "Okay, well your neighbors to the side of you all have sidewalk, curb and gutter. You don't have that in front of your place." We state in here clearly, there aren't waivers of utilities anymore with this, or of improvements.

What they're going to be required to improve to is the same level as the highest level that their neighbor has improved to. Having four basically allows them to go through this process, but they're not going to go through preliminary and final, they're just going to go through a final. However, they have to have a public hearing.

Jaime Topham – That brings me to level three. Does that really need, if they're really only doing ladder, they're street facing, they're not dedicating anything, does it really need to go through two staff DRCs and, well, I know that it has to go to a public hearing and Planning Commission, but does it also need to go to City Council.

Shay Stark – Well that's up to City Council. We just started the new state legislatures. As I was driving out, I was listening to the governor tell us about streamlined processes, blaming all the costs on government, as to why homes costs so much.

There are obviously a lot of people in our state legislature that have interest in the building industry, the development industry. They're looking for ways to streamline the process. I honestly think that we're going to come out of this legislation with the City's being told that you're going to streamline the process.

I listened to one proposal that's being discussed out there that's basically saying, the law already says that this is an administrative process and not a legislative process. What that's basically saying, the way these guys were talking about it, they said, "We already told them that City Council doesn't have to be involved in this process."

Brett Coombs – I was just going to add on to that. You made a comment that of course we're going to do a public hearing. Just for clarification, the law does not require a public hearing on any of this. The law would not require the City to do a public hearing. The City has opted to do public hearings, but there's no requirement.

Jaime Topham – So I was going to say, from a policy perspective in the City and maybe this is something, Mayor Critchlow you can take back to the City Council. Isn't the reason we have a Planning and Zoning commission that are people who are appointed, they are not allowed to be talked to by the public, they're not allowed to approach us outside of these meetings. Isn't the purpose of that, it's to take away the public opinion influence when something meets code and is permitted by our code, we don't really have the right to say no to it and by setting it before us and then again in City Council, it seems like sometimes that does happen. Maybe we need to be looking at it as more of an administrative process, particularly if like levels one, two and three. What's there to discuss? Why do they need to go through two DRCs?

Shay Stark – The idea with the DRCs is the first DRC is the first time staff gets to look at it. They then make changes to it. The second DRC is a review of those changes. It is an opportunity to help these guys clean it up. I have yet to see somebody turn in a set of plans, make all the changes that we've asked for, perfectly, and walk away from it going, "That can go right to planning commission the way it is." Even on the simplest plat we're probably going to end up with a second DRC going back to them again, meeting with them again, saying, "Hey look, you missed this and this. Make those changes before we bring it forward."

Jaime Topham – But if it's a simple thing where they're not dedicating anything because they're all the parcels are facing the street or are fronting a street, they're only have to do the laterals then does it even need to come to Planning and Zoning? Can it be the two DRCs and then staff says, "Yes. Okay, great."

Shay Stark – That's up to City Council to delegate that the to the staff.

Mayor Critchlow – I will tell you something you guys, Governor Cox, Speaker Wilson is his name, Brian Wilson? Senate President Adams has said, "You're going to streamline things and we are going to be in control of this." They want to do your job, basically. We had this meeting yesterday and that was gist of everything that came out of that meeting. They're going to tell us what we're going to do, because we're costing too much money. It's not that developers are making too much, but we're costing them too much.

Jaime Topham – Well, but like A, B and C level one, two, and three, you're talking about property owners and I agree. It costs too much for a property owner to just be able to divide their land, because the majority of them, the family members, they're dividing it and they're not actually developing it. They're giving it to their kids. But they're being held up and maybe that's why we're having this discussion again, we used to have a small subdivision.

Mayor Critchlow – It got put to 10, which I don't know why it went that way other than the state came in and started dictating to us that it had to be 10.

Shay Stark – That's where the language came. That's why the change was made was because that's what the state law said.

Mayor Critchlow – But this still comes down to the fact that it's easy. It should be an easy process for a citizen to take their lot, divide it, as long as it meets setbacks and the utilities are available. It should be such a simple process.

Rick Barchers – I'm having a problem after a certain number of lots, kind of like you're saying. If someone says, "Hey, I want to make put in 10 lots," and if you're reading down through here looking at this stuff. "Well, I built this house." Let's take Hollywood corner. "I'm going to put three houses up there and put them all the way to the back." They're running sewer, they're running water, they're running streets, whatever basically. Then they say, "Oh, I'm going to put nine more houses in there." What would Hollywood Corner look like?

My other concern about this, and to be quite honest, is these developers come in here and they leave us with theoretically, a nice clean street. Right now, we've got 20,000 potholes going down Quirk. Right. My wife blew a tire in a pothole in the snow and bent the rim on her car. Okay. I'm not complaining. I'll take that to live in a small town. I'll take it. Okay. Not complaining. But the thought process is if every potential lot on that street was built, we'd have 30,000 potholes going down Quirk and the City would be liable for paying for it. When these guys come out and they got to cut the street, cut all this stuff, are they paying their fair share? Does that make sense? When it comes to a fee, and I have nothing to do with fee. This whole minor subdivision thing is just really a matter of what is an appropriate fee when you consider all of those things? You go into a staff approval for, like you were saying previously, it was up to 10 houses, you went to a staff approval and they're putting that-

Shay Stark – Still went through a planning commission and City Council.

Rick Barchers – Well, that may be so, what I'm saying is there has to be a line there somewhere, when it comes down to a basic staff approval situation, that's all I'm throwing out there.

Shay Stark – Well, I guess I look at this and get and go. I mean if the three situations that are spelled out here can all be handled at a staff level, that's one category one simplified process.

Rick Barchers – One caveat on that, to be fair, if you could put it in there and just tell me how this sounds to you. As long as the size of the lot, if they're dividing it into two or to three, doesn't... The largest or smallest lot doesn't vary in size from any adjoining lot. That would be a line that you could put in there also. Because otherwise just like Hollywood Corner down here, you could go in and a

guy could throw a couple of houses in there. He ends up with an oddball situation because he is abutting something else completely different. Does that make any sense? Probably doesn't.

Jaime Topham – I think they still have to comply with the zoning, whatever the zoning is. They couldn't divide the house. They couldn't divide the property if it wouldn't meet the zones. Right? That was one thought I had.

Shay Stark – That's true. But I see one other advantage to what you're talking about because I mean, back when we had this discussion about changing this so that we essentially got rid of the minor subdivision and we basically said, "Okay, anything under four lots and under only has to go through a final plat." And we just added that into that section of the subdivision code.

One of the discussions we had was the concern of past developers who had gone in on their existing streets, had developed the minor subdivision and not having to put any improvements in and then constructing a major subdivision behind it. They got their three or four lots at minimal cost. Then they construct their major subdivision. The problem is, is it dumps out onto an existing street that's not been improved to be able to handle the traffic. They were the ones who developed that originally.

That was one of the things that was discussed at that time. If I'm understanding you correctly, essentially, if all of the lots have to be the same size or generally the same size across there, you don't have three small lots and then you have the one huge lot in there, then that requires that for a developer to go back in and actually develop those lots. They're going to have to get every multiple lots to agree to development and essentially, it's going to discourage that type of issue from happening.

Rick Barchers – He's trying to get away from the hodgepodge.

Gary Pinkham – Well, but it's not just making three lots, a large fronting lot, but three lots and a 60-foot wide, or 66-foot-wide because that is the access to the remaining parcel back behind. That was one of the primary concerns we have with the minor subdivision before, is it was being used not to make a simple process for somebody's brother-in-law here. It was being used by the major developers to circumvent our code and get out of paying for street improvements and a lot of other things.

We took it away from them and said, "Hey, if you're going to subdivide, do it all at once." We quite literally have minor subdivisions that hadn't had the paperwork signed on them when the developer came in with a major right behind it, followed up. They were going around the code, so to speak legally, but meanwhile the City was getting rooked because we weren't getting the street improvements because we weren't getting the review fees and stuff that we should have been getting.

Jaime Topham – But you basically addressed that with this language, right?

Gary Pinkham – I think somehow if the language... I don't have a problem making a simple process for someone to carve off a piece for their kid. So long as we have provisions in there that don't allow the developers to misuse the process like they used to do the minor. If you've got an existing street and four lots on an existing street, what's difference between doing four lots and five lots on an existing street if the only thing necessary once it's cut, is a building permit and street cut permit for utility. This four-lot number doesn't make sense to me.

Shay Stark – That just came out of the previous minor subdivision, so.

Gary Pinkham – If a person has a thousand feet of front each and it's 150 feet deep, he's going put seven lots up there, eight lots or whatever. They're all going to be tying into the existing utility and the streets there, there's no dedication. It's no more difficult for us to review that seven or eight lots than it is to review three. Again, we're tying everything to lots as opposed to the nature of the subdivision. The nature of the subdivision in one case is on an existing street with no dedications, no public utility installations. They're going to come in and do a plat, put in some bins and a building contractor's going to come and get building permits.

Once we start getting into dedications and utilities, that should move everybody over into the full subdivision code in my mind.

Shay Stark – Let me ask you this question. We have that thousand feet of frontage and I'm more concerned about, less concerned about the number of lots, but that a thousand feet of frontage now gets developed with lots and they get to do that with just a plat, and now we've got a thousand feet there that doesn't have curb gutter and sidewalk and is not developed out, that we're going to have to address.

Gary Pinkham – I'm not saying they're not going to construct the street. I'm in favor of every single lot constructing a street. You know me.

Shay Stark – Yeah. No, that's why I'm just trying to figure out-

Gary Pinkham – I'm just saying from an engineering point of view, it's not a great chore to review that.

Shay Stark – No, I agree with you totally. I'm just trying to figure out if we don't set a limit at four lots or if we do it based off of distance or something else, what are we willing to agree to that we're going to say, "Okay, you don't have to..."

Gary Pinkham – If I've got that thousand feet of frontage and there's a four-lot limit, I'm going to come in and develop the first four and then next year I'm going to do the next four and I'm still not going to build the street.

Jaime Topham – Wait, wait. But you all have to build the street.

Gary Pinkham – Everything we're talking about can be worked around.

Shay Stark – If the lot around it has been developed. But say I'm out on old Lincoln Highway for instance, right now, and I now put 10 houses along the front of Old Lincoln Highway in a thousand feet because or somewhere else, anywhere. I don't have anything developed around me at that point, so I'm not being required to do that. The question is how much is the city willing to subsidize in the future. Four lots, that seems manageable, but you stretch out to a thousand feet and all of a sudden that's a pretty long stretch of road that now has to be improved.

Gary Pinkham – That has to be a question that I raised with Brett several months ago, and he is never answered for us. When we defer the street improvement with the deed restriction, the fellows over there on Hale Street raised the question that may be unenforceable, illegal.

Brett Coombs – No, it's not necessarily unenforceable. The city can always go in and enforce it. The problem is administratively, politically, the city usually doesn't.

Gary Pinkham – Okay. So politically, in other words, we're going to eat the cost of building all these streets with this minor subdivision process. That's where I'm looking at. As a member of this board I swore on oath to look after the city. That's not the residence, not the developers, it's the city. The city's a corporation, legal entity, that I'm responsible to. When we set things up where people can take advantage of the city and transfer the burden to the city, i.e. you and I, that's not why I came here.

We're creating stuff that says it's going to make it simple for my cousin Bobby to do something for his kid and the city's going to pay for it. That's what I'm seeing here with this kind of a process. That's what I think was being talked about a year ago in our work session with council. They want to create a deal where if you live here, have lived here, and your parents did, then we're going to let you go do things for free and the city's going to pick up the tab.

I'm not sure that's fair to the rest of the people in this town or the city of Grantsville. We don't have that kind of money. We had the discussion last week, or two weeks ago, what are we going to do on Willow Street? We're looking at a million and half, 2 million bucks investment in Willow Street that we have deferred and put off with the landowners up and down there. Now we've got to eat it?

Rick Barchers – Right. No, that's kind of what I was saying.

Gary Pinkham – Quirk is the same thing. We got agreements up and down Quirk where people have legally signed a deed. It says, "They have to pay street improvements." And the city has just rolled over, played dead, says, "Oh, we're sorry. We're not going to offend, for political reason, we're not going to enforce that, instead, for political reason, we're going to make your neighbor pay for it."

Brian Pattee – Dan, did you have something?

Gary Pinkham – Oh, you guys must be glad to have me gone.

Brian Pattee – We've got 20 minutes.

Dan England – As Gary was saying, that's one of the things that we have the most trouble with is trying to figure out how to make it work. But the cost to pay for frontage improvements is a lot for a homeowner that isn't expecting it.

One of the things that we might be able to do in the future, because I've spent a lot of time thinking about it, I think what might work is when they do one of those four lots where they have the three across the front so they don't do the front improvements and the one big in the back, we can put instead of each of the three homeowners in front have to build their frontage, move that note to the one big one in the back when this gets developed. They do all the frontage across that whole thing. I think that would work. I don't know. There's probably loopholes that I'm not seeing.

Gary Pinkham – Like I say from the very beginning, for long as I've been here I've seen people take advantage of our code. When we write things for the benefit of somebody, which is done in good faith. Then it is misused by others and that puts the city and the residents of Grantsville at a financial and legal burden that they shouldn't have to pay.

Dan England – Are you seeing loop holes in what he's got here on tonight.

Jaime Topham – Yeah. They wouldn't have to develop those streets.

Rick Barchers – Right.

Jaime Topham – So I'm going to divert us into a different direction, but what about open space? How does that apply to each of these things? We don't need to jump into this discussion tonight, but it needs to be talked about because you have a single lot subdivision. They are technically a subdivision. They're subdividing I guess, or developing. Is open space required from them? If you are splitting one lot into two lots, do they have an open space requirement? If you're splitting four, only four sub lots, is there an open space requirement? If so, what do we do with it? Is it a fee in lieu of? Why are we doing that?

Shay Stark – Right now the way the codes written, more than likely they would choose 'fee in lieu' for that. That's a whole discussion that we need to address big picture wise because I think the vision of what the city thought they were going to get with the 10% open space requirement and what's really occurring are two different things. I think that there's also even a difference between city council and planning commission and understanding in their vision of what they see and maybe even staff. Because one of the other things that we keep running into all the time, I heard this last meeting, I heard it brought up several times, and city won't accept parks under 10 acres. The code says five acres. We need to change that and we can change that with this because that's in chapter 21. So that's no-brainer to address that to what we're saying matches what we're telling everybody that they need to provide.

Jaime Topham – I don't want to dive any deeper time, but.

Brian Pattee – Yeah, we could discuss this from now till midnight.

Jaime Topham – When we get to Mayor Critchlow's, I have some notes.

Shay Stark – So, I guess at this point, if you can just tell me what way would you like to see me go with this? First of all, the first three levels, that's all essentially one level. Well level one is chapter 24. The two in between there where we split, say we saved four lots is the maximum and we split that. Would you be in favor of that being an administrative or a staff review and consideration? Is that something that you'd be willing to recommend to city council?

Jaime Topham – For B or C? I would.

Rick Barchers – With a few things put in there. One addressing what she was just talking about open space. I mean why does a developer have to take that hit for open space and these other minor subdivisions or whatever not, I mean I just think it's only fair. The other part with the improvements on the streets. Those are things that I think city council are going to have to address in a fee or something.

If those things were plugged in. If so, that it's fair for everybody. And I'm really stuck on this 20% issue. I mean the only reason I'm throwing that out there is I want to keep things from, like Gary was talking about happening. If you've got lots that aren't varying in size of more than 20% all the way

down the street, why is that a big deal? If you start throwing in this huge variance, then you start getting into the hodgepodge thing that just, I don't think looks right personally. Plus, I think you start getting developers taking, or not necessarily developers, but minor developers taking advantage of the situation.

Nicole – Can I speak about that?

Rick Barchers – Sure. Oh sorry.

Nicole – Directly is a level three minor subdivision. I'm a fourth generation. My ancestors were some of the first settlers in Grantsville. We have been trying for years to build on my dad's property, which these men right here are very helpful in making that happen. We don't need a street where we're at. We have a right of way that's wide enough to allow emergency vehicles down there. I guess what I'm trying to convey to you guys is in situations like mine that level three is exactly what we need. We don't want to develop the property. We want the space. We want the agricultural purpose of the land, but we want to live on our land. I think something like that is beneficial to citizens in town.

Jaime Topham – I don't disagree, but I think you're actually a four because you don't front a public street. Your lots would not front a public street because you're down that alley.

Nicole – But helpful information, potential, we do have that, which I think will eventually become the city road.

Jaime Topham – But at the moment that's not. But to give you direction Shay, it's kind of like that. All the other issues we need to get on the same page with city council about what we are, are aren't going to do, are aren't going to allow what would be appropriate for a process. My mind says that I don't understand why any of our subdivisions go to city council after we've approved them because they are meeting the code. A PUD, things out of the ordinary. That makes sense. But a straight subdivision, whether it's one lot, 10 lots, 80 lots, I don't understand why it goes to city council from an administrative perspective. I understand from a political one. I feel like we probably should be sitting down and getting on a same page before we start writing code that may have unintended consequences. I think that's how we keep getting into these situations is that we write code without having enough conversation and then we have unintended and consequences that allows the loopholes for the developers to do things that we didn't intend and certainly didn't want.

Shay Stark – So could we take this concept? I had the first page, that was just essentially a discussion of what we were looking at. Brett, maybe would it be okay to take this concept and just have a discussion with city council and maybe discuss some of these issues and try to-

Brett Coombs – Yeah, you could do that in a work meeting?

Mayor Critchlow – Joint work meeting.

Gary Pinkham – Right. I kind of agree with Jaime. Some of this code is written with blinders. It's a sole purpose code. It is to make it cheap and easy for Cousin Bobby. But they don't understand the ramifications or the consequences that that does. More than just cousin Bobby's going to use that code. Ivory Homes is going to use it. When they do, that screws everybody in Grantsville. I mean literally we pay the tab when our code is misused. Historically that was a problem. We tried to fix it by getting rid of the minor. If we can simplify... Again, I'm not talking about cousin Bobby or Ivory

Homes. If somebody wants to come in and cut one piece at half on an existing street, that should require probably nothing more than a plat that could be recorded with the county and a staff review.

So long as the property meets the code. We're not allowed to do nonconforming lots and so on. That's where the staff with the DRC review comes in is make sure they meet the code. If they do, have them draft a and we'll get the signatures and get it recorded. If it's a matter of converting a parcel to a lot, have them draft the drawings that has the lot number on it at the county to assign a lot number, get it signed and get it recorded. It shouldn't take a lot of time or a lot of money. When it gets to the fee structure, which is where all of this is coming from, council can say, "Okay." The staff can review this in two hours of time and assign a \$250 fee for the city expense or whatever.

Once we start going beyond that and start getting into dedications and utilities and engineering, then we're back into basically a full-blown subdivision situation, whether it's three or four lots or whether it's 300. Now again, on a fee structure, it's going to cost the city many more times to do 300 or 400 lots because we're going to have the initial review plus the multiple phases as opposed to the three or four that can be handled on a fee structure deal. I think Tooele has a deal where the first 10 is this much and then so many bucks a piece for lots after that.

I'm thinking and I'm probably right, even though I'm thinking that this is coming out of what was brought up a year ago about this equity for the local residents, for the minor subdivision. I can see this being misused. If we could figure out a way for a simple subdivision, maybe we call it a simple subdivision as opposed to a full-blown engineered street dedication type subdivision. Maybe it's a simple and a major, maybe it's a simple subdivision if we don't have right of ways and utilities and that's all fronting, maybe it's a major, if it's anything other than that. We still need to figure out as a city, are we going to have these people pay their fair share of street development or is the city going to pay for the streets, even on the little ones?

Brian Pattee – Okay, does that help at all? Do you need some direction?

Shay Stark – Well, I'm going to suggest that we set up a work session, joint work session with city council and talk about this. I don't want to spin my wheels. I mean it costs the city money for the time I put into it. It needs to be addressed. We need to move it forward. At the same time, I don't want to keep coming back with just slight changes and we're still have problem. It a bigger issues here than just planning commission. It's a planning commission and city council getting on the same page of some of these issues.

Brian Pattee – All right. So, you'll work with Cavett to put together a meeting, Mayor joint meeting. All right. Shay, appreciate your work on that.

7. Motion to elect Chair & Vice Chair for 2023

Brian Pattee introduced the two (2) members: Derek Dalton and Kevin Hall

Brian Pattee nominate Jaime Topham as Planning Commission Chair. Gary Pinkham seconded the motion. All voted in favor. Motion passed. Jaime Topham will serve as the Commission Chair for the next 12 months.

Jaime Topham nominate John Limburg as Planning Commission Vice Chair. Gary Pinkham seconded the motion. All voted in favor. Motion passed. John Limburg will serve as the Commission Vice Chair for the next 12 months.

8. Report from City Council liaison Mayor Critchlow

Mayor Critchlow – I want to thank you Brian. Gary, all your hard work, what is it about 50 years since you came.

Gary Pinkham – Short of that. Anderson asked, come in here a little over 19 years ago. I've been here ever since. It's like a month short of 19, I think. I'd have to look at the paperwork.

Brian Pattee – Gary's staying on the DRC, right? So that's great for the city.

Mayor Critchlow – Brian, we appreciate you for being willing to serve.

Brian Pattee – Very welcome. I love serving.

Mayor Critchlow – You give me a list of those notes that you want, Jaime. Just write them out and give them to me and I'll take them with me to The Council. We'll do a joint session.

9. Adjourn

Jaime Topham made a motion to adjourn. Rick Barchers seconded the motion. All voted in favor. Motion passed. Meeting Adjourn at 9:03 pm

Action Summary

Subdivision Preliminary Plan Checklist	Discussion
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MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 03/02/2023. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: John Limburg, Rick Barchers, Derek Dalton, Kevin Hall

Excused: Jaime Topham

Appointed Officers and Employees Present: City Attorney Brett Coombs, City Manager Jesse Wilson, Public Work Deputy Director Cristy Montierth, City Engineer Dan England; City Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Lanise Thompson

Citizens and Guests Present: Gary Pinkham

On Zoom: Shay Stark

PLEDGE OF ALLEGIANCE

COMMISSION VICE CHAIR JOHN LIMBURG OFFICIALLY CALLED THE MEETING TO ORDER AT 7:00pm

AGENDA:

- 1. Discussion of Revised Application – Subdivision Preliminary Plan Checklist and Preliminary Plans Checklist – Zoning Administrator/Cavett Eaton, and City Engineer/Dan England**

Cavett Eaton – This is the checklist to give to our developers to help give the right information back to us. Some of the stuff that was in previously was kind of old and outdated, so this is the newest version. We edited this a little bit this afternoon.

Our esteemed colleague, Gary Pinkham, gave us a few comments and we've added a few of those things to it. Anything we've changed since you saw the packet is in yellow. We just added this part here about variances outside the code requirement for a PUD. They get confused, they come in and they submit this and then when we ask them for a PUD they don't know what to do. We're just trying to communicate better. The other thing we've added to this is hotlink straight to the county website and our portal so they can submit online. That's all new stuff. We just got that rolling this last month. This week we actually had our payment process all online so they can actually pay all the fees online. We're pretty excited about that.

The bottom one there, it was a little confusing as to what the water and sewer modeling fees were, so we kind of cleaned that up so it would be easier to understand.

This gives new information after the DRC meeting. We're going to do the same thing to our final checklist and get it through. We've also revised the plan checklist and Dan will tell you a bit about that. Basically, we wanted to get this through. Do you want to talk about your concerns about the legislature and why we're doing this?

Dan England – The main reason that I wanted these, as I was mentioning to Brett earlier, was that I'd been given a warning as I went to a meeting on Capitol Hill and met with a couple legislators, and in the meeting before we met with them, they had made a comment to us that one of the things that they're trying to get passed is that anything that city does not have approved by a voted board, developers did not have to follow.

I had an engineer provide a set of plans that was one sheet for a whole subdivision. I says, "What's this?" He says, "Well, on that sheet is everything that you asked for in your checklist." I went, "Okay, I need to update my checklist." So, that's what I've done. As I've updated the checklist, I wanted to make a number of things that have come up over the last year as I've been plan checking, that I wanted to make sure were clear. I want to make sure that I've got things that are happening around the property edge. We've had problems where they didn't show where the road was on the other side of the street, and therefore the streets didn't line up. I didn't know because they didn't say where it was. I assumed that the engineer would automatically line up with streets on the other side. It didn't happen. I put a number of these things in this checklist that I thought were important.

I sent these out to three different engineering firms and say, "Hey, take a look at it, give me comments back." I haven't heard back from any of them yet.

John Limburg – Were they civil engineering?

Dan England – Civil engineers, yeah. Those that have been submitting plans to me in the past. I sent them out to them, and I haven't received comments. Like I said, one of them was like two months ago, another one a month ago, another one a couple of weeks ago. They all said, "Great thanks," and I haven't heard back. If you guys had a chance to look at it, if you had any questions about any of those things, these are just things that need to be there on the preliminary. I wanted to have enough stuff there that I could understand what they're doing. But if I caused them to change anything, it wouldn't be an increased fee to them or limit the amount of fee that they would have to pay to their engineer. Because if they're doing all the calculations and doing everything, then if I say, "Well you need to move this street, or add a street in here" or whatever, there's a lot of redesign. I try to limit the redesign but still have enough information.

Rick Barchers – They already know this information?

Dan England – They should know a lot of things, but you got to remember, these engineers are submitting plans to multiple different agencies and every single agency is different. When they come here, in their mind, they think they already know what they need to submit. What it is a little bit

different here than it is if you go to Tooele or if you go on the other side of the hill. Everywhere they submit it's going to be a different requirement they have.

Rick Barchers – Well, I'm not talking about the submitting part of it. Things change shouldn't they know that and update their plans before they submit them.

Dan England – It depends on the agency they're submitting. Because if they submit to us, we say 750 feet is the longest you can have before you have a cross street to it. In other cities they may not have that requirement. It may be a different length or they may not have a set length at all.

Rick Barchers – I don't understand how that's our requirement to inform them. I think they should have somebody at their firm is suppose to research all these things.

John Limburg – You're just trying to give them something that makes it easier, right?

Dan England – Yeah. If I can give them a checklist and they go through the checklist and everything is on the checklist, then they can submit to us and we can go through. There still may be some other things that need to be changed, but at least this will get them in the ballpark that it has most of the information there already. These are things that I felt were being missed and I wanted to make sure that they were added in there.

In fact, the way I actually got this checklist is I put out a request to all the engineers. There's a Utah civil engineer organization and I put a request to all the city engineers that said, "Hey, can you provide me your checklist that you use?" I took all of them and I pulled out the ones that applied for us. I tried not to miss anything. The final is also the same way. We'll finalize that and bring that in too. This is something I want to make sure that is out on the city website so that they can get easy access to it, and be able to know what they need to submit to us.

Rick Barchers – I read through this before. This is something we've been talking about a lot in the PUDs is there anything in any of this anywhere that applies differently for someone who is asking for a PUD.

Cavett Eaton – There's a whole separate application for PUDs with another list of things that we're asking for.

Rick Barchers – So this is separate from the PUD.

Dan England – This is just for the civil plants.

Cavett Eaton – Our thinking is using this is as a preemptive approach to speed up our DRCs, because our DRCs are coming back time and time and time again because they didn't get this stuff from the beginning.

Rick Barchers – Can we go over this approved by a voted board thing that you said at the very beginning, the legal part of it? Trying to get that in my head.

Dan England – What they said to me, and it's my interpretation of course of what it was. They had said that when a developer comes in, he needs to know what he needs to do on everything. What they're being told on Capitol Hill is that cities are to blame for delaying all improvements. They are even having caution tape saying, local government is a caution, you need to be aware of. We're the developers, we're the good guys. Help us get around these city legislators because they are preventing all these things that need to happen. With that mentality going on in the legislator, they came in and they said, "Look, these cities are changing the rules on us every time we submit." They came back and said, "Fine, we will set the thing saying that if it's not written down and approved by the legislative body of the city, then it doesn't apply to their subdivision."

Rick Barchers – Okay. So, you're talking about the application process?

Dan England – I'm talking about any requirements form. If it's not in our recorded land development codes, or if it's not something that was approved like this, I wanted to go out and get approved by you and City Council so that now as this is an approved document, every city civil engineer applying to our city has to follow. As it is right now, some of these things I ask for, they say, "Dan, this is just things you want. We don't have to follow it because it's, there's not a code for it." And you guys are helping me make a code.

Rick Barchers – No, I'm all for it.

John Limburg – So it's just a checklist you already had and you just made these two changes to it.

Dan England – No, that checklist is the one that I took from all the other ones. There was a checklist there, but it was very basic. That other checklist is the one where I got a one sheet of paper for a plan that was submitted to me. When I says, you know, gave me something that was a hundred scale that I could see the whole project. In there with some tiny lines, the streets were about this wide, I couldn't check it. Luckily that was not one that the owner decided to submit fees for, and so in the meantime I handed them and says, "Here, here's the checklist." And he says, "Okay great." It doesn't apply to him yet, because it hasn't been approved, but it's something that will help him as he comes through for other submittals.

John Limburg – Can we ask Gary, have you reviewed this? Can we ask him.

Dan England – Sure.

John Limburg – Have looked you over this Gary?

Gary Pinkham – I did a couple days ago. Then Cavett, Dan and I went over it yesterday. We had or two minor comments neither one of them was pertinent. Other than the note that Cavett had added to make sure people know this stuff does not apply to the PUD. The review time will be 14 days to review the draws and 21 days to schedule a meeting. This will go a long way towards cleaning up the process and speeding up the process for everybody. To give the this to go and if we finish up what Brett was bringing to us after the last meeting on the development agreement up front so that everybody knows in beginning what they have to do in this. That will help eliminate all this going back and forth.

Cavett Eaton – The previous application had an abbreviated version of Dan's checklist attached to it. We've separated those into another two documents and they'll get both documents and hopefully they'll give a little bit more attention to the things we're asking for.

John Limburg – I'm assuming a lot of stuff in here is the not different from other cities, so like cul-de-sacs, tightness, and turn-arounds, frontage. What I'm saying though, I bet a lot of this stuff in here is pretty consistent with what we already see.

Dan England – Yes. That's why I pulled it from other cities so that it was pretty much consistent with everybody else. There's a few tweaks that I made that was for our city or things that I have in mind, or that I expect to see having designed many subdivisions myself. Some of those things I've added, the other thing that I have highlighted in there is the proposed driveway locations. That's something we've never had on our plans.

John Limburg – I was going to ask, because I know that's been an issue on a lot of things that we do so. You're good with that, Gary?

Dan England – I restricted it only if it's 80 feet wide or less. Anything wider than that I didn't worry about because they have enough room to put the utilities outside of that. It's when we have narrower lots. If you're, well, we're getting 40-foot-wide lots. If you don't know where the driveway is and where the utility's going, it's not going to work. The same is going to be on a 60-foot wide lot too.

John Limburg – You guys have any questions?

Rick Barchers – You and I had talked once before about percolation tests. Did that kind of get...? I know it's not delineated here, but does that get spelled out somewhere?

Dan England – That will be another documentation. I need to come up with part of a storm drain process for the city. There's one that was done many years ago by Aqua Engineering, Shay's online, and they gave it to the city. That was done over 10 years ago, I think, and because of that there's been a number of things that have changed. I'm going to update what they're doing, and I'm going to make sure that it's clear, like a checklist for them to do their stormwater design too.

Brett Coombs – What is the difference between... What will be the difference between the preliminary plan checklist and the final plan checklist? There's an awful lot in here for preliminary plans.

Dan England – Those are for the whole preliminary plan and the difference is the profiles and all the elevations are in the final. That's the main difference. Everything else is being brought into this except for the overall grating. They need to survey site to make sure things are correct.

Kevin Hall – I do have a question. This proposed driveway locations required for all lots that are 80 feet the frontage or less? Does that mean every preliminary plat, so, I buy a lot from a subdivision and I wanted to switch the driveway to the other side I can't do that because it's on the preliminary plat on one side.

Dan England – If you do want to change it, you have to bring it in and make sure that it's going to work. Because probably what's going to happen is if you flip it, and we've had this happen, where they came in, they decided to flip it, and then all of a sudden, the driveway came out and there was a catch basin right in the middle of their driveway, or a water meter. All of a sudden it doesn't work, especially on those narrow lots. On the wider lots it can be flipped and it's not that big a deal, because normally they put those utilities outside where they can shove the house one way or another to make sure that that's going to work.

Kevin Hall – So it's just on the narrow lots.

Dan England – Yeah, that's why I went to the narrow ones because flipping it does make a difference and it can make a problem.

John Limburg – And I would say this isn't to restrict anybody from doing anything to make it easier.

Dan England – It's easier for the engineers to bring it in.

Kevin Hall – But I'm assuming that typically anybody that's going to have a narrow lot like that is in a cookie cutter subdivision, correct?

Dan England – Normally that's the case. Yeah.

John Limburg – Shay, have you got any comments on this?

Shay Stark – Not really specifically. I guess I just want to point out that again, as Dan has said, it is very important that we have everything down in writing from here on out. I mean, it was always important, but it's become really critical that we have it down in writing. I'm assuming this is probably going to get approved by a resolution and then as we go through an update the subdivision ordinance in the code, I think you're going to probably see that next week, based on the discussion we had with City Council. I mean next planning commission meeting. We will refer back to the approval of these documents to guide what the developers are going to be required to provide, in this case the preliminary plan application.

John Limburg – Is this all you want? Did you want to make this an action item?

Dan England – We haven't noticed yet for the public to see it.

Rick Barchers – I think it's great, Dan. I really do. The only question that I have is there anything in here that you can think of that you thought, maybe I should put that in there and then you thought, well nah, it'll be all right. Is there anything like that? Do you know what I'm saying?

Dan England – I'm going to probably find a lot of things that I wish I had included in this and will need to be added in there. I don't know if that means that the changes that I requested that need to come back to the board, or if that's something we can say "Okay, this just needs a slight modification to be added to it." Brett will help guide me on that as we go forward with that. I tried to get all the things that I felt was important. I put lots in here and then I took some things out and then I put things

in. I tried to get to where I'm getting the important things that I need to have in there but not getting overly petty on it.

Rick Barchers – Well, the problem with it is like you're saying if it's not covered in this, then they come in there and they do something like John saying, "Well I want to put my lot facing the arterial road." Or whatever, to me would be like, are you really going to do that? Those silly things? Do we need to cover those in here or not?

Dan England – I don't think it would need to be covered in this. We still have other codes.

John Limburg – Because we're just not going to let them do it. Right? If we decide we're not going to let them do it, we're not going to approve a plan that says that.

Dan England – And that's where we have to be careful because we can't restrict anything that's not in writing someplace. But I think those things are in our code, I just have to find where it is in the code.

Kevin Hall – Dan, seems to me like the definition to start with is that it all has to be approved, right? It seems to me like if you make any interjections to that it has to be approved or it's not valid. And if somebody could prove that if you just put it in there and somebody who had read it before discovered it wasn't voted on, that could create a problem, could it not?

Dan England – In my understanding, it could create a problem. But there are some things that can be considered administrative, just helping to clarify something that's in there. And those things might be able to be changed too, and not have to go all the way through the process again. Where if it's something new that is not here, then probably does. But I still lean on my attorney to help me understand those things.

John Limburg – So we don't need to vote on it?

Dan England – No, no.

Rick Barchers – The fee will be \$1,500. It's here in yellow. The water and sewer modeling by the city engineer with a \$1500 for the system. Is that the entire neighborhood? If someone comes in and wants four houses, or these miniature subdivisions we have been talking about. Is that going to be the same? I mean that's going to be up to the city council, isn't it? Isn't that a city council question?

Cavett Eaton – I know he's already said in there we just clarified the language, 15 for water 15 for sewer.

Dan England – Shay, can you help me with that? On what size we have to go through and do the sewer water modeling on projects? I think it's like four houses or something, but I don't know.

Shay Stark – The state law requires that every development that comes in on the water side. Sewer is actually not required in the state law, but it sure makes it hard for the city to track a sewer system if they don't know when their pipes are going to be at capacity. On the water side, the state law requires that every development, it doesn't matter if it's one lot or anything greater than that, it is required to

be modeled and we're required to make sure that we have the capacity to serve it. Every three years the city sends in information to the state about their water system and the state certifies that water storage capacity, the distribution capacity, and the capacity of, in our case, wells to pump the water. It's critical that we're always tracking that and making sure that our system can handle that.

What we have talked about is there's a big difference in the effort for a single lot subdivision versus the effort for 25 lots or even 10 lots, 25 lots, 50 lots are those small subdivisions that we're talking about, those four lots are less, I literally, all I have to do in the model because it's on an existing street, is just go plug in a demand on the pipe and it'll carry through the system. It's when we have to start putting additional work into it and really putting time into it comes when we are having to address subdivisions where there's the new water lines need to be put in. New streets are going to require new water lines. That type of thing. That's when the work begins to really stack up. The other one's a matter of probably 15 minutes and then we have it in and we're good.

I know city council has still got to figure out how they want to address the fees on these. I think the one thing that we did understand with the discussion with city council was that on the on the small subdivisions where we don't have that extra work, we're not going to bill them separately for it. It'll just be part of the cost of the review. Then if the city decides that they want to split this up so when somebody comes in with the, heavens, we've got a 800 lot subdivision, that's going to require a lot of work. If the city decides they want to split it up somehow, we will work through that and figure it out. But right now, the \$1500, essentially, was generated based off of looking at a range of various subdivisions that we've worked on and just looking at the amount of time that it's taken to deal with those subdivisions. Now we haven't had a subdivision larger than say 100 lots before now that we've had to try to model. Nothing larger than that was taken into account with this.

John Limburg – I remember Gary, you'll remember this, we talked about this during that city council meeting, and I guess that'll be addressed when they do the fees, but with a big one, I think Shay was saying it would take multiple days to do all the modeling. We ended up paying a whole lot more than we're actually bringing in.

Dan England – The fee we're charging now is kind of an average, so the smaller ones are helping to pay for the larger ones and that's what the mayor wants to get away from. Which makes sense. That is a real important thing because I've got a subdivision right now I'm looking at that they've taken like 50 homes or something and they've put it across the street into another small subdivision instead of the main pipes that they're running the rest of their subdivision through because the grades didn't work on it. I'm looking at that saying, "How the heck would I be able to check that whole thing?" Our consultant has the sewer modeling and they'll be able to check that and then they'll also check as other people tie into that line later on to make sure that we know when it hits capacity and when things have to be changed.

Kevin Hall – Is there maximum number of lots that can be approved to the subdivision, or is that an analyst number?

Dan England – For the preliminary, I'd like them to do everything that they proposed or they think that they might do. But then when it comes for the final, when they're actually going to phases to construct, we do limit that to 50 homes or 50 lots at a time.

Kevin Hall – So I guess I just wonder if the modeling fee could be, say it's \$1500 for the first 50 and you got to do it every time. Is that possible?

John Limburg – I think that's what it's going to end up with City Council.

Kevin Hall – Because if you have 800 homes and you only have to pay \$1,500.

Dan England – That's a big deal. It's a special for them. So yeah, we'll need to figure out how those fees can be adjusted to be able to work for that.

John Limburg – Just for my knowledge here, the reason you want the whole thing in the preliminary is so if they're building everything to capacity for the whole thing, like if they're going to bring in a sewer system to that, it's got to be able to handle everything else that they're going to plan building.

Dan England – Exactly. That is correct.

~~2. Approval of minutes from Feb. 2, 2023 Planning Commission Meetings~~ PULLED

Pulled at the request of Commission Chair Jaime Topham

3. Report from City Council liaison Mayor Critchlow

Mayor not present

4. Adjourn

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

Meeting Adjourned at 7:30 PM

Action Summary

#1 Concept Mack Canyon (Peak Canyon)	Discussion
#2 MU (Mixed-Use) zoning definition	Discussion
#3 External ADU	Discussion

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 05/04/23. THE MEETING WAS HELD IN THE GRANTSVILLE CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.

Commission Members Present: Commission Chair: Jaime Topham, Rick Barchers, Kevin Hall, Derek Dalton.

Excused: John Limburg

Appointed Officers and Employees Present: City Manager Jesse Wilson, City Engineer Dan England, City Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Lanise Thompson. DRC specialist Gary Pinkham, Aqua Consultant Shay Stark, Fire Marshal Jason Smith

On Zoom: City Attorney Brett Coombs, Mayor Critchlow

Citizens and Guests Present: Paul Linford, Stetson Blackmore

Commission Chair Jaime Topham called meeting to order at 7:00 PM

AGENDA:

1. Discussion of Concept Plan for Peak Canyon Estates

Paul Linford was present to present the concept for Mack Canyon (formerly Peak Canyon)

Paul Linford – Thank you. My name's Paul Linford. I was here with the previous one that's just south of this that we're going to see all together here as soon as it comes up.

What we have done here is we're trying to, as we discussed with you the last time we met, we are trying in these acreages to come up with all open space. We still are trying to keep around the density or anywhere between the three-and-a-half and four-and-a-half per acre, including the open space, units per acre. We've added in a RV parking. This is RV parking that's owned by the HOA. It's not going to be charging rent or anything other than the HOA. We'll probably do it, but if you go around to the other neighborhoods that are rural like Grantsville, and Tooele, and Payson, and Santaquin, and that, the RVs become sometimes a little bit of an issue. We've tried to do is try to handle those issues by actually creating the parking for them for the subdivision. I'll start going down the list of the stuff. We already went through the one to the south that we're coming up with here.

Now on this new section, which is up at the top of what you've seen there, we have 30%, 29.7% open space. We have RV parking. We have four pickleball courts, one large pavilion, three small pavilions, three pocket parks along with the big park. We've got two miles of trails going around these that can be added to dependent upon the future. You can add other things. What most people are thinking right now is on the highways. With some of this new legislation that they're talking

about, there'll be a bike road or a pathway going next to the highways going throughout most of Utah. This would be added. We could put that in there.

We've got two baseball diamonds, one large, one for little league like you have over in your park there across from the high school. We've got a trail head, and the trail head is up on the top left-hand corner, and instead of having people driving their ATVs and their thing all the way through the city, that would be a parking place for them to park, and then be able to go up Mack Canyon and to be able to take it from there.

Now, that's just a thought. Again, this is all for us to have you guys say yay, nay or Yeah. Yeah. It's just whatever. We have a lot of guest parking throughout this. We realigned Mack Road. If you go over to the highway on the top right of the drawing. We realigned it. It will go into the highway perpendicular, so you won't have an issue. We have taken a lot of work in trying to make the detention ponds big enough to be able to handle the stormwater.

If you look at the RV parking here and the ballpark, what we would probably do with the other subdivision to the south is we probably move the ball diamonds down to where the RV parking is. We would combine the RV parking together. We would take the ball diamonds and move it down, so they're by the other park. Now you've noticed that I haven't put the roads in across the two subdivisions yet because I wanted to get your input first, but this in essence would marry.

This is going to come after the one that you're already looking at right now. Of course, with both these projects, it's going to be a number of years before we'll be working on this. It's not going to be something that's of course going to be built out in a year, year and a half, but it's something that we're looking at for a period of time. Let's see. Is there any questions that you have? Any comments?

Now the new zone that you're going to be looking at, this fits within that zone of the medium density. It fits. That's right in the center. It's not the very extreme on one line. It's not the very extreme on this. It's right in the middle.

Rick Barchers – What is it zoned, currently?

Paul Linford – It's a half-acre lot.

Rick Barchers – Okay, but I'm seeing on the previous one to the south, there are several third-acre lots. I know that when this was put before us last time these areas, this green area on the very south that's still going to be city property?

Paul Linford – Yeah, all the this, all the green, all the spaces, except for the RV parking will all be city property.

Rick Barchers – What percentage of this upper portion is going to become city property?

Paul Linford – It is our goal on the upper one that all the open spaces will be city property, except for areas like these areas here would be HOA, but everything here would all be owned, and the Detention basins, we can either to keep those within the HOA, so we keep them clean, but it's up to you to decide what you want. We're open to it.

Dan England – How big are those detention basins?

Paul Linford – Paul Watson has gone in and determined how much he thinks you're going to need based upon the stormwater and stuff that he's been talking to you about.

Dan England – I'm just wondering if they're...

Brett Coombs – Madam Chair, I have a question as well when you're available.

Jaime Topham – Go ahead.

Brett Coombs – Mr. Linford, I was just looking. This appears to show Mack Canyon Road in the same location that it is now. Is that the anticipation that you're not going to need to move or make any changes to Mack Canyon Road to make this work?

Paul Linford – Only when it comes out to the highway. If you notice that on ours, if you look at the top right-hand corner, you'll notice that we curve it so that we can hit that without having to ask the North property owner because we don't know what the response is going to be. That we would just put that curve, if you will, in on this property.

Brett Coombs – Okay.

Paul Linford – Now he may come back and say, "Hey, you can do whatever you want," but I don't want to go through that until I talked to you first.

Brett Coombs – Yeah, and I bring it up, so the North Property owner Guy Haskell owns the other side of Mack Canyon Road from what I understand. He's voiced a desire to relocate Mack Canyon a little bit to make it straight or straighter. I don't know if you guys have had that conversation, but that's certainly something that as you look into this, you'll want to work with him to determine how much of the road you two will want to work together on.

Paul Linford – Well, the half plus 10 feet that we have to have will be on our property. Now, Mr. Haskell, we would love him to work with us. But at this point in time, I wanted to get the input of the city first. Right now, the goal is, which UDOT's going to require us to do is that road going in cannot be diagonal. It has to be going in perpendicular.

Dan England – As far as the engineer's concerned, where the existing Mack Canyon Road is, I'd like it to stay there in a straight line, which is all on Guy Haskell's property. That means there's going to be some negotiation with him.

Paul Linford – Sure.

Dan England – There's an even land on the south side of that road that I think might be his, too, to keep that in line with where it is going up now path, because they've already dedicated a right-of-way on both sides.

Paul Linford – Okay. The only reason why I'm doing it this way is because I've been in situations before where another developer has come in and said, "No, we want to put you between a rock and a hard place." What I'm trying to do here is make sure that if they won't give it to us, we can still make it work and keep the city happy.

Dan England – Okay.

Paul Linford – I'm sure Mr. Haskell will work with us. I don't even think that's a question.

Dan England – He would love to have it farther your direction.

Paul Linford – Okay.

Dan England – Just, I'd rather have it back in a straight line because what's going to happen with this is actually almost a full road over here. You're going to end up making a huge S-through up here like this that I'd rather not see.

Paul Linford – Hey, you know what we're really doing right now is this is really the concept and we want to know what we're up against with the council first, the commission first, and then the city council, and then see, "Okay." Then where do we go from here? If we don't involve you and get your input, we're stupid.

Rick Barchers – I can appreciate that, really can. One of the things that is really coming to mind on this is you're saying it's comparable, and that's okay. I mean, a big part of the reason we went with lower density on this other one being accepted was the amount of percentage wise of this property being donated to the city in the form of a continuous park.

Paul Linford – This is my design on both of these. In talking to the other developer, we want to combine as much of the parks and as much as everything else. What we really did on this was that I just wanted to come to you first and see, is it baseball diamonds you want or is it more soccer fields that you want?

Rick Barchers – That would kind of be up to the city and some other folks. I mean apparently pickleball's a big thing.

Paul Linford – That's one thing I didn't put in then we do have four pickleball courts on this one and then another four on the other one, and we probably put more in. I was up by Brighton High School the other day and watching a niece's soccer game and they had eight pickleball courts on Saturday afternoon, and there were people waiting in line. It was just amazing to me.

Jaime Topham – So on May 10th, we're meeting with city council through a working meeting. We'll be talking about those kinds of, "What do we want to see in the ADU, what kind of amenities?" We'll be able to give better information after that.

Rick Barchers – One of the things that I'm seeing right off the bat is this comparative number of town homes almost seems to be doubled. The things that we're going to get into on this are going to be the same as the other one, parking. Because you have a significantly greater number of town homes on this one, parking is going to quickly become an issue. I think we talked about that on the first one, and you guys did some amenities there, kind of moved things around, and got some extra parking.

Paul Linford – We've tried to do that here. If you look at the ends on some of these, and our goal right now is that we'll have at least four parking spots for every town home, plus guests will be over and above that of, I think it's one or two for every 10.

Rick Barchers – I mean, for me, and maybe different municipalities look at things differently, but parking's really a safety issue, honestly.

Paul Linford – It really is, and we concur.

Rick Barchers – I am seeing that some of these lot sizes are bigger in the orange area than they were in the first one, and smaller on the third acre lots. I'm just saying as long as it looks like the city gets the same donation in lands and parks comparatively, and the number of units that you increase is comparative per acre, then I don't have any big objections.

Kevin Hall – I spent three hours today reading and studying because I'm new to this body. Not necessarily new to city process because I spent some time here a few years ago on the term on city council, so I refreshed myself with the general plan. I read comments, public comments. I read the outlook for Grantsville. For me, when I look at these things, and this isn't the only one, everything that I've seen almost since I've been here is high density. I just personally, again, I know that we need a mix of things in Grantsville, but based on the general plan, public input, small town feel, all of those kinds of things, I just can't see where these lend themselves to that idea. I don't see how they match to the homes that are to the farther north

Personally, if we're going to do that kind of stuff way back when, I suggested because the big argument was whether to have horse property or not 20 years ago. Not everybody needs a horse. Not everybody needs one acre, and I recognize that. In my mind, if we're going to build a small-town feel, it needs to be rural. I think there needs to be a better combination, at least where we match to some things that are already here. My concern is that Grantsville is going to break open. Well it's already broke open, but soon it's going to burst. We all know that. I don't think that's a secret to anyone. My concern is that if this is all we're going to create, we are setting the tone for the future of our community because is it not a fact that the more units you can put, the more money a developer makes?

Paul Linford – Well, it is when you are not giving 30% of the land away to the city. In other words, if we were to do what the city requires right now, of course, we'd be half-acre lots. One of the biggest issues right now, in my opinion of course, the city has right now is irrigation. What are you going to do with half-acre lots when, especially on the west side of town? You have to use culinary water.

Kevin Hall – No. I'm not saying that we have to have half-acre lots.

Paul Linford – The reason why we came up with this was because it is a very central area that's got a lot of open space. It's got a lot of amenities to it. If you look at the rest of the West Bank. You'll notice that they're mostly all the half-acre lots. It's just the stuff right here, and then in a couple other places in the city. There's probably not a house around here that your children can afford now on the half-acre lots with the bigger homes. This would allow some kids to be able to get a chance to get in. Also, it will be xeriscape, and we've talked about this before.

The front yards will have to be xeriscape, so we don't use the water that we've been using in the past. Also, a problem that I brought up before is in the west side, I hope I'm not offending anybody, but

most of the neighbors there, there's only 30% of all those homes have any green at all in the backyard, according to Google Earth, and no more than 50% in the front yard. The reason for that is, in my opinion, it's really expensive when you have a half-acre lot and you're trying to irrigate that with culinary water. It's really a problem. Now that's just my pet peeve I just was able to get that in.

Kevin Hall – My point is I would like to see a mix of to reflect that we're not going to build everything high density just because it has a park there. Right? Because I think it should mix with the rural feel of Grantsville.

Paul Linford – Well, luckily, I agree with you. Tell me if I'm wrong. On plans right now, most everything around this is larger lots, in fact. Is it not? I mean, most of it is half acre lots. That is what's being proposed.

Kevin Hall – My point is, that these aren't. Then Guy Haskell, if we do this, is going to connect onto that, and then the next guy's going to connect onto it all because our kids can't afford it?

Paul Linford – What we've done here is a concept. We went and talked to the mayor. We went and talked to people about they wanted. As long as we were going to give enough open space, as long as we were going to put the parks in, and we were going to do the ball diamonds, and the soccer fields, and all the other things they're good with it.

Derek Dalton – Everybody asks, "What do you want?" Green space, green space, ball fields. We get people come here all the time. It's a great concept. It's a lot better than some of the ones I've seen come through here. My concern is we're going to have 10,000 pickleball courts, million acres of green space that Grantsville City's not going to be able to take care of soon. I have to echo what Kevin said. I'd rather have bigger lots where people take care of that open space than having used our resources for all of this.

Kevin Hall – Jesse, can I just ask you a question? I'm not sure you can answer this, but I was curious about this today when I studied. Can you tell me what the projected income is from the new tax that was just voted in, the one that we're going to use for parks and rec.

Jesse Wilson – So just the projections we have right now is about \$100,000 to 150,000.

Kevin Hall – In my opinion, I would like to see us work with the developer and spend that \$150,000 and create more of a mix of things in Grantsville. Not give up all the codes and the things with the roads and all those things. Spend that money and combine with that so that the developer can make his money. The city comes out a winner. The citizens come out a winner. That's what I think as I made the general plan. We're looking for is to keep a small-town feel. I know we need some of it. I'm not opposed to some of it.

Paul Linford – I think that when you look at the overall West Bank plan, you'll see that there's not densities like there is here. The reason why we put the densities here, and again, talking to some of the political people that maybe aren't in this room right now, is that if we gave enough, and if we made it open enough it would work. I am now to the point where if I had a half-acre lot in Grantsville, it would probably look pretty ugly. I got a bad hip and it would probably not be very good-looking. All I'm suggesting is a lot of people don't want to have to take care of that yard. We are trying very hard, especially with the new laws that are being passed with water. Half-acre lots are going to be a lot more difficult just to even have them because of water.

Now, we've handled that here, and with the other south one, because we're going to restrict, or the HOA is, the amount of lawn, for instance, that you can put in your front yard and your backyard. Now, that's big brother, but I tell you right now, we're not planning any more water in Grantsville. It's tough right now.

Rick Barchers – I will give you my opinion on that and you may not like it. I have water for my house. We've got developments going in with half-acre lots right now, and they're happy. They don't have any problem. Bear with me, my friend. I know you got a rebuttal coming. That's fine. When a person goes to develop a property, water is an issue, and they should know that. I mean, it's not our job to make up for a lack of water. Our job to be accommodating, and we've addressed that with the xeriscape concept, and some of our city staff work very hard on that. At the same time, I'm hearing exactly what you're saying here, uneven development is not something that we want to start seeing because pretty much everything that's coming in now is stuff like this. That's fine, but right now, this is zoned for a half acre. Weighing all those things in mind, we did pass the one just to the south of it. There were conditions and reasons, et cetera, et cetera.

Paul Linford – That's why we're here on this. Okay? I mean that sincerely.

Rick Barchers – I hear you. I think you do, too, and one other concern that I'm seeing here, what are the width of these roads?

Paul Linford – They're the new state standard.

Rick Barchers – Okay. Does our code address safety issues as far as the new state standard? Because if the new state standard is 55, part of our parking rules, which are public safety issues, part of those parking accommodation rules are aimed at having a wider street, so if we go to an even narrower street, we're going to have to adjust our parking to address that if you ask me.

Brett Coombs – Madam Chair, can I respond? The new state standard is 32 feet asphalt, and that's for any residential cross section of street. It can't be any wider than that. There's no exceptions, and so if it's a collector street or an arterial, then we can have exceptions, if it's a boulevard, but for any just residential cross section, the max that you can do is 32 feet of asphalt.

Dan England – That 32 feet would be about 12 feet for each travel lane, plus four feet for parking, and then you can have concrete curbing that are outside that, so you might get six foot if you have a two-foot gutter pan on each side.

Rick Barchers – So it'll change our parking requirements, essentially.

Dan England – Yeah. One of the things that it says in the code, because I was pulling it up just today, is that also, if parking is an issue, then that's something you can require wider streets for.

Derek Dalton – What's Worthington at the newer part? Not the old Worthington, but where you keep going up the street to the newer subdivision, like Rancho and that, what are those roads?

Gary Pinkham – It's collector.

Derek Dalton – What's the width? Do you know?

Dan England – Yeah. The width coming up there near the school?

Kevin Hall – Well, at the top of Worthington there, where you go past that subdivision right before Durfee Street

Dan England – That one's a collector that's going to be 90-foot wide is the area that it's supposed to end up.

Derek Dalton – I'm talking about on the north side. Where we put that new four-way stop right there. That and then that other subdivision, all those roads, what are they?

Gary Pinkham – All those are 42-foot curb face to curb face. What the state is proposing is roughly 10 feet less than that, or one side of the street parking only.

Rick Barchers – What are you planning on setbacks on these?

Paul Linford – We were just trying to get the concept in, but it would fall in line with other PUDs in this area, and in others. We have to have at least a 20-foot driveway that's a minimum. That's not counting the sidewalk and the curb and gutter, so you got to have at least 20 feet just for that alone.

Rick Barchers – Do you see where I'm going with parking? It quickly becomes an issue.

Paul Linford – I don't want to ruffle any feathers, but if you go out and you look at what you have now, you've got some pretty big streets. Even if you park on both sides of those streets, you still have plenty for cars to go by each other and things like, that's all I'm suggesting. Now, you tell me what you want and I'll try to give it to you, how's that?

Rick Barchers – That's fine. For me, parking's a huge safety issue. It's kind of a big deal, and I don't know why that didn't just jump right out at me, right off bat. I don't know why, but now I'm really looking at this going, "Gosh, these streets down here look like they're twice as wide," and we were having parking issues with some of the lots' widths there, et cetera.

Paul Linford – Well, again, we went to the new code. Okay? If it meant the difference between you saying yes and no, and you told us that because of parking, we had to be the old thing. We'll do the old thing. That's not an issue. We just did it. This is so conceptual that it's really a blank sheet.

Rick Barchers – The only reason I'm bringing this stuff up is this. I don't want you to have to come in here a hundred times.

Paul Linford – Well, neither do I, this is not hostile at all and this is great, and so I'm just happy to be here.

Jaime Topham – If I'm looking at the West Bank plan, which is not approved yet and still has a long way to go. If I'm looking at it in your area, there's some light blue and some dark blue, and I think I recall those being churches, and schools businesses, public facilities. I don't see any of that kind of thought out in this plan, either of these two plans. Is there room for adding that? I mean, if we've got this whole West Bank study that's saying, "We really need to have that in the area."

Paul Linford – Well, both the church and the school district have property to the further west, just right by this, further west on Main Street. We actually approached the church to see if they wanted us to give property. They said, “We’re okay.” Schools? Yeah, we’d love to sell some property to schools. That’s not an issue.

Jaime Topham – Well, I guess that’s where my issue comes from. You keep kind referencing what’s going to happen with this West Bank study. Which it’s not passed and you are not quite following that either.

Paul Linford – Well, I think that if you look at the West Bank Study and what they were going to bring to you, that this is in that bed now.

Jaime Topham – See, there’s those little blue spots in that upper top corner. Mack Canyon’s the one that makes a little jog, right?

Paul Linford – Yes, that’s the newest thing.

Jaime Topham – So then there’s the little blue spots. I know this proposed, but there’s no room in this for that proposal.

Paul Linford – There’s plenty of room honestly. It’s just you got to tell me where you want it and what you want to put there.

Jaime Topham – If you then put something there, are you going to then want more density?

Paul Linford – No. No, I think we’re maxed out what we want to be on this as far as the units per acre.

Jaime Topham – Okay.

Paul Linford – On a normal church, we have to go three to four acres. We’re not going to be able to put any home there. We’ll have less lots, but we’ll also get compensated by the church when they buy the property or we give it to them. You can only do so much. Okay?

Jaime Topham – Jesse, you said earlier we don’t want to take care of it, but I think I wasn’t quite paying attention. What did you mean? Was that the little green spots?

Jesse Wilson – Yeah, the smaller ones.

Jaime Topham – Those little tiny green blobs?

Jesse Wilson – The detention basins.

Jaime Topham – The detention basins? But the area in between the detention basins where it’s running along that natural ravine, are we taking care of them? So, all of that would be HOA? All the green would be HOA.

Paul Linford – We would be willing to work with however you want to do it. How’s that?

Jaime Topham – Well, that's what I'm asking.

Paul Linford – Well yeah, I'm just saying if they come to us and say, "We'd like the HOA to take care of that," we would surely look at that.

Jaime Topham – So Jesse, do you recall on the other one what we said that we were willing to do? I don't think the other one ... Has it been approved? It hasn't come through yet.

Jesse Wilson – It's just been concept as well.

Jaime Topham – Okay, but were we willing to take all that green in the other plan? I don't recall.

Jesse Wilson – I believe we were, just because of the vastness of the space that was there.

Jaime Topham – So what's the difference between this and then the other section? Why wouldn't we want to ...

Jesse Wilson – Well, the larger green on the other section we would want to take care of, but not the smaller areas and not the detention basins.

Jaime Topham – Okay, but there's that huge pathway, I'm just trying to understand that, that whole thing considered the detention basin? Is it just at the bottom where it says detention basin?

Jesse Wilson – It'd just be that north side.

Jaime Topham – Okay.

Rick Barchers – Isn't that part of the natural wash though, down through there? The city going to want to take care of that, Jesse?

Jesse Wilson – We clean out the washes so that they stay clean so the water will flow. We do that already.

Rick Barchers – Okay.

Jaime Topham – I like there's variety. I'm not sure if I like all the density, but the trail head that you have, that's really nice. Who owns that? Who's responsible for it? The trail head parking.

Paul Linford – My answer is yes. In other words, it's going to be done by somebody and you're saying we don't want to do it. I think what's going to end up having to happen is the HOA going to have to take care of it. Now the question is, is you want the HOA to take care of it or do you want control over it?

Jaime Topham – If the HOA takes care of it, are they going to allow public access so that it really is a trail head parking?

Paul Linford – Well, I guess that's all what you require us to put in our development agreement.

Jaime Topham – Okay.

Kevin Hall – Hey, I have a question, Jamie, about HOAs.

Jaime Topham – Absolutely.

Kevin Hall – Can you refresh my memory about how well those are working today? Because in Grantsville, I know of several that are absolutely dysfunctional. The reason I say that is the only one that I'm really aware of that functions well is South Willow Estates. The reason that it services well is because there's water attached to it and everybody's affected by that. Palomino Ranch that home owner's association's defunct. My concern about HOAs, has that changed in my day where anybody can enlighten me saying they're working well? My experience, if there isn't some legal thing, I know in Palomino Ranch they all fought amongst each other and didn't agree with who was going to be the president and all those crazy things. Well, who now maintains all that? Who's taken care of those things that the HOA committed to take care of?

Paul Linford – Well I have done probably 15 to 20 HOAs. I'll be honest with you, I haven't had a problem with them. I'm not saying I won't.

Kevin Hall – Can you explain to me, because I'm curious, how the governing body works.

Paul Linford – It is elected. Up until the 50% of the property is sold, the developer has a lot of control on that to make sure everything functions correctly. Of course, they're not going to want to be selling a new part of the subdivision and the old thing's got weeds and everything else in it. That's one of the reasons why that's there. When you have a very large lot, and I don't know what Palomino, I don't know you're talking about.

Kevin Hall – They're larger lots, all of them, for sure.

Paul Linford – You got kind of an issue. You don't have to worry about where your child is going to go play the playground on your half acre lot. Here, if you've got a family of five, you got to have a place for your kids to go play because these lots are smaller and everything else. Well that makes a big difference on how they vote and how they feel about it. On the south side of this where the splash pad is, the city could come in and demand, I know it's legal and we can talk to your attorney here. It's all a matter of discussion of whether you can force that to be done. It has been done in Sandy, it has been done in Draper, it's been done in Western South Jordan where they've come in and said, "You have to do what you contracted in the development for you to do." It has not been bad.

Kevin Hall – So can I ask you that ... I'm looking for another thing I guess and that, is there a legal document Attorney Coombs or Paul, that ensures that the HOA stays intact once you're gone? That's question I'm trying to ask. Do you enforce that or to see that, that carries on?

Paul Linford – Hey Brett, are you there? Brett? Hello?

Brett Coombs – I'm here. Sorry, took me a second to get the button.

Paul Linford – Is there anything in the HOA that we have to put in so that the city can come in and say, "You're not doing it and so we need to make you do it?"

Brett Coombs – Yeah, so the city, we can require that the HOA maintain whatever it is we want them to maintain, and we can also have a requirement in there that they can't disband without the city's approval.

Kevin Hall – And can that be part of the development agreement?

Brett Coombs – Yep. Yeah, so that's where we would put it in and then I would work with Mr. Linford and his team on their CCNRs to make sure that it's included in there as well.

Kevin Hall – And Jesse, are we prepared as a city to enforce that, I guess?

Jesse Wilson – So, mayor's been texting me and he said the one HOA that did fold is they didn't have a development agreement in place.

Kevin Hall – And is that Palomino?

Jesse Wilson – I think so. So I think that's one thing that we need to make sure that we do. And that way we can put that in those documents of what needs to be done.

Kevin Hall – So the rest of them are functional, then?

Jesse Wilson – No.

Rick Barchers – Kind of like your family, you know how all family's kind of dysfunctional.

Kevin Hall – That's my concern because when you look at the magnitude of these things, right?

Paul Linford – I have three of my children that are in HOAs.

Kevin Hall – Right, and if they by some chance, Palomino Ranch is one thing, but this is a huge development and if it goes defunct, the city takes on a whole lot of responsibility there, would they not?

Paul Linford – In the bylaws and in what you're requiring us to do in our development agreement, there should be. The ones I've done before, there are teeth there that allows a city to come in and to do it differently. There's a big difference in communities like Daybreak, It's a lot different in Daybreak, and in West Jordan, and in Draper and in Riverton for an HOA. Very few of those ever go under. The reason being, the people actually need the help of the HOA to keep everything nice, to keep everything going. It sounds to me like what happened out west there in Palomino was probably that people just didn't want to be told what to do. Well one thing about this is, is when they come in and they buy the house, they sign agreements saying that they understand what they're going to have to do and they legally have to agree to do it.

I know for a fact that my daughter just was told by Daybreak to remove the new shrub they put in the front yard because it wasn't approved. They removed it because if they didn't, there was a per day fine. Now I thought that was overboard. That got me a little bit riled up, but it's the way their legal documents are worded.

Kevin Hall – I listen to Dave sometimes in the morning on Dave and Deb. I've heard all of his situation with home owners associations.

Paul Linford – I'll be honest with you now being 70 and having a half acre, actually six tenths of an acre lot. In fact, before I came here, I was out fixing sprinklers. I'm really looking right now pretty forward to going someday to go to a HOA so that they take care of my sprinkler system.

Kevin Hall – I'm with you. I'm 68 and I live on 12 acres at my place.

Paul Linford – My heart goes out to you sincerely.

Jaime Topham – But you get to do whatever you want on your 12 acres.

Rick Barchers – You said your peace, Kevin? You're good?

Kevin Hall – Yeah, I'm good. I think I voiced my concerned I think.

Paul Linford – We're not asking for any answer tonight, we just wanted input. I appreciate it and I'm loud but I really sincerely appreciate what you guys do. I hope you know that with what I'm doing here, we're looking at this as a two-way street. Not only that, but I really like the people in Grantsville. There is an economic situation, of course, but we believe very strongly that this could work. Not only work, but it would increase the ability for people to be able to have a home and be able to not use a lot of water in the yards and to be able to not have to have campers sitting in front of their garages because they don't have a place to park them on the side. There's a lot of this stuff that we were trying to work out. I hope we've done a pretty good job of it. If we haven't, that's what you guys are here for. So, tell us what we did wrong.

Jaime Topham – Well, and I appreciate the thought of moving the diamonds down to by the park and the RV and making that all congruent.

Paul Linford – When I say this is open, it is completely open. The only thing I can't do anything about is the drainage where it comes down through right now. Other than that, there's a lot of commercial, just for your information on the Haskell property to the north of us, northwest. Would we be willing to put commercial up on our there off a highway? I don't know why we wouldn't. It's worth more.

Jaime Topham – Well this is zoned MU, right?

Paul Linford – No.

Shay Stark – I don't think anything on here is right now.

Paul Linford – I have taken way too much time and I'm sorry.

Shay Stark – Your future land use, I believe says it's commercial. You have some out there by the highway that can be re-zoned to an MU or a commercial.

Rick Barchers – Yeah, there's like a little skinny strip around the plots that could go from you. But was that tape brown area? I know what you're talking about.

Jaime Topham – Yeah, that was MU on our half. That was all MU. The new one you just put together for us was said that, that was in MU Brown. Now I can't find it, of course. Got too many windows open.

Shay Stark – That zoning map that we approved at the last planning commission meeting-

Jaime Topham – That one. See look, it's brown.

Rick Barchers – Where's Mack Canyon?

Shay Stark – His property is right here.

Jaime Topham – Our master plan future line use that's currently in place since the West Bank is.

Shay Stark – This property is this piece here. Down along the frontage there, is it like 400 feet back I believe is MU. Then there's this high-density buffer before we go back into the low density residential on the future land use map.

Jaime Topham – And what you're proposing falls within medium density?

Paul Linford – Yes.

Jaime Topham – Well the new medium density.

Paul Linford – Now I just guess is the medium density yellow. I'm colorblind.

Shay Stark – No, the medium density is brown. Yours is yellow, yours right now on the future land use map, is shown as low density. But again, the West Bank master plan different. If that gets adopted, that whole side changes.

Paul Linford – May I tell you thank you. I'm sorry to have taken 50 minutes. I thought it'd be 10 minutes, but I talk way too much. My wife won't even discuss things with me after 8:00 at night.

2. Discussion of MU (Mixed Use) zoning definition

Shay Stark from Aqua Engineering was present for this item.

Shay Stark – I made the changes that we discussed in the work session. Those were the green and red. Then I have a few comments in blue on discussion of some of these issues. It looks like I've kind of moved things around here since then. In the middle of the night things come to my mind are that, and I make additional notes, but anyway this is fine. The key is we made the changes that were requested. Can we flip back just for a minute to that future land use plan?

Our goal here with this mixed use, you'll see in the language that residential is subordinate to commercial. Our goal here is to try to create a commercial core. I just want to bring this up. I'm not saying that this is a problem with the code or what's being proposed here in the code. But what I'm going to talk about right now is something I think that if this code passes the way it is, we need to take another step. The really neat thing is, I think some of the research on the West Side Master Plan

actually gives us some of the answers that we need to take this next step. If you look at this map, and I'm just going to point at it because I can't see that green pointer on here at all.

We have this whole very long area that's mixed use, and then of course further down on SR112, we have Dessert Commons. We have mixed down in there. Our goal, if I understand correctly, the real hope is that we can create a downtown corridor. We don't want businesses spread from the Flux exit, and have little patches of businesses all the way to the east boundary of SR138 and SR112. We'd like to have an actual commercial core that we're working from. We can have some other pockets of businesses, but that's really the key.

What we're asking for in this code is, we're saying, "Okay, we would like 50% of your land that is zoned MU to be commercial. In my comment all I'm saying right now, if you look at the zoning here, we have very little that's MU that's in there. I might work out just fine.

Jaime Topham – You mean it's actually been re-zoned.

Shay Stark – That's actually been re-zoned as MU.

Rick Barchers – So what's your concern?

Shay Stark – That's what I want to get to here. As we start to look at this, if we adopt this concept, if we want 50% of the property to be commercial, which again, I don't have a problem with that. But we may want to look at this again based on the information we get from the West Side Master Plan. The timing of this is perfect because right now the city is going through a downtown Main Street master plan. We may want to look at it and say, "Do we want to modify the future land use map and maybe cut back and focus more in this core area with MU for right now?" Then maybe cut some of this other out of there and see if we can cause that commercial development and the MU development to stay right in that downtown core.

Kevin Hall – Makes sense to me.

Rick Barchers – So your concern's not necessarily the Main Street area, it's this portion going up towards Flux, is that what you're saying?

Shay Stark – Yes, and just as it expands out. We approved MU over here. I don't know where they're at because I see for sale signs on all this property as you go along further to the northwest out along SR138. If you have people there that were looking at that Desert Edge going, "If this goes in, this is the same model I want to use all the way out through here." Of course, Desert Edge is more residential, which is with just the one noted commercial at the end of it. I'm just pointing this out.

Jaime Topham – That was one of the concerns though is that when that originally came in front of us, they were talking about a truck stop, and hotels and heavier on commercial and lighter on residential. That's not what we ended up with. I think that's what we're looking to fix. I get what you're saying about do we want to pull it in. But along that Flux area right past Main Street as you're heading out of town, you've got a lot of commercial and industrial uses there.

Shay Stark – I guess all I'm saying is, we may have the tools here to be able to look at it and say, "Okay, Grantsville at certain sizes of population will be able to support X amount of commercial." And maybe reign that into think about it, and look at our overall plan and maybe we reign that in and

focus on the downtown area. Then in the future, at some future point, then you allow that to expand out.

Kevin Hall – Can't we do that by case by case, because it seems to me like if you encapsulate that, if something came there that was applicable, say an install plant or whatever it is, then maybe it's appropriate to look at that, right? But maybe there's some businesses if we're going to create a core downtown, that we'd look at those on an individual basis so that we could create that core downtown.

Jaime Topham – Yeah, the problem is though, especially with what we have in MU now, because everything that's MU, they're putting lots of residential and a token commercial, and that wasn't the purpose of the MU.

Kevin Hall – I know, but that's what I'm saying too is that if you do away with that.

Jaime Topham – With MU, then what do you do it instead?

Kevin Hall – Well, whatever it's zoned to start with.

Jaime Topham – Well but then it's not zone commercial.

Rick Barchers – Are we conflating two different issues? Because you're just really talking about this area going out towards Flux. If someone came in with something that was just absolutely dynamite, almost blowing our socks off, I don't think we're going to turn it down to being as a PUD or something that

Kevin Hall – But again, isn't it currently proposed to be MU?

Jaime Topham – That's the master plan, yeah.

Kevin Hall – And again, doesn't that give or allow the opportunity for people to say, "Well I'm going to do all this commercial and then turn around and do no commercial and residential." If it wasn't that, doesn't it slow that process or stop that if it isn't designated?

Jaime Topham – Yes, but what would we call it instead? What would we designate it instead of MU?

Kevin Hall – What is it now?

Jaime Topham – So that area is, let's see, the green along there, half acre lots. What's MD? Can't remember. Medium density. It'll be like RM7.

Kevin Hall – But we got to get out further on that map, right? Because we're not out where you're talking about where Flux is.

Rick Barchers – It's a same area basically.

Kevin Hall – It is?

Shay Stark – Well generally going out that direction. All I'm saying is I like what's being proposed in this code. I'm just saying that I see this time and time again every community would love to have just a massive amount of commercial. But the reality is not everybody can have a massive amount of commercial. You run the risk of, if you've opened yourself up for miles and miles that you could potentially have commercial. You're not going to get the core that you're really looking for.

Rick Barchers – So you're talking about basically changing the master plan?

Shay Stark – All I'm saying is, if we adopt this, maybe the next step is just to look into the Master Plan. I don't know, maybe there will be enough. When you look at a build out of 95,000 people, maybe there will be enough. I just think we have some of the tools in front of us with that West Bank master plan. They seem to be modeling and studying that on that side to determine how much commercial fits that future population. It might be useful just to take those numbers, apply it generally across the city and just say, "Okay, are we setting ourselves up for this situation where we may not get the core that we're really looking for, that we're just going to have sprawled commercial along here and lots of pockets of residential in between?"

Jaime Topham – So that MU doesn't on our future land use map, as it currently exists, that MU stops at the boundary of Walmart.

Rick Barchers – They can build it like it is now. They don't have to go MU.

Jaime Topham – No, that's true.

Shay Stark – Like I said, there's really not a lot of land right now that's actually physically zoned MU.

Jaime Topham – Right. The point is, and the reason we're looking at this, like you've brought up several times, is that all of the stuff that's planned for MU, what the intention originally was, was to create commercial with some residential, but that's not what we're seeing. We're seeing residential with an afterthought of commercial. We want to stop that. If we change the definition to put in 50%, they can choose not to rezone to the MU, they can choose whatever their zoning district already is.

Rick Barchers – Yeah, and that leads to step stone to what he's talking about, which I agree with 100%.

Jaime Topham – Right, but I don't know that because that MU doesn't go that far out of town, I don't know that we really need to redo the Future Land Use map. Especially since the West Bank covers a whole lot of that. Then going the other direction, the MU just stops at that one development and there isn't anything beyond it because all of that's the Planning District, master planning district or something, right? I don't know that we necessarily need to change what our future land use looks like with the MU, but we absolutely need to change our definitions of what you can do in the MU. I really like your word subordinate confidential.

Rick Barchers – Right. No, I like it. I think we're all talking about the same thing just in like I'm speaking Chinese. Chinese and he's speaking Mandarin. I think we're all kind of on the same page really.

Jaime Topham – Realistically, all of the big parcels that are under MU are more in a downtown district anyway. The only thing that's not is Todd Castagno's place that he was trying to, Alington. That's the only one that, other than the Matthews area, that's the only real large parcel property that falls under that. Everything else is fairly small chunks.

Shay Stark – If we jump down to three. I had that question about; do we still want density noted in the language? We're totally removing that. So as staff, as we were looking at this and talking about the very last sentence in three, "Where surrounding uses are compatible, the mixed-use development may allow residential uses up to 10 units per acre." We're just striking that.

Rick Barchers – I got a Gary question on that. You think that's going to get us into trouble with them pushing density like on apartment buildings if it was to come into play? Okay, good. Because they still got to meet the parking requirements, so it's going to keep it even Steven. Okay, good. Thank you.

Shay Stark – Okay. Then the next, I'll jump down just a little bit further. The next item that I wanted to bring up with this is in that West Side Master Plan presentation, they provided this information. What this is, is Psomas has done work in a lot of different cities. They've done a lot of master planning. In each city, they've kind of taken the same step that they did here in Grantsville. They basically characterized all the land and looked at lot sizes, looked at the different types of uses. They have this huge database of information from all these communities. They try to keep that updated. From that, they came up with this, there was a sheet there that was showing a lot of different information. I just took this little piece off of it. These are, for instance, in the detached, these are the average square feet for these different types of lots. With the attached, the average square feet per unit that they're seeing in lots of different cities, and Grantsville is included in that model at this point now.

I'm just bringing this up because we, in our MU zone, we talked about the single-family lots and a minimum of 4000 square feet on those, and then beyond that, we don't break it out very much beyond that. We jump to Chapter 4.34, where we put some additional requirements because we thought MU was weak in that. But even there, we're just talking about multi-unit housing, and quite honestly, we're stating in there that a townhouse needs to have a minimum of 4000 square foot lot. A unit in an apartment or condo, based on that, would need to have a minimum of 4000 square feet associated with it, which is isn't reasonable and it's not realistic. At the time we were doing that, I think we failed to look at the different types of multiuse. I feel like we need to spell this out just a little bit in here. It doesn't have to be the numbers that these guys have come up with. In fact, I was looking at it and I was thinking on townhomes, twin-homes, that type, they're showing 1800 square feet, 1500 square feet. Maybe 2000 square feet fits better for Grantsville.

We have in our discussion, with detached ADU, it's a minimum of 900 square feet for a detached ADU, is 900 square feet a good size for an apartment or a condo as a minimum requirement? Because one of the things we're doing here, again, moving away from density, is we're saying, "You need to meet our minimum square footage requirements, our lot size requirements in that, and however you arrange those to be able to meet that, and if you meet that, if you can get 15 units in there, we don't care because it met the code. If you can only get six units in there because of the way you laid it out, so be it. That's up to you." I think we need to spell it out a little more clearly so that at least they can see at least three different uses there. Again, we have the single-family, something for townhouses, twin-homes, that type of use, and then condos and apartments.

Rick Barchers – Are you going to tie this to that study that they're doing on the West Bank, Right?

Shay Stark – Yes. That's what this is right here.

Rick Barchers – This is one of my concerns, because that study that they're doing, some of their definitions are like apples and oranges to our stuff. It's really confusing for anyone to look at, to be honest. I like what you're saying there, I really do. Define it by lot size instead of density, I think that's golden, because into that it's figured parking and street width and all that stuff goes right along with it.

Shay Stark – Yeah, exactly. That affects what they can put on there.

Rick Barchers – Okay.

Jaime Topham – All right. I like your proposals and the sizes. I don't have any idea what any of that translates into reality. You guys are the experts. I would follow those recommendations. I agree with either 800 or 900 square feet for the apartment sizes. Originally, we were talking about with external use, between 800 and 400, so 800, that's our minimum. What did we say on in the internal? I don't remember.

Shay Stark – I'll have to look at that and see. I can't remember off the top of my head. It may have been 900.

Jaime Topham – Okay. I think that sounds reasonable. So, a minimum square foot for an apartment unit would be 900 rather than the 600 there.

Rick Barchers – What did the mayor say, the minimum square footage for an apartment is 900, or am I crazy? I am crazy.

Jaime Topham – I don't know that he said that.

Gary Pinkham – You have to have parking. Two cars, 20 X 25 is 500 square feet. That only leaves you 200 square feet for the apartment unit. You have to have a little room around the building. As Shay and I were talking the other day it's 600 square feet per unit, that's 73 units per acre. It's 150 cars.

Shay Stark – I think that's a great point, and maybe what we have is the area for an apartment is 2000 square feet, but then the minimum apartment size is 900 square feet or something like that. Or maybe it's 1000 square feet and the minimum apartment size is 900 square feet.

Jaime Topham – On the mixed use, are we ready to make that an action item? Is there still some work to be done?

Shay Stark – Well, I think we need to put together some language for this part. Everything else that was in here was based on our previous discussion, but then, as we had that discussion, Gary brought up that we need to go into these other zones, RM-7 and RM-15, and take out that maximum density out of there, because, again, we're going to be using the lot sizes as the driving force there, RM-15. The other one is in 4.34, because we talked about that. Which we would pull that.

Jaime Topham – It's like 2, the subject to maximum of number of units permitted in the other section, maximum would be 15.

Shay Stark – Yeah, and we would just get rid of 2.

Jaime Topham – Yeah. But that led into a conversation of 2.1, somewhat interestingly, about the minimum lot size being 7000 square feet for the first unit and then additional 4000. You're saying that that's not reasonable, that's a lot?

Shay Stark – Well, for single-family homes, the issue is, and I wish I would have brought it tonight, I utilized this information from the RM-7 zone back in January. We had a discussion with staff. I put together just a theoretical 800-foot long street, and went in with twin-homes on that 800-foot-long street, and I used this requirement. Then I also looked at it, which I didn't have that drawn up, but it was easy mathematically just to look at it because I knew what the overall area was and how much was removed by the street, and just looked at the number of single-family lots that would be allowed. Well, the code is the same for both, essentially. You would have just slightly fewer single-family lots than you had twin-homes. I have forgotten that number. The townhomes was 5.34 units per acre in the RM-7 zone, and the number of lots was 3.0 something units per acre. The difference is you don't get the 6000 square foot lot after the first 7000 square foot lot, and both of them require the two 10,000 square foot lots on the corners. In the single-family homes, you've got two 10,000 square foot lots and then all 7000 square lots interior. Townhomes, 10,000 square foot lots, one 7000 square foot lot and all the rest of them are 6000 square feet. That's the challenge with it, that's the issue.

Jaime Topham – So what would the suggestion be?

Shay Stark – I suggested on townhomes, 2000 square feet.

Jaime Topham – Okay.

Shay Stark – But at the same time, one of the issues that we're dealing with is we have, on the ends, we need to be able to keep that 30-foot side triangle. To maintain that 30-foot triangle, I had suggested that we add an extra 1000 square feet on the ends, but Gary simplified that when we had the discussion. This isn't in your notes, but he basically said, "Let's just require a 25-foot side yard on those," and so that forces it and then they can work it out however they need to.

Jaime Topham – Okay.

Rick Barchers – How do these new skinny streets play into that? Because part of the equation that you're talking about is relative to parking, right? Is that going to be a factor at all?

Shay Stark – Correct, and we need to discuss parking.

Rick Barchers – All right.

Shay Stark – We're in 4.34, we've given them a certain number of parking stalls per unit. I think the reason we did that was because we assumed, from what we were seeing coming in, none of the townhomes, because their driveways are so close together, they can't park on the street anyway. With the townhomes and even smaller single-family lots, I think what the change is going to be, is we're going to need to apply that across the board and not just to the townhomes or the apartments.

Jaime Topham – So what do we need to do to get these all congruent so that we can get this in front of us the next time we meet so we can get this onto City Council.

Shay Stark – If you're okay with the sizes that I have in there, proposed, tell me what you want to see there and I'll make the changes.

Jaime Topham – You tell us what should be there, because I've not expertise in that.

Dan England – I think a detail might help. If we use those, I liked the areas that you're using, but I'd like to have a sample detailed what that lays out so we can see how the parking and how the lot sizes and things help.

Jaime Topham – My concern is they want the MUs fixed soon, because I think I heard that there's lots of MU things coming down the pipeline and they want it fixed.

Rick Barchers – Yeah, on that point, what could we do now and then fix that later?

Jaime Topham – Well, so I think what you said is we've got to fix... Because one tells them what they can actually do, and the 19 says, "This is what your density," well, not density, but this is what you can do, this is your minimum square lots," but then we're looking at multifamily homes, they come to 4.34 and it's not quite correct, so we need to get that fixed too. Shay, can you update all of that and have that for our next meeting and we can put it on for public comment?

Rick Barchers – Gary, do you have any feelings about those minimum lot sizes that would be expressed different?

Gary Pinkham – Oh, I've got lots of feeling on it.

Jaime Topham – In a very short answer, because we need to take a break.

Gary Pinkham – Shane and I were talking the other day, like you say, if you look at an apartment, condo or townhome, basically they're all the same thing. The only difference is who owns it. The concern I have in the front is if it's a two-car driveway, you're going to use up at least 20 or 22 feet, not counting flares if they've got them. If we don't bury the water meter under the code, they need to be, probably, a minimum of 25 to 28 feet width on the lot. The 25-foot setback so you get the vehicle off the sidewalk, you're looking at somewhere around 600 square feet just for the driveway and front yard. I think the code says that we have to have a minimum of 900 square feet per residence. If they put that on two levels, that's 450 feet per level. We're now up to over 1000 square feet.

Now, if you have room in the back, there are several things you would need to consider, number one, under multiunit code requires a minimum of 30 feet of separation between building units. That would be, if you split it, that's another 15 feet in the back. Again, 15 X 30 is 450. We're pushing that 1500 or 1600 square feet per unit as a bare minimum for something like the condo in order to physically get it there.

Rick Barchers – How does that fit into your numbers?

Shay Stark – I think it pushes us more towards that 2000 square feet minimum.

Gary Pinkham – The 2000, again, when Shane said when he penciled it out, if he puts 10 lots on there, that's 20,000 square feet if they still need a little extra room on the ends. If we say 2000 and they want to maybe skinny them up and make it a little longer, they can still make it work, but I think 2000 takes care of most of it.

Jaime Topham – So we want to have the 2000 plus the additional 1000 where you said, "Just make it a 25-foot side?"

Shay Stark – Yeah, and we just said plus 25 feet on each end, a 25-foot setback on each end.

Gary Pinkham – That needs to be addressed in the setback. You've got the front setback at 25 feet. Actually, it's roadside setback, whether it be front or at the end up of the building units.

Shay Stark – That's a good idea, if we just call it that. If it's against the side, whether it's side or front, it's got to be 25-feet.

Gary Pinkham – It gets the building and driveway basically out of our 30-foot side triangle.

Shay Stark – We'll just make a point in there, that this is not calculated in that 2000 square foot unit, so that it's additional.

Jaime Topham – We'll task you with doing that for our next meeting and put it on for just public comment too, so then we can actually send it on to City Council and it's ready to okay.

All the other changes, did you review our changes, the green? I liked it. Makes sense to me.

Shay Stark – I think that work session was really helpful last time. I feel like this, even with just the changes we have in here, it's a lot better ordinance than what it currently is.

Jaime Topham – Good. All right. So that's going to end discussion number two. I just want to take just a five-minute break and then we'll admit discussion number three if that's okay with you guys?

3. Discussion of External ADU

Jaime Topham – Accessory dwelling unit of exterior, we created a list of pros and cons. The last time we started addressing this, Shay had put together this proposed Chapter 25. Did you guys have a chance to look at it? It's in the pack... No, it's not in the packet.

Rick Barchers – I don't remember seeing it. I think your assignment was for us to come up with some ideas.

Jaime Topham – That's true, too.

Shay Stark – Okay. Maybe this didn't get in the packet either, I did type up the notes from the last meeting. I can give you that, too.

Rick Barchers – It's in our packet?

Shay Stark – I typed this up the other day so it came out after the packet, but I just thought, at least that way, you'd be able to remember what we talked about in the last meeting.

Jaime Topham – We have a whole lot of that, but I don't really remember how I got this. I know somebody sent it to me because I printed it out but now I can't find it. You probably sent it to my personal email.

Shay Stark – I sent it to Lanise sent it, and I think she probably forwarded it on to you. That was the day after the work session is when I sent that out.

Jaime Topham – One of the things that we were talking about, and obviously, I think I'm the only one that was still on the Site and Zoning Commission from when you talked about it, but one of the things we started to kick around was the size of the detached ADUs. We were working on no smaller than 800 square feet, but no longer than 1200 square feet, but then we were like, "Should it be tied to the certain size of property? Tied to the size of the house there?" So those were some considerations. Do you guys have any thoughts about that?

Rick Barchers – Isn't it in the code somewhere that you can only have 50% of the property covered by a build?

Shay Stark – Some of the zones, the small is what, 35% or maybe 20% in some. Those are large lots that your house can only cover 20%. Let's see, RM-7 and RM-15, Maximum building coverage of the lot, 50% in RM-15, 35% in RM-7.

Rick Barchers – Right. My question on that, following that logic and following some of the logic that I've seen come in here to podium, shouldn't we have a reference back to that in the detached ADU code? Does that make sense? Instead of saying, "Oh, well, your ADU code says I can do this end thing, but we've got this little bitty part over here," does that make sense?

Jaime Topham – Yeah, I hear what you're saying. I actually understand what you're saying.

Rick Barchers – Just an idea.

Dan England - Are you referring to reference back to the code, or is it better to have it separate? We said it would be a change, which works better?

Rick Barchers – Can't you just refer back to it?

Shay Stark – I would refer back to that section in the code, but your point, I totally agree with your point.

Jaime Topham – So you would refer back to the code. If it's zone R-1-21, it would refer back to the zoning ordinance maximum coverage? Because our 121 says 20%.

Rick Barchers – I just don't want to contradict what it already says for a zone.

Jaime Topham – Right, good catch. RR-5 is 10%? I don't know what that would change.

Shay Stark – Well, 10% of RR-5, that's still pretty huge. That's a massive house, that's like a hotel in there.

Jaime Topham – I agree and then if you said, "No larger than 1200 square feet," that's going to limit that anyway. I guess the question is, do we have a different size maximum for the size of the lots? So if you have an R-1-21 or less, then you can only build so big of an external ADU and if you have larger than that, it can go up to 1200 square feet or 1500 square feet.

Kevin Hall – I think it should be lot related, because for instance, I'm in a situation where I live on a big lot, right? And maybe it's more applicable for me to be able to build something larger because I've got plenty of property to do it, right?

Rick Barchers – Larger than a 1200 square foot? I'm just asking.

Kevin Hall – No, I'm just saying. If it's going to be for grandma or your kid or whoever it is, a rental, right? Again, I think there's a limit there, but I don't know that a larger lot should be the same thing as a half-acre lot.

Jaime Topham – Or a RM-7.

Kevin Hall – Or an RM-7, or whatever, right?

Rick Barchers – That zoning is going to limit it anyway, right? The maximum amount of footprint on the lot.

Jaime Topham – So suggestions from the professionals in the room?

Dan England – I thought you were going to go to the peanut gallery. I like the idea of going with a percentage of the lot size, then with the maximum building size. If that's what you'd like to do. If you get 1% of the lot size, that makes it real easy if you have a 10,000 square foot lot, you can have a 1000 square foot house and it seems to fit. Think of that lot size, that's about as big as you're really going to get for a second dwelling unit on the lot.

Jaime Topham – So what if I have a 10-acre lot?

Dan England – Then you have up to that maximum house size that you want to.

Jaime Topham – That's what I'm looking for. Because this is an external ADU, and we don't want to get into a situation where we have two full houses on one lot, no matter what the size is, do we need to say, "No matter what, you can't go bigger than this,"?

Shay Stark – Or no greater than 25% of the primary dwelling. Because I agree, you don't ever want to have 2 equal size houses on one lot.

Jaime Topham – That does that seem to make sense, 25% of the primary residence, primary building? And no smaller than 800 square feet? Does that work for... So we're talking about detached ADUs.

Dan England – I'm concerned about if somebody already has a house, and sometimes you have a 10-acre property and their existing house is only 1200 square feet, and now all of a sudden, you're going to say 25% of that? So that's why I like better going with the lot size and then turn around and say, "Up to but not greater than a certain house size," if you want to say a 1200, and then you can end up having two 1200 square foot dwelling on 10 acres, and I don't think anybody cares.

Jaime Topham – Give me a concrete example of that, what do you mean?

Kevin Hall – I guess my thought in that is, for instance, if I lived in a 1200 square foot house on a 10-acre parcel, and I wanted to build a new home and let my mother-in-law, or rent my smaller home, it would limit me to be able to build something larger than what I already have, right? It seems to me like a person should be able to do that if it meets the other criteria, it would be necessarily strapped into that.

Dan England – You're saying that if I'm living in this tiny 1200 square foot home, I'm on a 10-acre property, I want mom to come live with me. She's going to take my house and I'm going to build me my nice big house now and let her have my house. I like that option.

Kevin Hall – We keep talking about our kids can't afford to live here, and I get that, right? But I think it would allow some of that because some people buy older places that have a smaller home on them with the intent to do something different there. I think it would allow an opportunity for a mother or mother-in-law, whatever it is, or a child, to have a piece of the American dream there and be able to afford it, right? That's my point, I guess.

Jaime Topham – That brought us back to have a conversation we had last time of now rebuilding your house behind a smaller house and do we want to have bigger houses behind smaller houses?

Dan England – As long as we get access to them, I don't see a problem with that. Our fire back here needs to be able to get to that, and that is a different conversation that was brought up about access widths and distances from fire hydrants and things like that.

Kevin Hall – But wouldn't the current code cover all that though, Dan? Do we need to change something to say there has to be access? Or is already in place?

Dan England – It becomes very difficult when we're dealing with people who want a second dwelling unit because a lot of times, they don't have access on the side of their property, but they want to have this home back there. Maybe they want it way in the back because they have this long skinny lot. All of the sudden, that becomes very difficult because we may not have more than 20 feet on the side of the house. We don't want it way in the back because we can't get a fire hose back there.

Kevin Hall – Right. So could we relate it then to say you have to have a RR-5 to build bigger, do you know what I'm saying, to separate it from the smaller lots for that situation, to say it's only applicable in the RR-5 or the A-10 or whatever it is, whatever two and a half or whatever that is, can we relate that, again, to the lot size, and you have to have that size lot to build a bigger square footage home there?

Dan England – You're saying if you have a half acre lot or bigger, or an acre lot or bigger?

Kevin Hall – Yeah, I would guess if you were going to build a bigger home, if you were going to have two homes on a lot, you'd need at least two and a half potentially, right? Because of that, being able to access and do all those kinds of things, right?

It would allow somebody, again, in a two and a half or a five or 10, to be able to do something more there because obviously they're going to have plenty of room for all of the concerns as far as fire safety and those kinds of things, right, and still allow them to do that, but below that we probably shouldn't do it on anything smaller than that.

Cavett Eaton – To answer that, Kevin, the code specifies that and we don't have to change anything. We get that all the time. They want to put something back there and they can't do it. It just can't be done on that size of lot and there's all there is to it. You don't have to write anything into it. Right, Dan, Shay? For those smaller lots, they're constantly wanting to know.

Shay Stark – We've had several come in, but then at the same time, we had that strange situation where we had a commercial on Main Street here. They had a commercial property on the front and they wanted to try to split that up and get an extra lot and it was kind of the same story. That was long and narrow and we had to make some concessions there, some exceptions and variances to the code because of the access issue on the side.

Cavett Eaton – That's pretty unusual and irregular that we even would grant that.

Shay Stark – Well, yes. I know. Like I said, it was very unique.

Jaime Topham – So the challenge is writing the language to capture our intention with the least number of loopholes.

Shay Stark – So let me just ask this question. Do we have a problem with them building a house the same size as the existing house if there's room on the lot for it? Regardless of the size of the lot. I mean, say you've got a quarter acre lot, something down in the downtown area or right close to Main Street there, you've got some smaller lots there. They have an old 600 square foot home on the front or 800 square foot home or something. Same problem with them building the same thing behind it if they meet the setbacks.

Rick Barchers – If they meet the setbacks and the percentage. I'd actually I'd have to look at that.

Shay Stark – Or does it really matter I guess? If they decide they want to build a bigger home, if they can meet the other requirements, why does it matter?

Cavett Eaton – Let me give you a real-world example. When I moved to Grantsville three years ago, the Fermin property on West Street between Cherry and Durfee, I was going to buy that. I put an offer on it and I came in to Kristy Clark and I said, "Okay. I want to build a 3,000 square foot home in front," and there was a 500 square foot cottage in the back attached to the garages and my mom was going to live in that. I was going to live in the front. It would have been perfect. Right now, she's in assisted living because I can't have an accessory dwelling. I couldn't buy that property. Couldn't build the house there. It would have been a great situation for me and I was going to build a house a lot bigger than that little 500 square foot cottage that was there.

Rick Barchers – Right. Oh, it's an excellent example.

Cavett Eaton – So it would have been super and I'm biased. But I really thought that it was a great plan.

Kevin Hall – Because it is.

Jaime Topham – That's what I was looking for was like a real-world example. That's a perfect example.

Cavett Eaton – It was just because we can't have two family dwellings. My option was to tear the house apart and build a shop out of it or else build onto it, which I was going to build in the back corner. I didn't want a house over there. I'm happy where I'm at. I'm in the same neighborhood and we're doing fine, but it would have been nice to be able to do that.

Rick Barchers – So the exemption wouldn't be just for you is what you're saying.

Jaime Topham – No, but it's a really good example.

Rick Barchers – No, that's a great example.

Dan England – See, I have another example though, and it's another person who said that they have an existing home and it's an old home. They can't add onto it or build onto it. But it's not big enough for their family. They're outgrowing it. They have mom and dad next door, another family member next door. They want another house. They got a lot of property back behind the house and they want to switch and build a nice big house back here and have mom and dad move into this one instead of something else that was back there. In doing that, they want their nice big house in the back. They have a big lot that they can do that.

One thing they're going to have to figure out is how to get fire back there to make sure it all works. But that's the problem that they'll have to work out and figure out. But I was hoping that they wouldn't be restricted. If you guys were going to restrict, I figured they were going to come in for a variance if they couldn't that.

Rick Barchers – Are we going to talk about three houses on that property?

Dan England – No. This is neighboring lots. There's three. They're on different lots. But there's one big flag lot and then there's two lots on the side type. It's one of those type subdivisions. But on the back, they want to build another house for family. A big one this time.

Rick Barchers – Well, let me ask you this. Can we grandfather certain types of lots? I'm talking about going forward, new construction. Do you want to allow that sort of thing going forward new construction? I mean, I don't know.

Dan England – I think we can always go to variances if we have to go to variances. I don't know if we can hit every single situation that's going to be there. We should come up with what you want to see.

Rick Barchers – So a variance for existing? Design the law for a new construction, build in some variances for existing? Does that make sense?

Dan England – I don't know that you're going to want to try and build in variances. Variances are always going to happen. We want the code to be what the code needs to be. Make it clear and easy to follow as you can. You're never going to hit all the variances, but we'll-

Cavett Eaton – One of the challenges of the board of adjustments is their mandate is to not decide just because of the economic hardship on the person building it. Sometimes that's what they're leaning on and we need to be careful of that. If it's difficult for them financially, that's not a good reason to change our code.

Rick Barchers – I agree.

Jaime Topham – So that kind of brings us to the discussion of new building. If we pass an external ADU. Obviously, builders are going to take advantage of that, which brings us back to the conversation. When we thought through the kind of things we don't want to see happening in the new developments. It brings the conversation back to two houses that are the same size.

Paul Linford – I think we have that an individual property owner can request, but developers can't.

Jaime Topham – Oh, yeah. We do have that.

Shay Stark – We talked about that anyway. I don't know-

Lanise Thompson – It was something that was brought up at the work meeting.

Jaime Topham – Right.

Kevin Hall – Then you could build over that or a person can build a home there, right?

Cavett Eaton – But we're having individual home owners right now having developers build an ADU inside and they're requesting it. It could very easily be twisted that way just because they're asking for the home and they're having it built and they're having two built at the same time. If we allow it then we allow it.

Jaime Topham – So that brings us back to that conversation.

Dan England – I'm also looking at a lot of these new developers want to come in with the smaller lots. I thought, Okay. Let's look at just a 5,000 square foot lot. 50 by 100. You don't have room in the back for another. I mean, even if you have 50 foot in the back of the house, you're still not going to be able to fit a house back there. They're going to have to come in with larger size lots and then you're going to end up limiting by the percentage of it of how big that's going to end up being. I think it's going to restrict very quickly if we just put those two requirements on it. I don't know that we have to worry about the builder, unless you have a builder who comes in and says, "I want to go ahead and do your two and a half acre lots and I'm going to give an option to have a second home." Would that be a problem, because we're still looking at two homes on two and a half acres.

Gary Pinkham – You need to be careful. If you're doubling your density, you could really impact your utility section in the street. Do you have sewer capacity? Do you have water main size? If we're going to let a 100-lot subdivision come in here and put duplexes on every lot under this code, or second homes on every lot under this code.

Shay Stark – That was the whole discussion that was the hang-up last time when we wrote this other version and why we decided to just scratch it and just go to the internal ADUs initially was this very issue.

Gary Pinkham – Dan has already been approached by a developer on that.

Rick Barchers – Can you put it in the modeling's required or something? It has to meet the model of the sewer and the water?

Shay Stark – If the developer comes in up front and says, "We would like to be able to build two homes on each lot," there's no problem. But the city say then that, "That's what we're going to size the utilities for."

Gary Pinkham – I think that probably would push a PUD.

Shay Stark – Well, if we could do it through a PUD.

Rick Barchers – It's complicated.

Jaime Topham – That's why we're having these conversations.

Gary Pinkham – Parking is the other issue that I don't see on the list here.

Derek Dalton – That's what I was going to ask. Is the 900 square feet the structure or does that include parking? Is that what that measurement is?

Gary Pinkham – No, it's just the building itself?

Derek Dalton – So for example, I know a gentleman that has... I think he's been trying to get it through the city, but he just went and bought basically a tuff shed. I know it's not 900 square feet, put it on a foundation and he basically used that like a studio apartment for a worker on his property to just live at and stay in. And I know it's not 900 square feet.

Jaime Topham – That's why we're having these conversations is trying to think of all of the loopholes, extras and the this and the that because that's I think where we get in trouble with our code a lot of times is we don't do enough talking and thinking through before we decide to make a change. I mean, you can't plan for everything. The more conversations we have, the better we do.

Rick Barchers – To get to that point, I mean, we should require it's on a foundation, an inspected foundation.

Shay Stark – I think we did at the very bottom? External detached ADU must be on a permanent structure on a foundation. We also were talking about those tiny homes. You look at some of those, they're 12 feet wide and like 15 feet long. It's essentially a tuff shed. I guess as we have this discussion, we totally get rid of the loopholes if we don't dictate the size of the ADU at all and we just allow the setbacks and the access issues to control. If they want to build, because they're told they can only have one unit, which also we didn't talk about that specifically, but I would like to change that, that it's one ADU whether that's internal or external detached. It's one on the property.

Rick Barchers – Minimum. Or I mean maximum.

Shay Stark – If you have somebody who's got 10 acres and all they want to do is move in a tiny home and put it on there. We wouldn't care. If you've got somebody that's got a half acre and wants to build two houses and they want to build their house in the back a little bit bigger than the other because they want to move into it. As long as they have the access and it fits within the existing setbacks that you want, I guess I'm just wondering is there any reason that that would matter?

Jaime Topham – And then you making sure all the utilities match.

Rick Barchers – Can we require them to have additional impact fees and they're going to have to have additional water for that too, right?

Cavett Eaton – All individual separate utilities.

Shay Stark – Yeah. No, that's a good point, the impact fees too would be...

Cavett Eaton – So a lot of this is pricing a lot of those guys out of the market because it's not going to be cheap. It's like a single development in terms of having everything.

Rick Barchers – Right. I mean, that's not the intention though. I mean, if we got twice as many cars going down this road out here, I don't want to pay for it. Somebody's got to pay for it.

Cavett Eaton – Now, I'm not saying it's a bad thing. It's just it naturally limits some things.

Kevin Hall – It's still cheaper to do that than it is just to start from scratch somewhere and have to buy a property for a situation of... In your situation, the mother or mother-in-law or whatever, it's still cheaper for you to pay the impact fees and do whatever you do there because you already have the property.

Jaime Topham – Or your adult kid that never moves out.

Dan England – I was just trying to do the math and it'd be really hard to do anything less than a 10,000 square foot lot with the second unit on there. And it'd have to be shaped correctly to make it all work. But we do want to make sure that they have room for additional parking. Because now with the skinny streets, they don't have room to park either, except for maybe on one side. So that becomes an issue too, especially if it's around local, which it very well could be.

Jaime Topham – So does it make sense to limit external ADUs to a certain lot size and up?

Shay Stark – I believe Park City; their limit is 7,000 square feet and up.

Rick Barchers – Yeah. But if we limit it that way, it's going to be just back to that maximum density argument, right? If we're saying it has to fit within that percentage of the total, then that's automatically limiting. They still got to make setbacks to them.

Jaime Topham – I was going to say; can it be three stories tall?

Dan England – Per code, 35 feet.

Jaime Topham – Wasn't there maybe years back, wasn't somebody in arms because they were building their garage bigger than the house up in the front of the street? Not that I condemn that. We don't make laws based on one space, one issue, but...

Dan England – I've seen that happen when they ended up making this huge garage in their backyard and they had very minimal setback and all of the sudden this person, all they saw, they had their six-foot fence and then they had this 15-foot wall of barn. It was in a small lot residential area. So that could be a problem. Yeah. It could be 35 feet high, right?

Rick Barchers – So maybe we should limit the height?

Dan England – Well, it depends on the neighborhood. If it's typically two stories in the neighborhood, and that's something I've seen in other jurisdictions is where it's different than the height of the homes in the area, they have to go through a planning review of that home to make sure one, their windows aren't looking into somebody else's backyard. Two, they're not towering over all the neighboring homes and just out of place. Now, is that getting over restrictive and government intrusive in somebody else's own business? Probably is.

Kevin Hall – Can we create to say that they have to all be approved by variance so that they could all be reviewed and be... You know what I mean? Because that's every situation could be different. There's no way I don't think to corral it all, right?

Dan England – Well, realize this though. If you want everything to be approved by variance, we have a different committee that is the variance committee and they're normally the only ones who have to look at it. It's just going to be the Cavett's going to call that committee together. They're going to look at it.

Cavett Eaton – Did you mean does it fit our code? It has to be vetted against the code and what we do.

Kevin Hall – Yeah. So, does the code address all the issues that we've kicked around the table here I guess?

Cavett Eaton – In some ways it does and in ways it doesn't, then that's what we're doing.

Shay Stark – So if we tell them that the height cannot be any taller than the existing dwelling unit on the lot, because again, if they have to meet the setbacks, to your point them looking down on the neighbors, what if their existing home was on the back setback? If it's 20-feet tall or if it's 35-feet tall, there's still the setbacks there. They could add onto their home and build to that rear setback and build at 35-feet. If we were just to say it can't be any taller than the existing primary dwelling on the lot, then we're really not allowing them to do anything different than what somebody could do if they wanted to add onto their house and go to the back setback.

Rick Barchers – Well, you got the whole argument that Cabot was bringing up though. The mom's living in the one room apartment and he wants to build a two-story home.

Shay Stark – Right. Or just go to 35-feet.

Rick Barchers – Well, we still got it in the code that it has to look the same as everything else in the neighborhood. Well, if this is going to be the only structure that's three stories in the neighborhood, that flags it and you can throw it out automatically. Am I wrong?

Jaime Topham – I don't think it's-

Cavett Eaton – There's not a code that says it has to be like everything else?

Dan England – No, that was a different jurisdiction.

Jaime Topham – Here's the thing is that we can't be arbitrary in how we approve things. That's where we get into trouble is when that there's too much decision.

Cavett Eaton – The idea of a variance for everything, that doesn't work.

Jaime Topham – No, we can't do that because then it's subjective. There needs to be objective criteria.

Cavett Eaton – Tooele County has a pretty good code, and one of them says that the building has to be similar materials as the one that's already on the property. They kind of write in some of that kind of stuff. So, the building look has to be similar to the existing house so that they look similar and they're not going to be weird. There's a lot. What is there, like five or six different examples within 100 miles of here of external ADUs that have their own code. I've got copies of all of them if you want to look at them.

Jaime Topham – Yes. Yes. Send it.

Cavett Eaton – Salt Lake City has got about a 40-page. It's pretty. They really did a good job.

Dan England – I think we need to figure out a minimum lot size, or a minimum lot size that can allow it, and then come up with a percentage of a lot up to a max height. That'll hit a lot of those things. And then I do like for someone to do as much as they can with their own property. We do need to make sure that they have parking out there for them, because people do not do that. We need to make sure that they have utility hookups. I do like separate put in, but that's up to you guys. I don't think it's a necessary required, but it does solve a lot of problems with utility payments in the future.

Jaime Topham – You are kind of right. I don't know that it's necessary, because one of the requirements is that the primary homeowner has to reside in one of the buildings.

Rick Barchers – I've been in my line of work, I've been involved in situations where's it's like, "Hey, not my problem, that's your problem." What do they call that, Gary, common sewer? Instead of your own sewer, a common sewer. They had five buildings. They just kept flushing. They didn't care it was backing up into the other one. They didn't care. They just kept going. I got called into repair that disaster and it was ridiculous. It really was. It led to a health problem, a potential... I mean, that's protecting the public if you read the opening page of the... What do you call it? it's the plumbing code book. Plumbing code book. The job of a plumber is to protect the public health.

Dan England – Speaking of public health, one thing that I would like to make sure is if they end up building a home on a lot that legally could be split, they definitely need to have separate utilities.

Jaime Topham – Thought we were going to say you can't split it. If you put in any external ADU, you don't get to split it.

Dan England – How long do we go back and look for an ADU on a property? I guess if you see two houses on one property, all of a sudden you say, "It can never be split"? Is that the direction you want to go?

Jaime Topham – I don't know. That was one of the statements was... Maybe not on this conversation, but it-

Dan England – Yeah. I remember that being said. I had forgotten about that though.

Jaime Topham – Because then you wouldn't be able to subdivide it and make it into its own lot.

Cavett Eaton – Most of them won't qualified because they wouldn't have a street frontage. They couldn't be split most of the time anyway.

Jaime Topham – But I guess if they come in and they apply for an external ADU, and then they have to add that to their plot or their restrictions or...

Dan England – I mean, going back to the large 10-acre piece, he wants to have a nice big home on the back half, all of a sudden mom and dad die and we don't get along anymore and we want to separate. At that point, they're stuck together or are we going to let them separate? If they're in a zone that's now two and a half acres, I'm making it up as I go, and now all of a sudden we could split it, make it work, and as long as they have separate utilities they can both do their separate thing and make it work. I'm not necessarily a fan of not allowing the split afterwards, as long as it meets the zoning codes and everything else for that area.

Shay Stark – Your setbacks and frontages would control that. Obviously, if you put two units on a half-acre lot, the 10-acre lot or something large like that, if you build them side by side, you're going to get all the setbacks the whole way around. No problem if they split them later on. What do we care? But on a half-acre lot, you put one behind the other, you don't have a front setback on that rear unit. You don't have the street frontage so you won't be able to split it. I don't know that we need to even bring it up.

Jaime Topham – Going along those lines, so we require it that the primary resident resides in one of the homes. And then they want to split it, how does that... And then it's no longer an external ADU?

Shay Stark – If you divide it, they're separate lots.

Rick Barchers – Based on the subdivision process and everything else, they'd have to pay all those fees and all that other stuff.

Dan England – It is very expensive to subdivide a lot. Normally they're not doing it to make a profit. They're probably doing it because they don't like each other and they want to get apart.

Rick Barchers – They shouldn't have shackled up.

Jaime Topham – I know all about that. But these are all questions that need to be asked because...

Dan England – Yeah. Is there any other questions out there that we think we should ask?

Jaime Topham – What about converting existing buildings?

Rick Barchers – Probably has to come up to code.

Cabot:

Yeah. They got to build it up to code [inaudible 02:04:50].

Shay Stark – Yeah. I'd say you have some people in town who have specifically built barns or garages with the thought in mind that this is going to get passed and they're going to turn them into a residential unit.

Jaime Topham – Yeah.

Rick Barchers – I got a question for you. It still is going to have to go through all that whole inspection process. If they got to tear the Sheetrock off to prove that they've got insulation in there, that's their problem, not mine.

Shay Stark – They may not even have Sheetrock under right now, because they're planning-

Rick Barchers – Right. But if they do, if they try and hide something, "Hey, you got to take that up to prove that that footing goes down the way it's supposed to be," because if they never have it inspected though...

Dan England – One of the things that will probably happen with ADU is just if you have a separated garage, that garage will be converted and it has to go through a whole... The building department will be very busy making sure it meets all the codes.

Jaime Topham – Well, and the state is already talking about allowing that, right? Any other discussions for tonight? Vote? How about the other jurisdictions, external ADU sections would be great?

Cavett Eaton – Okay. I'll package a few of them up and send them out.

Jaime Topham – Okay. I don't want to lose track of this, because I know there's community members that are really... They've waited a long time for us to get this done. You guys good?

Cavett Eaton – Kevin asked a question about what do we do with RVs and that sort of thing, and I'm not sure this is the place to talk about it. It'd take us forever. But we really need to get that one discussed and talked about.

Kevin Hall – For instance, that one in particular, we know about that one. We know their circumstances, what's going on there. And I guess my thought in some of that, I know we're limited by staff or whatever it is, but I was thinking in Grantsville we need to start doing something to stop

some of those things, because if I can see it down the street and I think I can sneak it in behind my place, we just do it. If we catch a few people and say, "Hey, you can't do that," then it'll start to discourage those kinds of things. You know what I'm saying? I just think that we need to do something.

Jaime Topham – But maybe we also reconsider allowing in RV parks for people to be able to... Because that's-

Kevin Hall – Yeah, or something. What I'm saying is I think our code or laws or whatever we have could make it so that we can... Whatever it is, if we allow an RV park or anything-

Rick Barchers – We have them, don't we?

Kevin Hall – Well, yeah. But what I'm saying is I think we want to stop the illegal things. That we know is going on all the time.

Jaime Topham – Another time for discussion. So, if somebody can keep that in mind.

Dan England – I don't think you guys can do anything about those legal things. I think that's city council.

Jaime Topham – Yeah.

Cavett Eaton – But thanks for your sentiment.

Kevin Hall – But I mean, again, I still say that Jesse, you're the city manager. I think it's something that we need to do, right? I suggest it, but I don't have any power to do that. But I think the city council or somebody needs to look at some of those things and the code enforcement needs to do something.

4. Report from City Council liaison Mayor Critchlow

Jaime Topham – I guess we don't have Mayor Critchlow tonight.

Jesse Wilson – So one thing that he had texted me about is the trust who's our insurance company, they are having a land use wrap up, legislative wrap up. It's on May 18th. It's from 10:00 to noon in North Salt Lake. If any of the commission would like to attend, you can just let Cavett know and we'll get you registered for it. It's a free event. Doesn't cost a single thing, but they will feed us and they have a bluegrass band and stuff.

5. Adjourn

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

Meeting adjourned at 9:10 PM

AGENDA ITEM #8

Report from City Council Liaison, Mayor
Critchlow

AGENDA ITEM #9

Adjourn