GRANTSVILLE

- INC. 1867 -

Aug 17, 2023

Planning Commission Meeting

Information Packet

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING:

A. Public Hearing for the Final Plat and Construction Plan Review for Hale Oil

AGENDA:

1. Consideration to approve the PUD for 2 acres located on Burmester Road & North Street
2. Consideration to approve the PUD for Grantsville Multi-Use Office/Residential Development
3. Consideration to approve of Final Plat and Construction Plan Review for Grantsville Multi-Use Office/Residential Development
4. Consideration to approve the PUD for Desert Edge Subdivision PUD Development
5. Discussion of Final Plat and Construction Plan Review for Hale Street Market
6. Discussion of PUD for Worthington Ranch
7. Discussion of Extension of Preliminary Plat Approval
8. Approval of minutes from the Feb 16 and March 16, 2023 Planning Commission meetings
9. Report from City Council liaison Mayor Critchlow
10. Adjourn

AGENDA ITEM #1

Consideration to approve the 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:**	Aug 17, 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

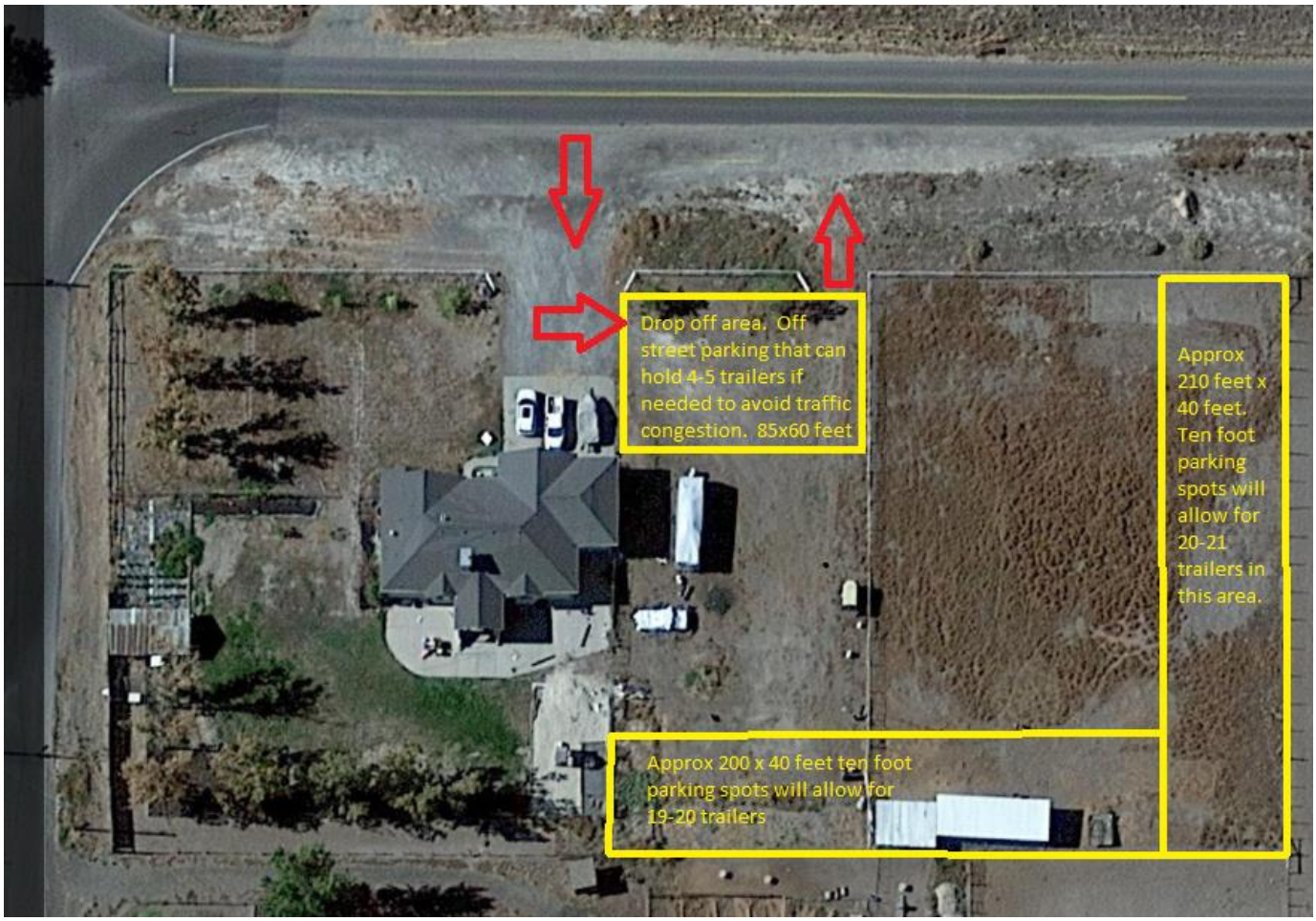
PROJECT DESCRIPTION

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


Drop off area. Off street parking that can hold 4-5 trailers if needed to avoid traffic congestion. 85x60 feet
Approx 210 feet x 40 feet. Ten foot parking spots will allow for 20-21 trailers in this area.
Approx 200 x 40 feet ten foot parking spots will allow for 19-20 trailers

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 –

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 dales 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

Planning and Zoning staff have not received any comments at this time.

PLANNING STAFF ANALYSIS

No changes, alterations, modifications or waivers of any zoning or development regulations are being requested except the Minimum Area requirement (below). (2) Allows this approval (see underlined portion). A PUD IS required through C-S Zoning.

12.3 Minimum Area

(1) A planned development proposed for any parcel or tract of land under single ownership or control shall have a contiguous minimum net site area for each zoning district as set forth below:

Zoning District	**Minimum Planned Development Size**
Agriculture District, A	80 Acres
Rural Residential District, RR-5	20 Acres
Rural Residential District, RR-1	10 Acres
Residential District, R-1-21	10 Acres
Residential District, R-1-12	5 Acres
Multiple Residential District, RM-7	5 Acres
Multiple Residential District, RM-15	5 Acres

(2) Not withstanding any provision herein to the contrary, any lot or parcel legally created or existing as of the effective date of this Code (July 15, 1996), that is currently located in a commercial or industrial zoning district, may in the discretion of the Planning Commission and City Council, be developed as a Planned Unit Development, even if said lot or parcel does not contain the above stated minimum net site area, provided said development is determined to comply with the other requirements of this Chapter.

PLANNING COMMISSION RESPONSE

This was discussed at the Aug 3rd P&Z Meeting. A Site Map with egress and ingress, lighting, and gate location was requested. (See page 3)

PLANNING STAFF RECOMMENDATION

P&Z Staff recommends this PUD be approved.

AGENDA ITEM #2

Consideration to approve the 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 17, 2023
Property Address:	196 West Main St.	**Current Zone/Proposed zone**	MU

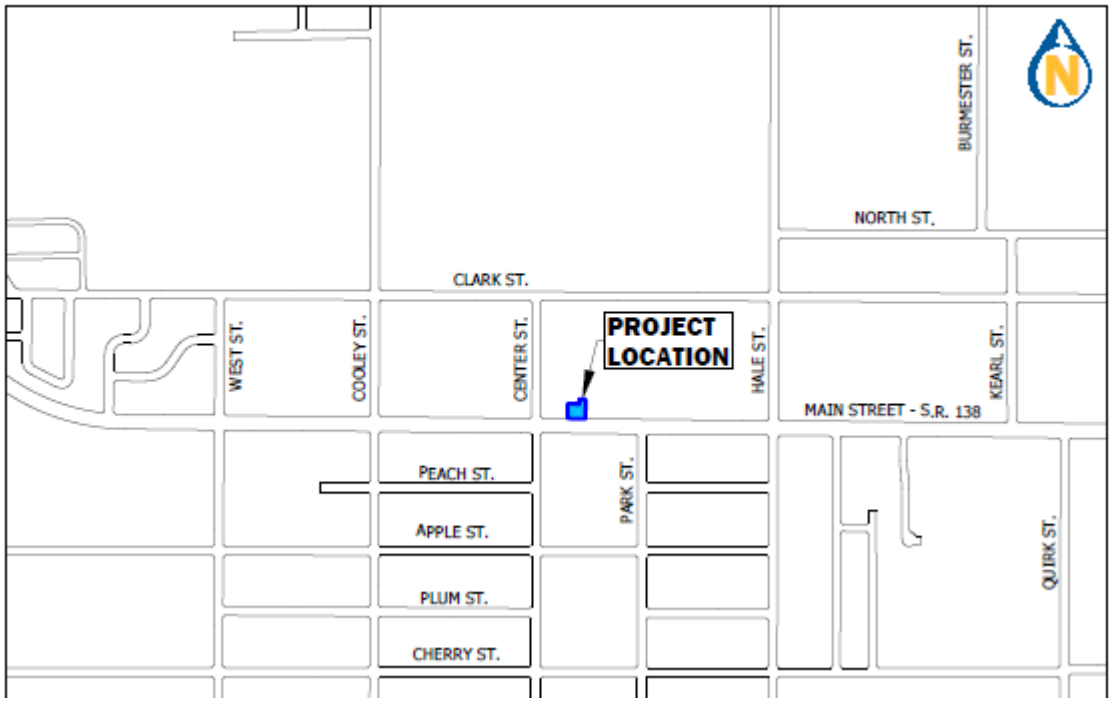
Applicant Name:	Smith Management & Consulting
Request:	Construct a Three Unit Office & 3 Unit Residential Complex
Prepared by:	Dan England & Cavett Eaton
Planning Staff Recommendation:	Approval with PUD conditions

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

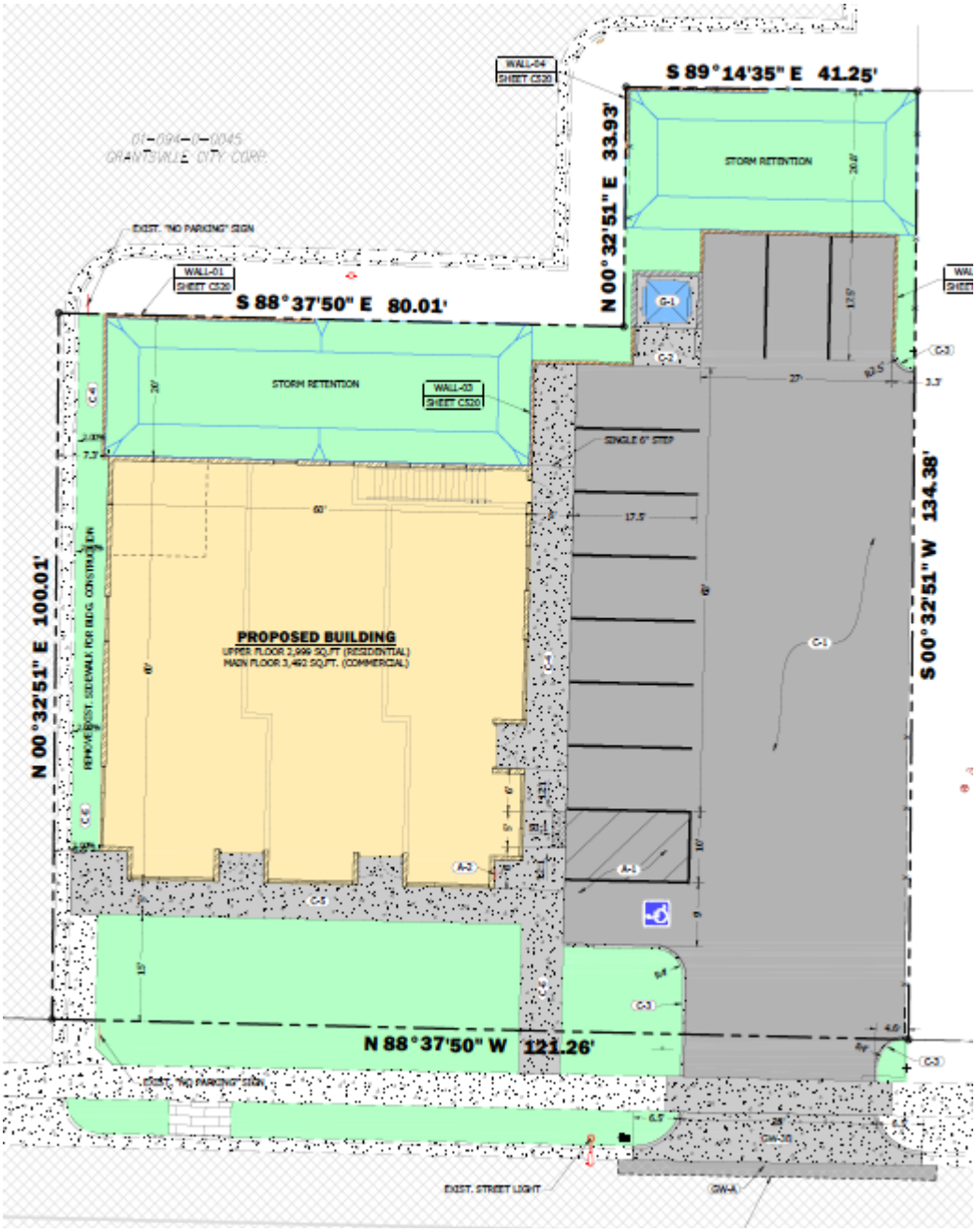
None as of 7/28/23

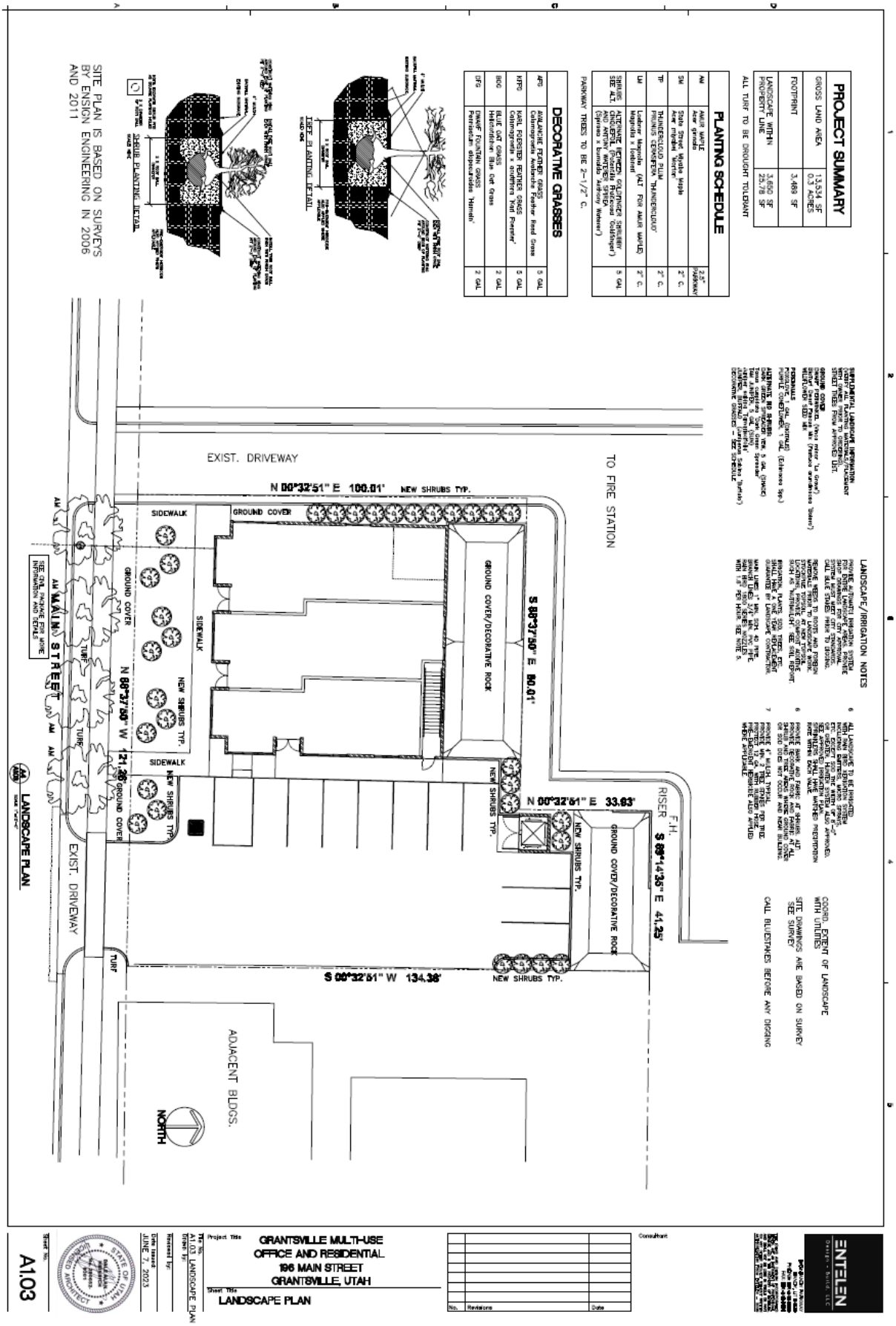
PLANNING COMMISSION RESPONSE

Discussed as Aug 3,2023 meeting. Only reason for PUD is that this is zoned MU

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 reccomends this PUD and Preliminary Application be approved.


S 89°14'35" E 41.25'
N 00°32'51" E 33.93'
S 88°37'50" E 80.01'
N 00°32'51" E 100.01'
S 00°32'51" W 134.38'
N 88°37'50" W 121.26'
STORM RETENTION
STORM RETENTION
PROPOSED BUILDING
UPPER FLOOR 2,999 SQ.FT (RESIDENTIAL)
MAIN FLOOR 3,492 SQ.FT. (COMMERCIAL)
SINGLE 6" STEP
EXIST. "NO PARKING" SIGN
EXIST. STREET LIGHT


PROJECT SUMMARY
GROSS LAND AREA 13,534 SF 0.3 ACRES
FOOTPRINT 3,468 SF
LANDSCAPE WITHIN PROPERTY LINE 3,660 SF 25.78 SF
ALL TURF TO BE DROUGHT TOLERANT
PLANTING SCHEDULE
AM AMUR MAPLE Acer ginnala 2.5" PARKWAY
SM State Street Maple Acer miyabei 'Vertex' 2" CL
TP THUNDERCLOUD PLUM PRUNUS CERASIFERA 'THUNDERCLOUD' 2" CL
LM Loebner Magnolia (ALT FOR AMUR MAPLE) Magnolia x loebneri 2" CL
SHRUBS SEE ALT. ALTERNATE VETCHER GOLDTINGER SHRUBERY (Spiraea x Bumalda 'Anthony Waterer') 5 GAL
PARKWAY TREES TO BE 2-1/2" C.
DECORATIVE GRASSES
APG ANNAPURNA FEATHER GRASS Calamagrostis Arundinacea Feather Reed Grass 5 GAL
NPG NARA FESCUE BLUE FESCUE GRASS Calamagrostis x acutiflora 'Karl Foerster' 5 GAL
BGG BLUE GRAMA GRASS Bouteloua gracilis 'Blue Grass' 2 GAL
LFG DWARF FOUNTAIN GRASS Pennisetum alopecuroides 'Hamelin' 2 GAL
SHRUB PLANTING DETAIL
TREE PLANTING DETAIL
SITE PLAN IS BASED ON SURVEYS BY ENSIGN ENGINEERING IN 2006 AND 2011
LANDSCAPE/IRRIGATION NOTES
EXIST. DRIVEWAY
N 00°32'51" E 100.01'
NEW SHRUBS TYP.
GROUND COVER
SIDEWALK
TO FIRE STATION
S 88°37'50" E 80.01'
GROUND COVER/DECORATIVE ROCK
N 88°37'50" W 121.88'
MAIN STREET
TURF
N 00°32'51" E 33.93'
F.H.
RISER
S 89°14'35" E 41.25'
S 00°32'51" W 134.38'
EXIST. DRIVEWAY
ADJACENT BLDGS.
NORTH
LANDSCAPE PLAN
GRANTSVILLE MULTI-USE OFFICE AND RESIDENTIAL 196 MAIN STREET GRANTSVILLE, UTAH
LANDSCAPE PLAN
JUNE 7, 2023
A1.03
ENTELEN Design - Build, LLC

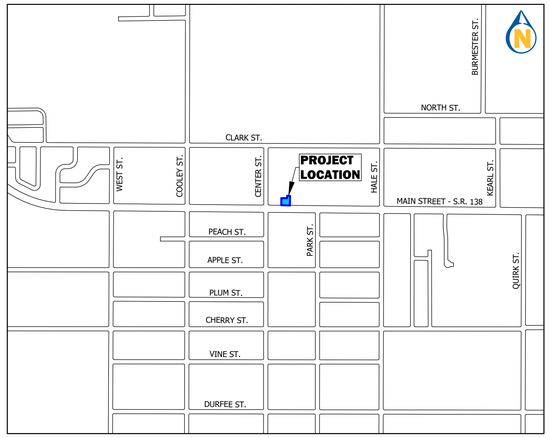
AGENDA ITEM #3

Consideration to approve of Final Plat and Construction Plan Review 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

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

add landscape and irrigation to the plans

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.

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.

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

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Entellus

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

REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
8-4-2023
STATE OF UTAH

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	2023-08-04
APPROVED: LKM	2023-08-04
PROJECT #:	1794014
PLANSET 1794014.dwg	

C100
COVER & INDEX

H:\1794014D_PRODUCTION\Civil\04_Plan Set\PLANSET 1794014.dwg 2023-08-04 7:41:57 PM LELAND MARTINEAU

GRANTSVILLE CITY NOTES

GRANTSVILLE CITY GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 5. Permits are required for any work in the public way. The Contractor shall secure all permits and inspections required for this construction.
6. 6. Curb, gutter, and sidewalk, found to be unacceptable per City Standards and APWA shall be removed and replaced.
7. 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.
8. 8. Any survey monuments disturbed shall be replaced and adjusted per Tooele County Surveyors requirements.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 16. Contractor to follow Grantsville City Noise Ordinance Standards Code Ordinance 2018-19
17. 17. Contractors are responsible for all OSHA requirements on the project site.
18. 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.
19. 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.
20. 20. Contractor shall work Grantsville City regular working hours of Monday through Friday 7:00 am to 4:00 pm
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.

GRANTSVILLE CITY TRAFFIC NOTES

1. When a designated "Safe Route To School" is encroached upon by a construction work zonthe safe route shall be maintained in a manner acceptable to Grantsville City.
2. 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.
3. The street Sign Contractor shall obtain street names and block numbering from the Planning Department prior to construction.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. All new roundabouts, crosswalks, stop bars and legends shall be installed with Paint and Glass Bead.
11. 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 (reclaimed 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.
14. 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.
15. 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.
17. 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.

GRANTSVILLE CITY GRADING NOTES

1. 1. 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.
2. 2. 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.
3. 3. 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.
4. 4. 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.
5. 5. 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 -.
6. 6. All cut and fill slopes shall be protected until effective erosion control has been established.
7. 7. 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.
8. 8. 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.
9. 9. 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.
10. 10. 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.
11. 11. All quality control testing shall be performed by an independent licensed and Certified third-party testing service.

GRANTSVILLE CITY FIRE DEPARTMENT NOTES

1. 1. 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.
2. 2. 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.
3. 3. 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.
4. 4. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.
5. 5. All on-site fire main materials must be U.L. listed and A.W.W.A. approved.
6. 6. 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.
7. 7. 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.
8. 8. 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.
9. 9. 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.
10. 10. 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).
11. 11. 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.
12. 12. 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.
13. 13. 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.

GRANTSVILLE CITY WATER NOTES

1. 1. 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.
2. 2. 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.
3. 3. All work within Grantsville City shall conform to Grantsville City Standards and Specifications, AWWA and APWA.
4. 4. 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.
5. 5. 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.
6. 6. 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.
7. 7. 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.
8. 8. Water stub-out installations will not be construed as a commitment for water service.
9. 9. 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.
10. 10. All lines to be pressure tested according to Grantsville City and AWWA standards and chlorinated prior to use and final acceptance.
11. 11. All fittings to be coated with poly fm grease and wrapped with 8-mil thick polyethylene.
12. 12. No other utility lines may be placed in the same trench with water line unless approved by the City Engineer.
13. 13. Any conflict with existing utilities shall be immediately called to the attention of the City Engineer or designee.
14. 14. 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.
15. 15. Landscaping and irrigation adjacent to vaults shall drain away from vaults.
16. 16. 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.
17. 17. Megalug following ring or an approved equivalent shall be used on all fittings.
18. 18. 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.
19. 19. 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.
20. 20. 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.

PRE-CONSTRUCTION DATE: _____

CITY COUNCIL APPROVAL DATE: _____

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

DEVELOPER

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

REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
8-4-2023
STATE OF UTAH

GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
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	2023-08-04
APPROVED: LKM	2023-08-04
PROJECT #:	1794014
PLANSET 1794014.dwg	

C101

GRANTSVILLE CITY NOTES

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GENERAL NOTES

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.
2. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
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.
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.
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.
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.
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.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
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.
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.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

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.
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.
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.
4. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
5. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
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.
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.
8. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:

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

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

ABBREVIATIONS

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
C&G	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
SPECS	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 CURBWALL
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

LEGEND

SECTION CORNER
MONUMENT
⊠30.82 30.82 EXISTING SPOT ELEVATION
⊠30.82 30.82 PROPOSED SPOT ELEVATION
GRADE DOWNWARD GRADE
4258 EXISTING INDEX CONTOUR
EXISTING MINOR CONTOUR
4258 PROPOSED CONTOUR
PROPOSED MINOR CONTOUR
LOT OR BOUNDARY LINE
PUBLIC UTILITY EASEMENT
BUILDABLE AREA SETBACK
CENTER LINE OF ROAD
X X X EXISTING FENCE
X X X PROPOSED FENCE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING ASPHALT
PROPOSED ASPHALT
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
ADA PARKING
STREET LIGHT
LIGHT LIGHT LIGHT POLE
PWR PWR POWER POLE
TEL TEL TELEPHONE POLE
UTIL UTIL UTILITY POLE
STREET SIGN
ROCK WALL

W W EXISTING WATER LINE
W W PROPOSED WATER LINE
FP FP EXISTING FIRE PROTECTION
FP FP PROPOSED FIRE PROTECTION
W W WATER MANHOLE
WATER METER
FIRE HYDRANT
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
IRR IRR EXISTING IRRIGATION LINE
IRR IRR PROPOSED IRRIGATION LINE
RR RR RR RR IRRIGATION MANHOLE
IRRIGATION METER
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
SS SS EXISTING SEWER LINE
SS SS PROPOSED SEWER LINE
SS SS SS SS SEWER MANHOLE
LD LD EXISTING LAND DRAIN
LD LD PROPOSED LAND DRAIN
LD LD LD LD LAND DRAIN MANHOLE
SD SD EXISTING STORM DRAIN
SD SD PROPOSED STORM DRAIN
SD SD SD SD STORM DRAIN MANHOLE
CATCH BASIN / CLEANOUT
CURB INLET
FO FO EXISTING FIBER OPTIC
FO FO PROPOSED FIBER OPTIC
GAS GAS EXISTING NATURAL GAS
GAS GAS PROPOSED NATURAL GAS
P P EXISTING POWER
P P PROPOSED POWER
OHP OHP EXISTING OVERHEAD POWER
OHP OHP PROPOSED OVERHEAD POWER
UGP UGP EXISTING UNDERGROUND POWER
UGP UGP PROPOSED UNDERGROUND POWER
TEL TEL EXISTING TELEPHONE
TEL TEL PROPOSED TELEPHONE

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

1470 South 600 West
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DEVELOPER
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Phone: 801-747-2216
kristi.smith@tbfs.com

REGISTERED PROFESSIONAL ENGINEER No. 375153 Leland K. Martineau 8-4-2023 STATE OF UTAH

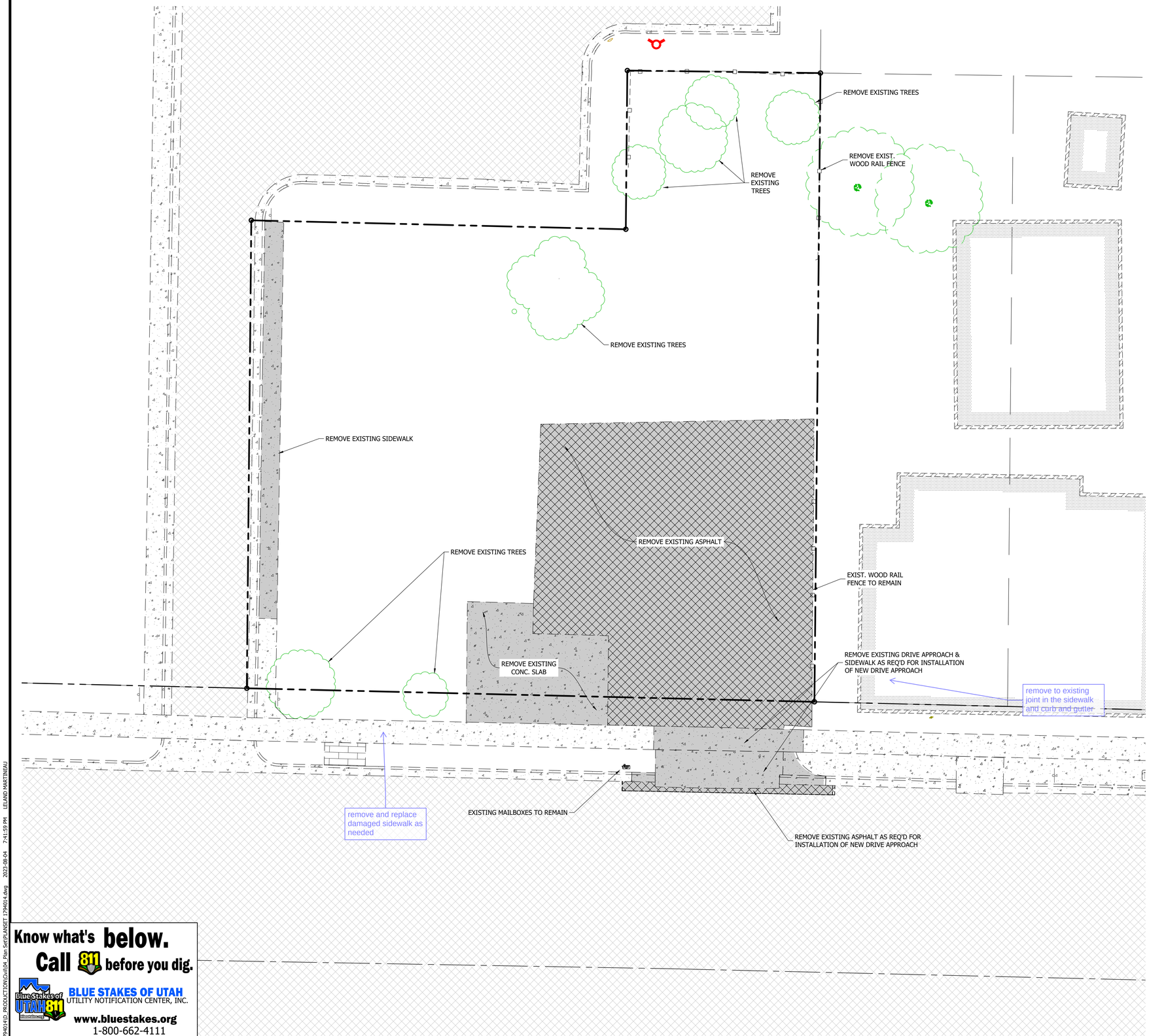
GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL
196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.2S., R.6W., SL.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: LKM	2023-08-04
APPROVED: LKM	2023-08-04
PROJECT #:	1794014
PLANSET 1794014.dwg	

C102
NOTES & LEGEND

H:\1794014\D_PRODUCTION\Civil\04_Plan Set\PLANSET 1794014.dwg 2023-08-04 7:41:58 PM LELAND MARTINEAU



10 0 10 20 30

SCALE: 1" = 10'

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

A-2 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 36" CONCRETE WATERWAY PER DETAIL, SHEET C900

C-5 PRIVATE 48" CONCRETE WATERWAY PER DETAIL, SHEET C900

C-6 PRIVATE 24" HI-BACK CONCRETE CURB & GUTTER PER DETAIL, SHEET C900

C-7 PRIVATE CONCRETE THICKENED EDGE SIDEWALK PER DETAIL, SHEET C900

C-8 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 & SIDEWALK PER DETAIL GW-3B SHEET C901

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ACCESSIBLE AREA CONSTRAINTS

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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.

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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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REGISTERED PROFESSIONAL ENGINEER
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Leland K. Martineau
8-4-2023
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REVISIONS

DRAWN: LKM	2023-08-04
APPROVED: LKM	2023-08-04
PROJECT #:	1794014
PLANSET 1794014.dwg	

C300

DEMOLITION PLAN

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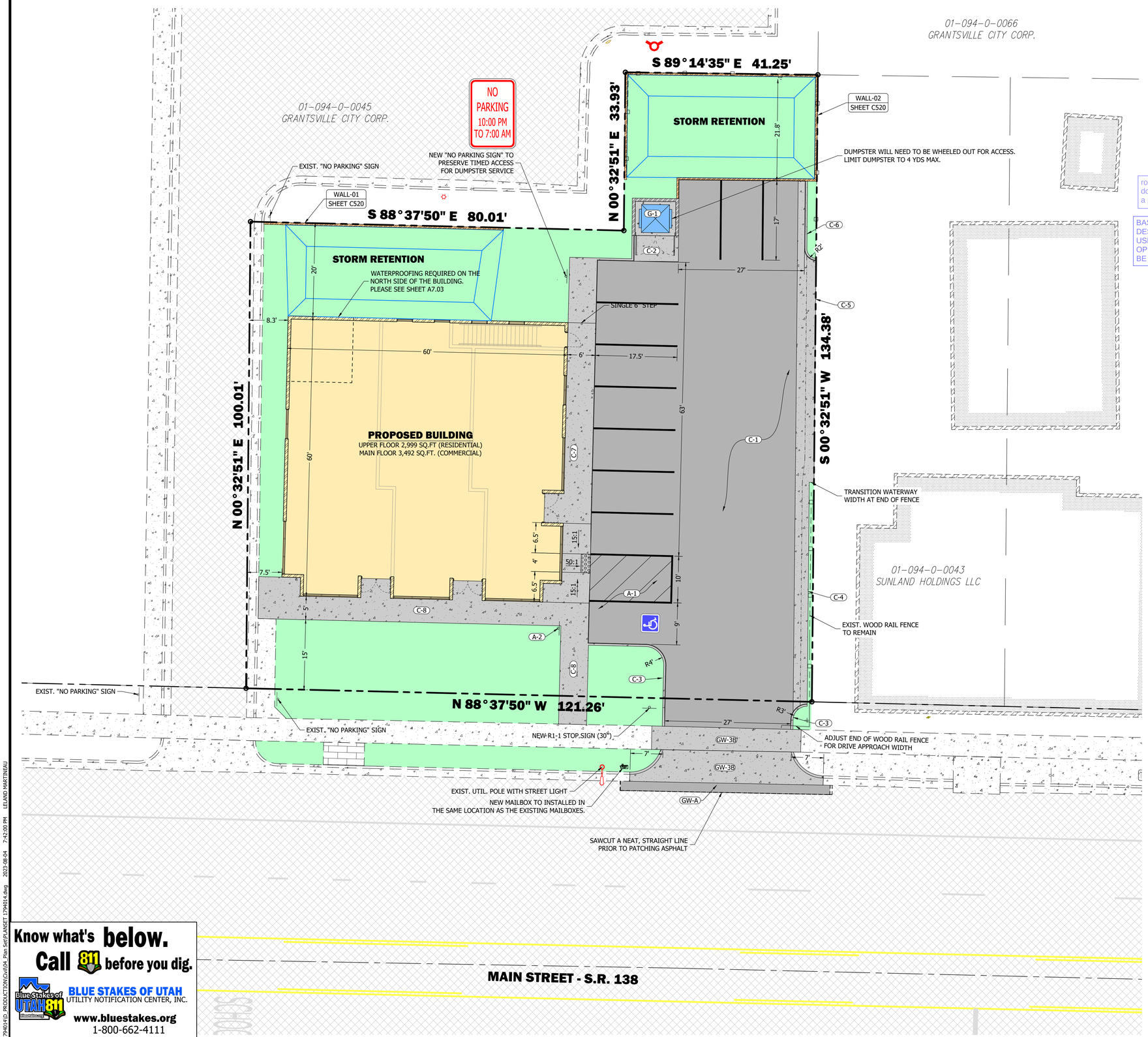

rock and ground cover does not typically meet as a play area or open space

BASINS NEED TO BE DESIGNED AS MIXED USE TO BE INCLUDED AS OPEN SPACE. THIS CAN BE NOTED IN THE PUD

SCALE: 1" = 10'

AREA TABULATION

	sq.ft.	Acres	%
BUILDING	3,489	0.08	25.78%
IMPROVEMENTS	6,206	0.14	45.85%
LANDSCAPE	3,840	0.09	28.37%
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
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REQUIRED ADA PARKING	1 OF 14

SYMBOL LEGEND

- A-1 ACCESIBLE 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 36" CONCRETE WATERWAY PER DETAIL, SHEET C900
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REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
8-4-2023
STATE OF UTAH

GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
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	2023-08-04
APPROVED: LKM	2023-08-04
PROJECT #:	1794014
PLANSET 1794014.dwg	

C400
SITE PLAN

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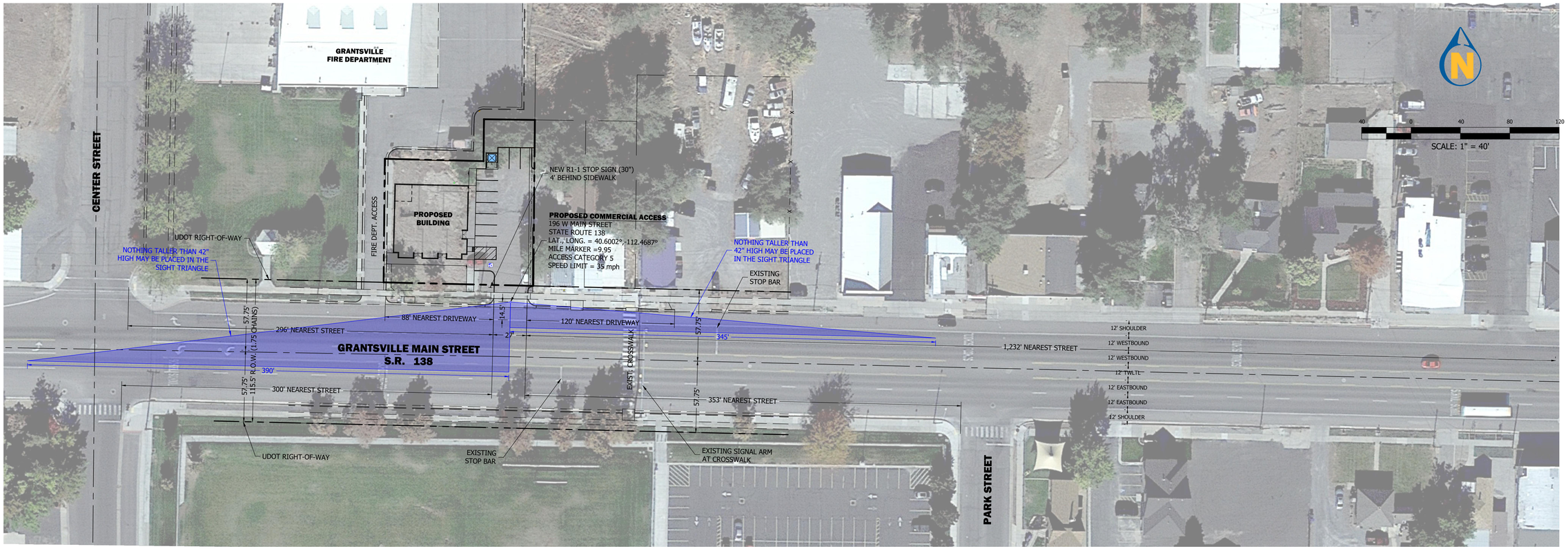

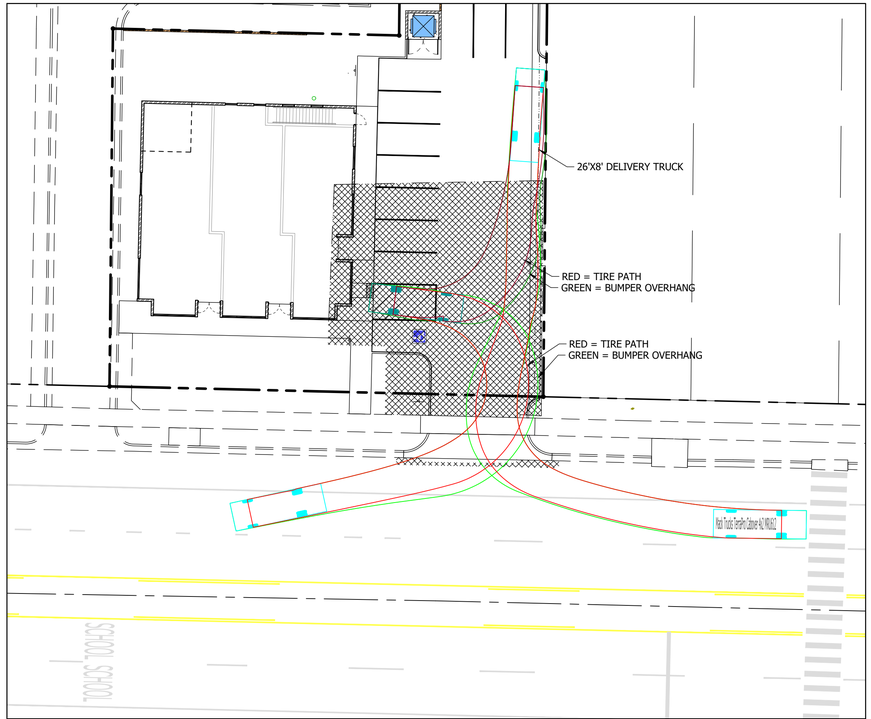

DELIVERY TRUCK TURNAROUND DETAIL

SCALE: 1' = 20'

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.

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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PLANSET 1794014.dwg	

C440
UDOT ACCESS PLAN

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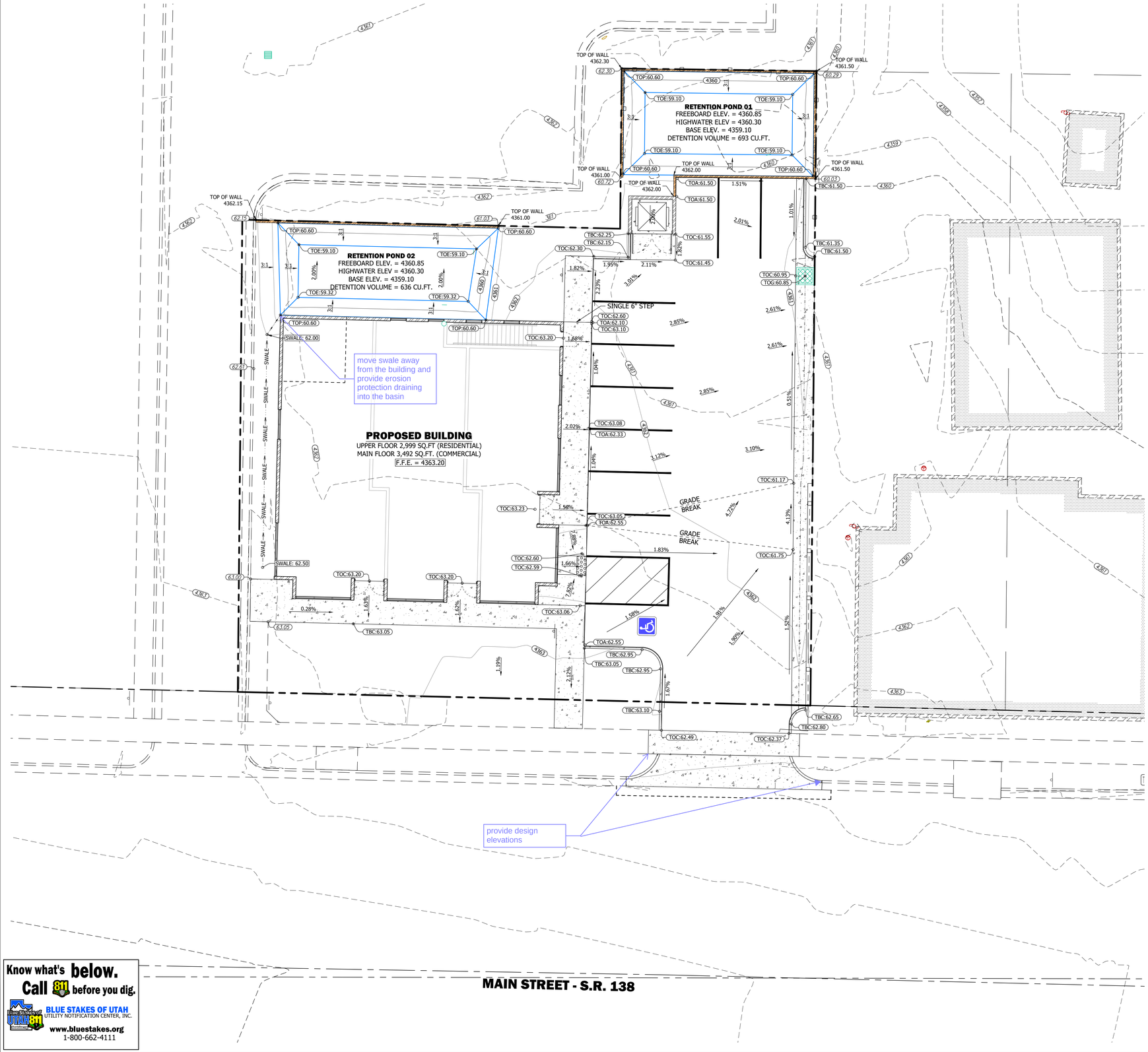

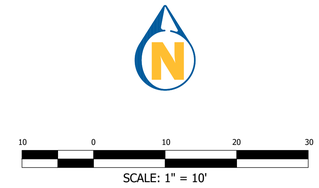

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PLANSET 1794014.dwg	

C500

GRADING PLAN

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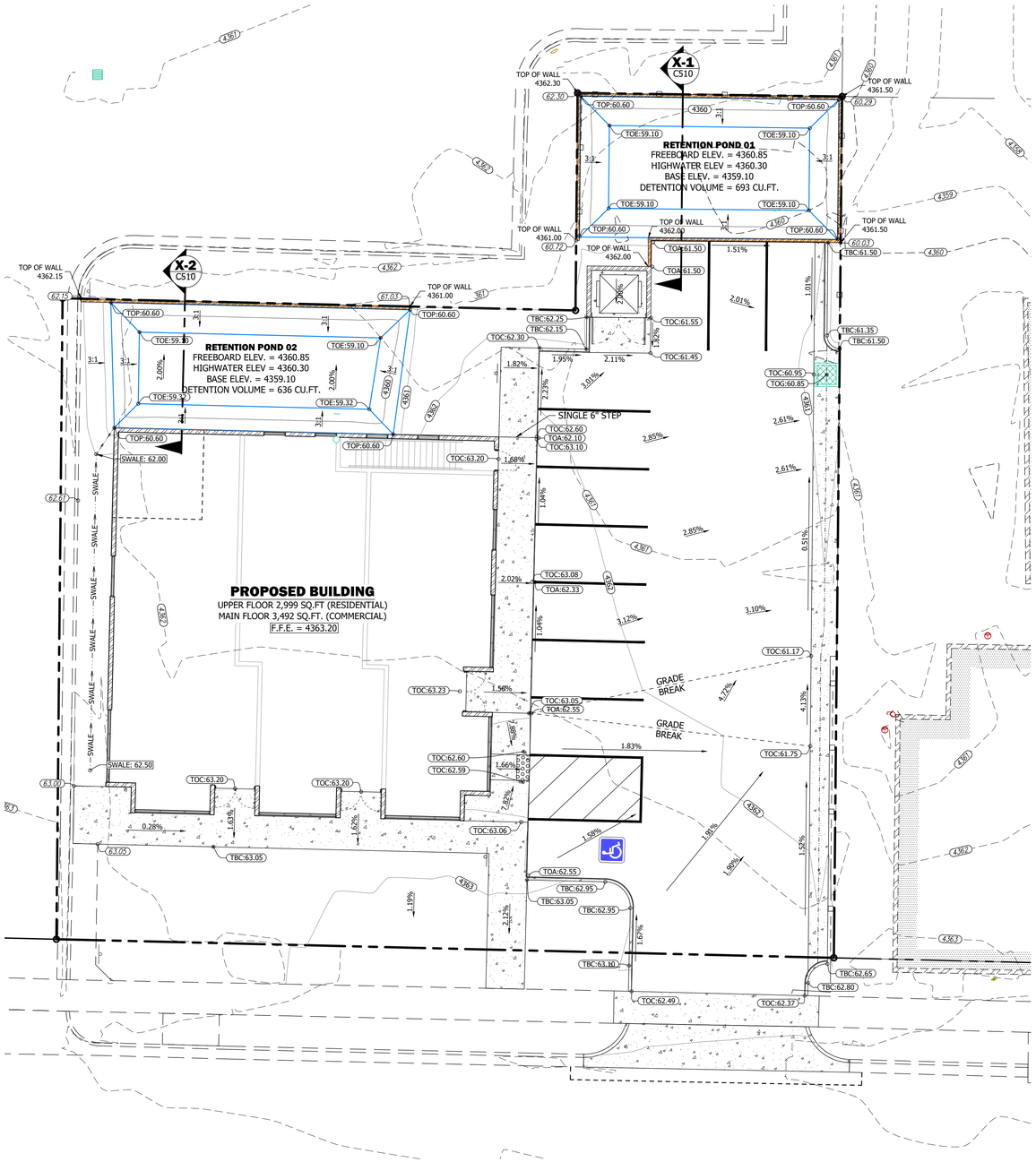
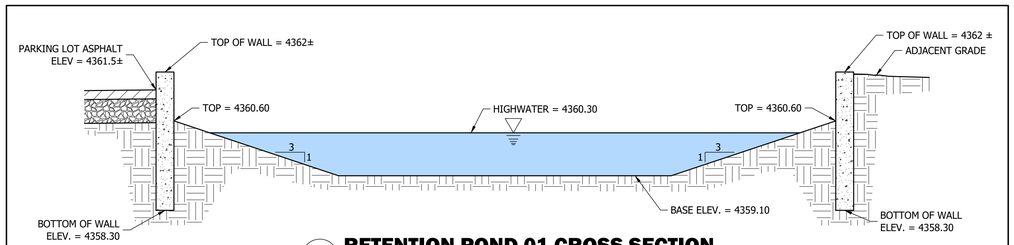
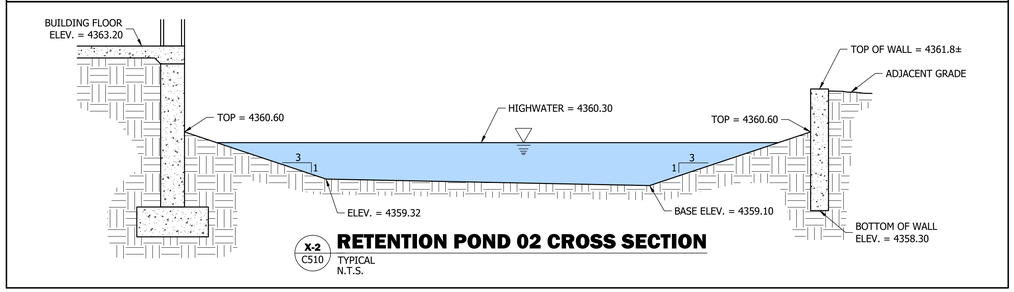




X-1 C510 **RETENTION POND 01 CROSS SECTION**
TYPICAL
N.T.S.



X-2 C510 **RETENTION POND 02 CROSS SECTION**
TYPICAL
N.T.S.

SCALE: 1" = 10'

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

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Entellus

DEVELOPER

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

REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
8-4-2023
STATE OF UTAH

GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
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	2023-08-04
APPROVED: LKM	2023-08-04
PROJECT #:	1794014
PLANSET 1794014.dwg	

C510

RETENTION PONDS

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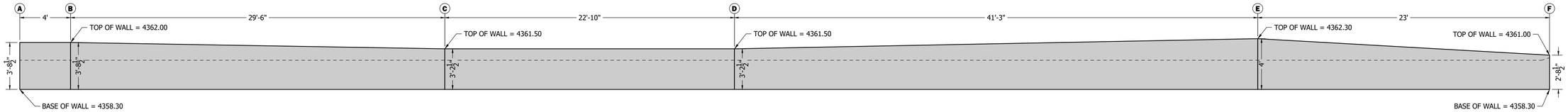
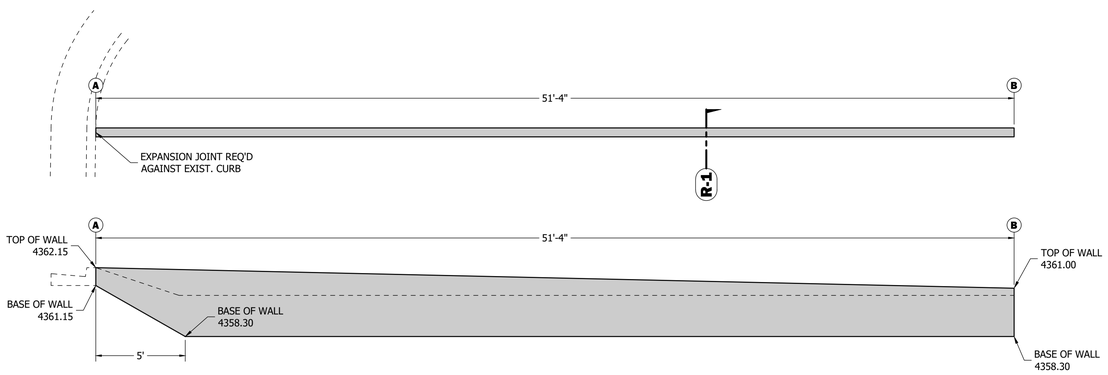
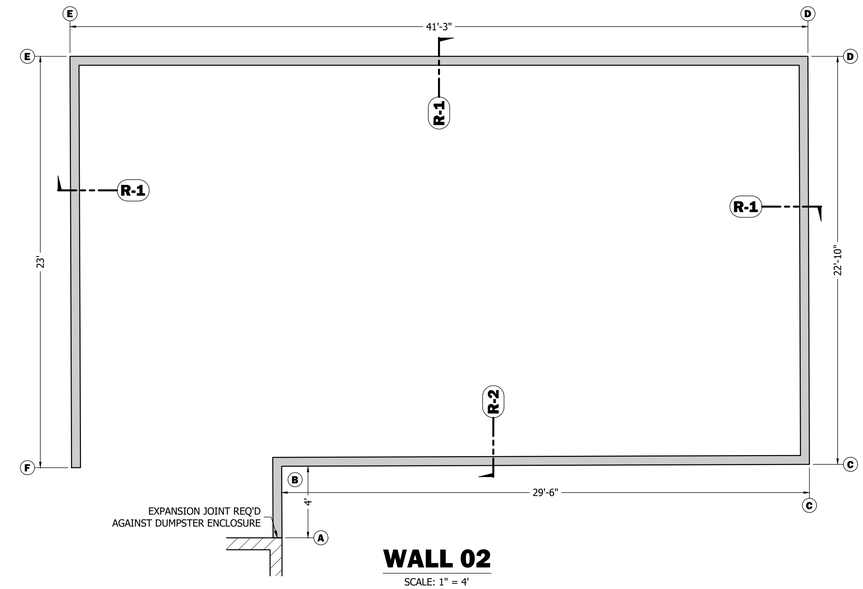




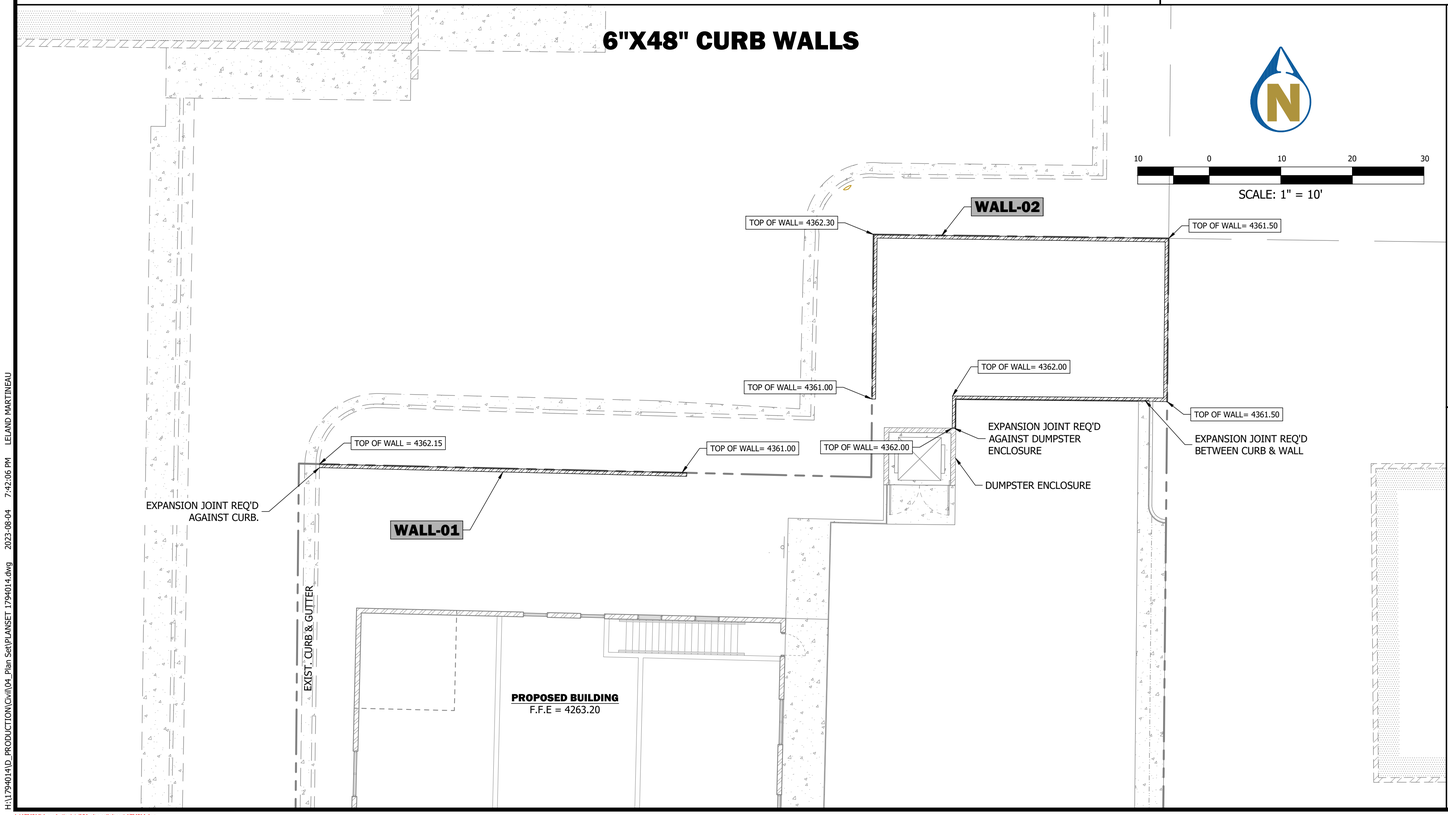
WALL 01

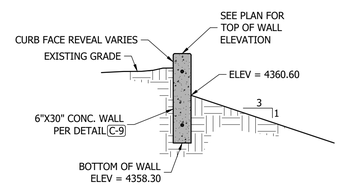
SCALE: 1" = 4'



WALL 02

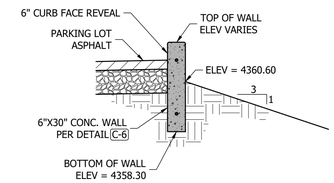
SCALE: 1" = 4'





R-1 / C520 **SECTION R-1**

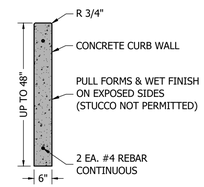
TYPICAL
N.T.S.



R-2 / C520 **SECTION R-2**

TYPICAL
N.T.S.

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



C-6 / C520 **PRIVATE CONCRETE 6"X48" CURBWALL**

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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REVISIONS

DRAWN: LKM	2023-08-04	
APPROVED: LKM	2023-08-04	
PROJECT #:	1794014	
PLANSET 1794014.dwg		

C520

WALL DETAILS

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CUT/FILL SITE BALANCE

CUT	-91 CU.YDS
FILL	168 CU.YDS
NET CUT	77 CU.YDS

CUT/FILL ELEVATIONS

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

PRE-CONSTRUCTION DATE: _____

CITY COUNCIL APPROVAL DATE: _____

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GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

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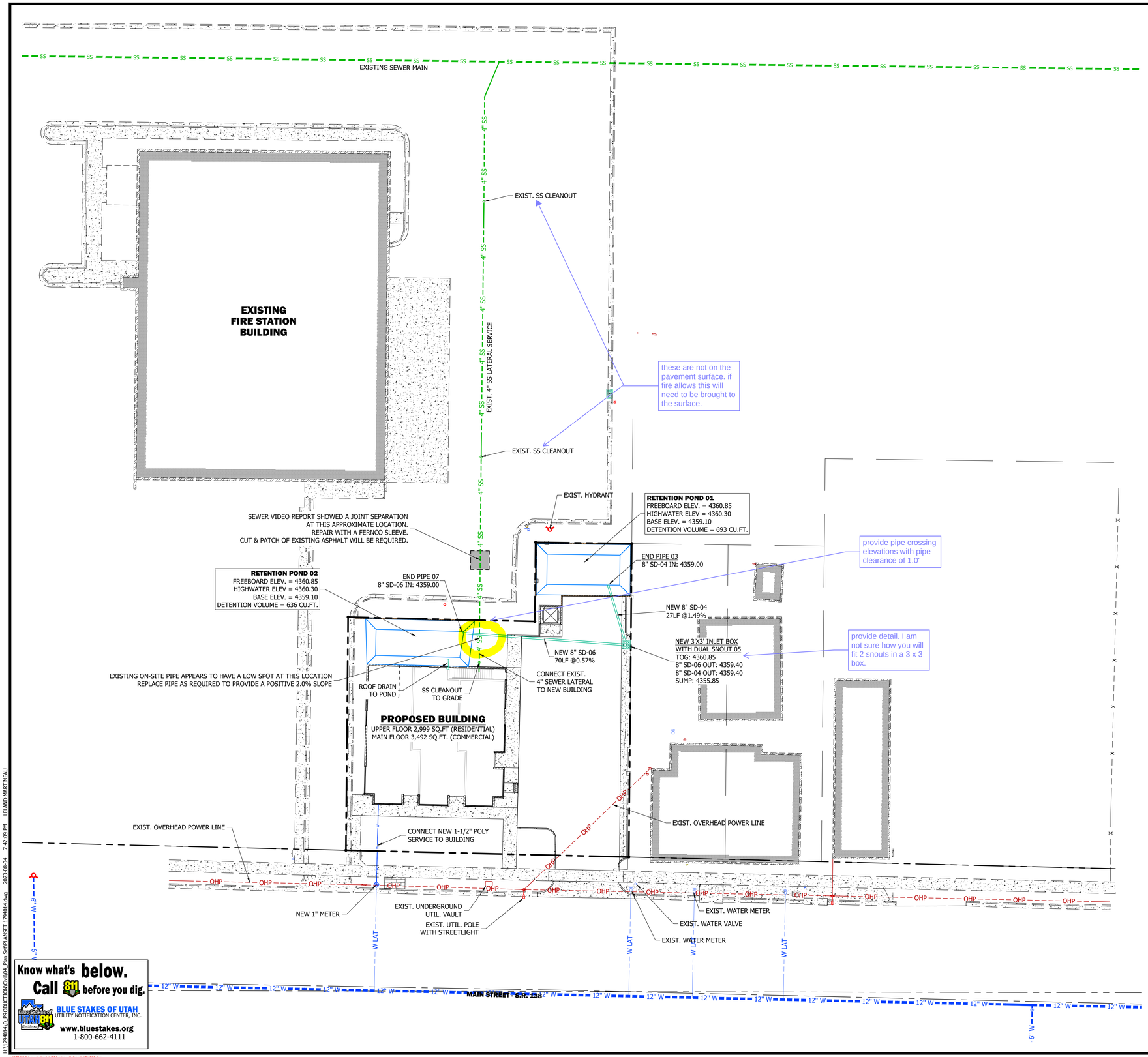
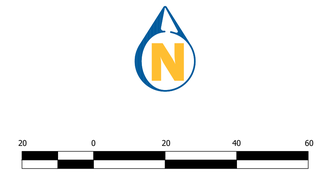
APPROVED: LKM	2023-08-04
PROJECT #:	1794014
PLANSET 1794014.dwg	

C590

SITE BALANCE





SCALE: 1" = 20'

SEWER SIZING

DRAINAGE FIXTURE UNITS (IPC)

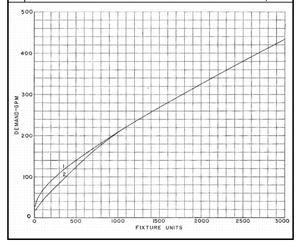
TYPE	UNITS	DFU/UNIT	DFU
Clothes Washer (Residential)	3	2.0	6.0
Bathroom Group (WC 1.6lpf)	3	5.0	15.0
Floor Drain	12	2.0	24.0
Kitchen Sink (domestic w/ disposal)	3	2.0	6.0
Lavatory	6	1.0	6.0
Service Sink	3	2.0	6.0
Sink	3	2.0	6.0
Water Closet (Public 1.6lpf)	6	4.0	24.0
Total DFU			93.0
Total Flow (gpm)			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	0.4614	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 Maching	3	1.4	4.2
Water Closet	3	5	15
Total Fixture Units			55.5
Flow (gpm)			31
Required Meter Size			1-1/2"



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GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: LKM	2023-08-04
APPROVED: LKM	2023-08-04
PROJECT #:	1794014
PLANSET 1794014.dwg	

C600

UTILITY PLAN

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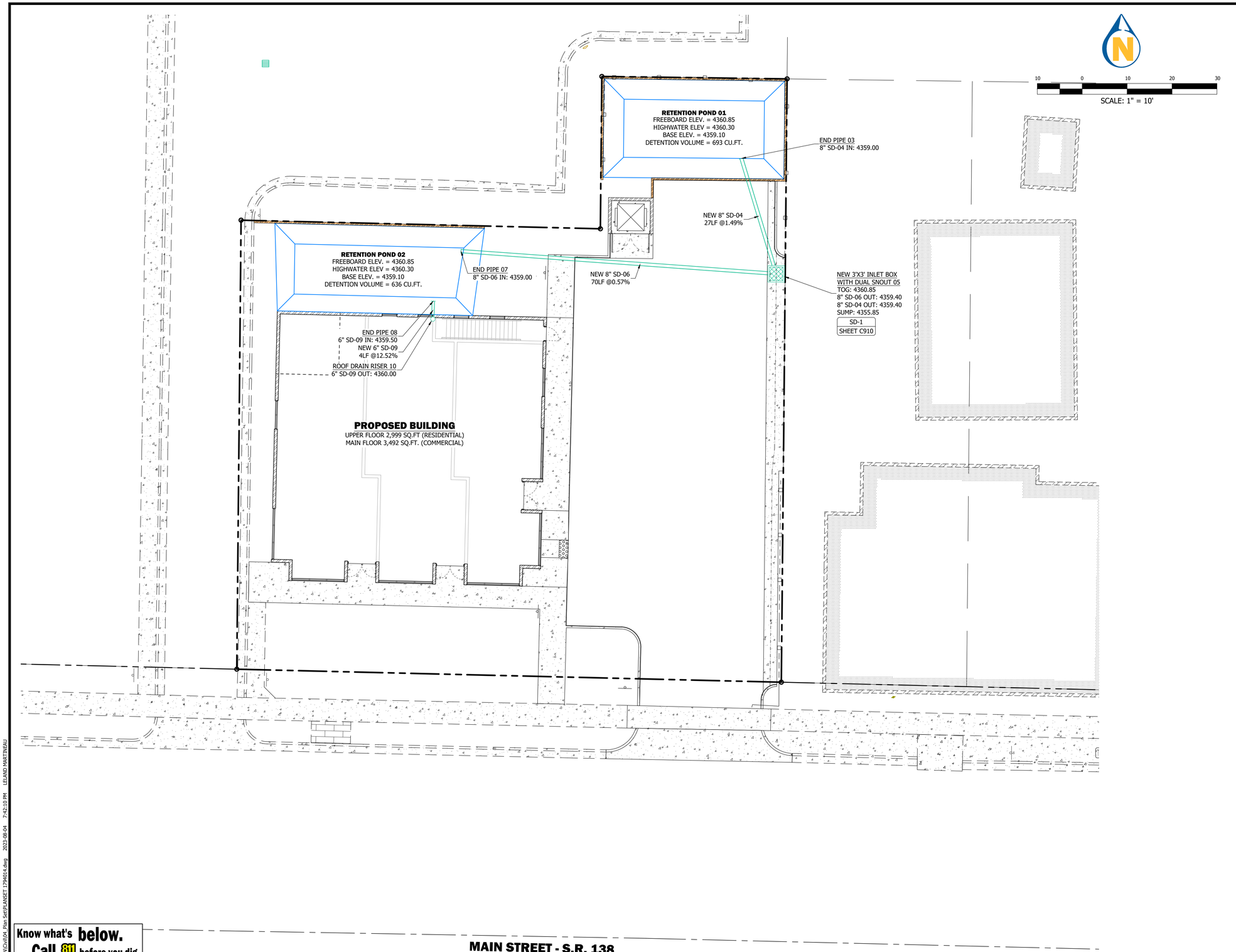


DRAINAGE CALCULATIONS

4-Aug-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)	814	sq.ft.
Infiltration Rate (perc/12/3600/F.S.*Area	0.0157	c.f.s

100 Year Storage Analysis

NOAA Precipitation Frequency Data Server

Latitude: 40.6002° **Longitude: -112.4686°**

Allowable Runoff 0.0157 cfs/acre

Time (min.)	I in./hr	Runoff ft^3	Allowable Runoff ft^3	Storage ft^3
5	6.040	381	1	379
10	4.600	580	3	577
15	3.800	718	4	714
30	2.560	968	9	959
60	1.580	1,195	18	1,177
120	0.836	1,265	35	1,229
180	0.561	1,273	53	1,220
360	0.295	1,339	105	1,233
720	0.166	1,507	211	1,296
1440	0.096	1,743	422	1,321
			Required Detention	**1,321**

1000 Year Storage Analysis

NOAA Precipitation Frequency Data Server

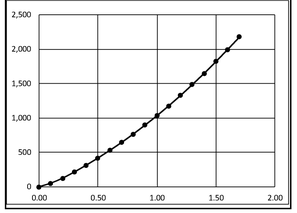
Latitude: 40.6002° **Longitude: -112.4686°**

Allowable Runoff 0.0157 cfs/acre

Time (min.)	I in./hr	Runoff ft^3	Allowable Runoff ft^3	Storage ft^3
5	10.700	674	1	673
10	8.150	1,027	3	1,024
15	6.730	1,272	4	1,268
30	4.530	1,713	9	1,704
60	2.810	2,125	18	2,108
120	1.460	2,208	35	2,173
180	0.975	2,212	53	2,160
360	0.494	2,242	105	2,136
720	0.251	2,278	211	2,067
1440	0.127	2,305	422	1,884
			Required Detention	**2,173**

STAGE STORAGE CURVE

	ELEV.	STAGE	POND 1 CU.FT.	POND 2 CU.FT.	TOTAL CU.FT.
FREEBOARD	4360.95	1.85	1163	1107	2,270
1000 YEAR	4360.80	1.70	1,118	1,062	2,180
	4360.70	1.60	1,028	972	2,000
	4360.60	1.50	940	883	1,823
	4360.50	1.40	854	797	1,651
	4360.40	1.30	772	715	1,487
100 YEAR	4360.30	1.20	693	636	1,329
	4360.20	1.10	618	561	1,179
	4360.10	1.00	546	489	1,035
	4360.00	0.90	478	422	900
	4359.90	0.80	412	357	769
	4359.80	0.70	350	296	646
	4359.70	0.60	292	238	530
	4359.60	0.50	236	183	419
	4359.50	0.40	183	132	315
	4359.40	0.30	133	83	216
	4359.30	0.20	86	40	126
	4359.20	0.10	42	10	52
BASE	4359.10	0.00	0	0	0



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REVISIONS

DRAWN: LKM 2023-08-04
APPROVED: LKM 2023-08-04
PROJECT #: 1794014
PLANSET 1794014.dwg

C630
STORM DRAIN CALCULATIONS

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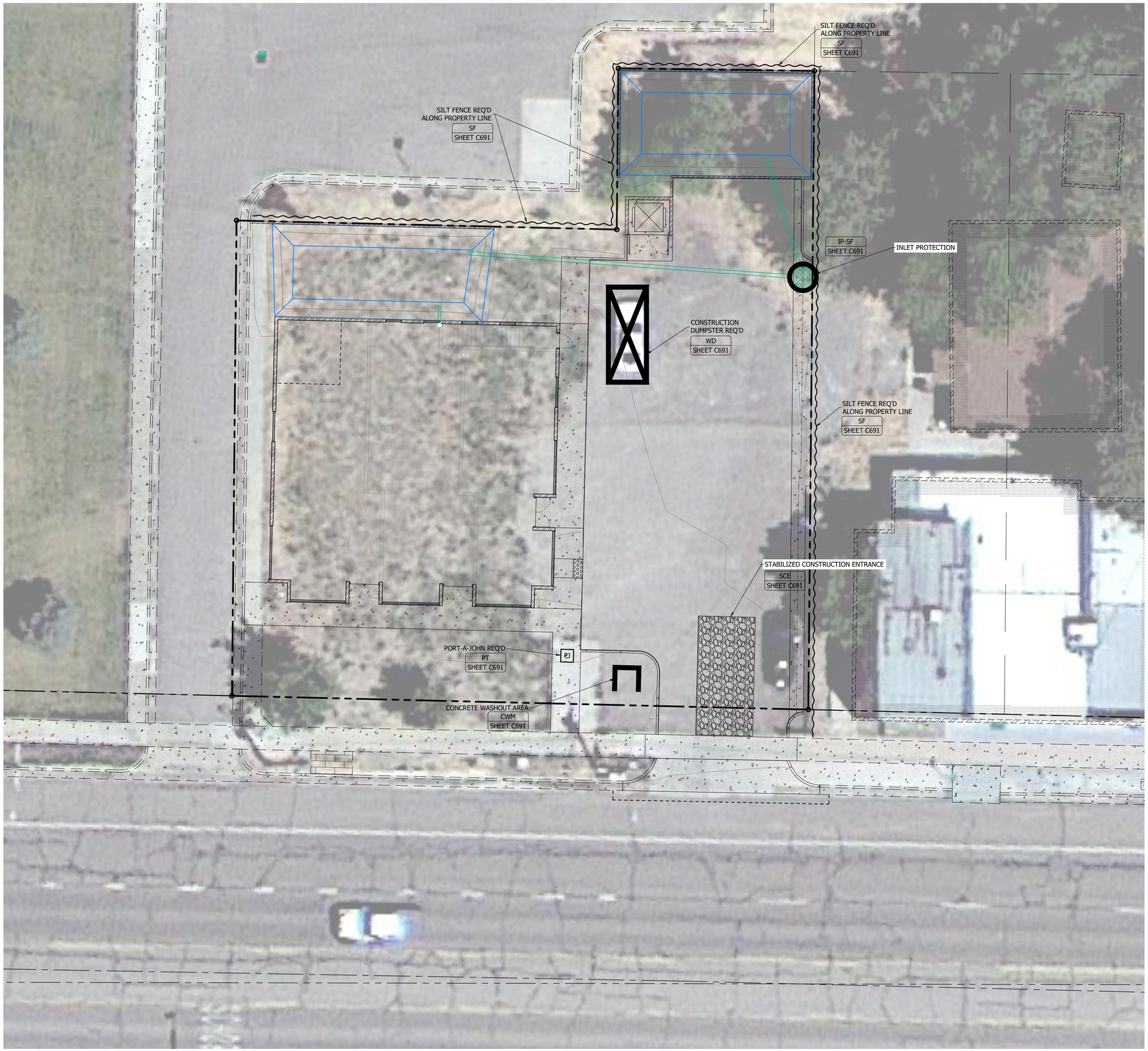

10 0 10 20 30

SCALE: 1" = 10'

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 SWEPT 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.

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PROJECT #:	1794014
PLANSET 1794014.dwg	

C690

EROSION CONTROL PLAN

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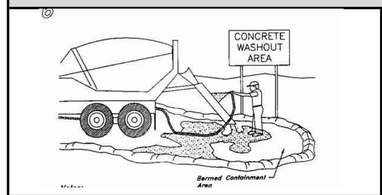
BMP: Concrete Waste Management — CWM



Objectives

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

H	M	L	
☐	☐	☒	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☐	☐	☒	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☒	☐	☐	Other Waste

Implementation Requirements

H	M	L	
☐	☐	☒	Capital Costs
☐	☐	☒	O&M Costs
☐	☒	☐	Maintenance
☐	☒	☐	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

H = High **M** = Medium **L** = Low

Description:

Prevent or reduce the discharge of polllutants to storm water from concrete waste by conducting washout off-site, performing on-site washout ina designated area, and training employees and subcontractors.

Application:

This technique is applicable to all types of sites

Installation / Application Criteria:

- Store dry materials under cover, away from drainage areas
- Minimize excess mixing of fresh concrete, mortar or cement on site
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams
- Do not allow excess concrete to be dumped on-site, except in designated areas
- When 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:

- Off-site washout or concrete wastes may not always be possible

Maintenance:

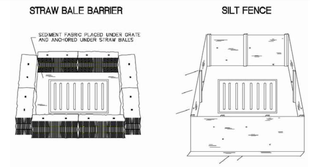
- Inspect subcontractors to ensure that concrete wastes are being properly managed
- If using a temporary pit, dispose of hardened concrete on a regular basis

DAVIS COUNTY STORM WATER COALITION

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



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☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☒	☐	☐	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☐	☐	☒	Other Waste

Implementation Requirements

H	M	L	
☐	☒	☐	Capital Costs
☐	☐	☒	O&M Costs
☐	☒	☐	Maintenance
☐	☐	☒	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

H = High **M** = Medium **L** = Low

Description:

Sediment barrier erected around storm drain inlet.

Application:

- 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:

- Provide upgradient sedimant controls, such as silt fence during construction of inlet
- When construction of linet 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:

- Recommended maximum contributing drainage area of one acre
- Limited to inlets located in open unpaved areas
- Requires shallow slopes adjacent to inlet

Maintenance:

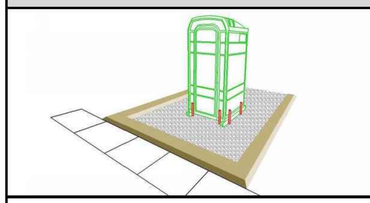
- Inspect inlet protection following storm event and at a minimum of once every two weeks
- Remove accumulated sediment when it reaches 4" in depth
- Repair or realign barrier/fence as needed
- Look for bypassing or undercutting and recompact soil around barrier/fence as required

DAVIS COUNTY STORM WATER COALITION

1500 East 650 North
Fruit Heights, UT 84037

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

BMP: Portable Toilet — PT



Objectives

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

H	M	L	
☐	☐	☒	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☒	☐	☐	Toxic Materials
☐	☐	☒	Oil & Grease
☐	☐	☒	Floatable Materials
☒	☐	☐	Bacteria & Viruses
☒	☐	☐	Other Waste

Implementation Requirements

H	M	L	
☐	☒	☐	Capital Costs
☐	☐	☒	O&M Costs
☐	☒	☐	Maintenance
☐	☐	☒	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

H = High **M** = Medium **L** = Low

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:

- Locate portable toilets in a convenient locations throughout the site
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel
- Construct earth berm perimiter (see Earth Berm Barrier Sheet), control for spill / leak protection.
- Anchor the portable toilet to prevent tipping

Limitations:

No limitations

Maintenance:

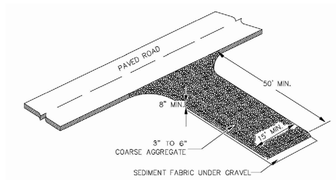
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection
- Regular waste collection should be arranged with licensed service
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval

DAVIS COUNTY STORM WATER COALITION

1500 East 650 North
Fruit Heights, UT 84037

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

BMP: Stabilized Construction Entrance — SCE



Objectives

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

H	M	L	
☒	☐	☐	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☐	☐	☒	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☐	☐	☒	Other Waste

Implementation Requirements

H	M	L	
☐	☒	☐	Capital Costs
☐	☒	☐	O&M Costs
☐	☒	☐	Maintenance
☐	☐	☒	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

H = High **M** = Medium **L** = Low

Description:

A stabilized pad of crushed stone located where construction traffic enters or leaved 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:

- 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:

- Requires periodic top dressing with additional stones
- Should be used in conjuction with street sweeping on adjacent public right-of-way

Maintenance:

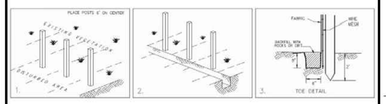
- Inspect daily for loss of gravel or sediment buildup
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling
- Repair entrance and replace gravel as required to maintain control in good working condition
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways

DAVIS COUNTY STORM WATER COALITION

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

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants

H	M	L	
☒	☐	☐	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☐	☐	☒	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☐	☐	☒	Other Waste

Implementation Requirements

H	M	L	
☐	☒	☐	Capital Costs
☐	☒	☐	O&M Costs
☐	☒	☐	Maintenance
☐	☐	☒	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

H = High **M** = Medium **L** = Low

Description:

A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:

- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catch basins

Installation / Application Criteria:

- 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 posts
- Cut 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 trench
- Backfill trench over fabric to anchor
- Fabric must have 85% minimum sediment removal efficiency

Limitations:

- Recommended maximum drainage area of 0.5 acre per 100 feet
- Recommended maximum upgradient slope length of 150'
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:

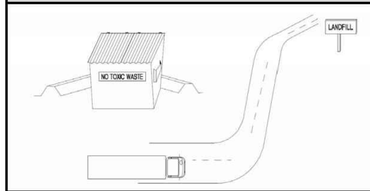
- Inspect immediailty after any rainfall and at least daily during prolonged rainfall
- Look for runoff bypassing ends of barriers or undercutting barriers
- Repair or replace damaged areas of the barrier and remove accumulated sediment
- Reanchor fence as necessary to prevent shortcutting
- Remove accumulated sediment when it reaches 1/2 the height of the fence

DAVIS COUNTY STORM WATER COALITION

1500 East 650 North
Fruit Heights, UT 84037

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

BMP: Waste Disposal — WD



Objectives

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

H	M	L	
☐	☐	☐	Sediment
☐	☐	☐	Nutrients
☐	☐	☐	Heavy Metals
☒	☐	☐	Toxic Materials
☐	☒	☐	Oil & Grease
☒	☐	☐	Floatable Materials
☐	☐	☐	Bacteria & Viruses
☒	☐	☐	Other Waste

Implementation Requirements

H	M	L	
☒	☐	☐	Capital Costs
☒	☐	☐	O&M Costs
☐	☒	☐	Maintenance
☒	☐	☐	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

H = High **M** = Medium **L** = Low

Description:

Controlled storage and disposal of solid waste generated by construction activities.

Application:

All construction sites

Installation / Application Criteria:

- 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:

- On-site personnel are responsible for correct disposal of waste

Maintenance:

- Discuss waste management procedures at progress meetings
- Collect site trash daily and deposit in containers at designated collection areas
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).

DAVIS COUNTY STORM WATER COALITION

1500 East 650 North
Fruit Heights, UT 84037

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

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

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

REGISTERED PROFESSIONAL ENGINEER No. 375153 Leland K. Martineau 8-4-2023 STATE OF UTAH

GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

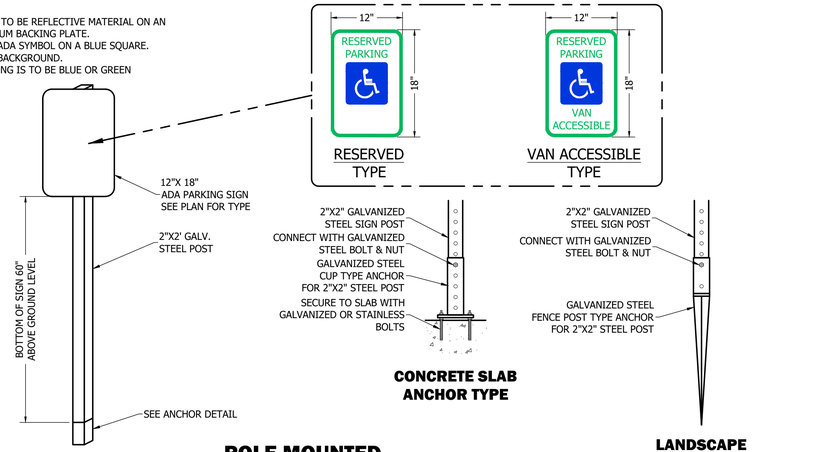
REVISIONS

DRAWN: LKM	2023-08-04	
APPROVED: LKM	2023-08-04	
PROJECT #:	1794014	
PLANSET 1794014.dwg		

C691
EROSION CONTROL BMP SHEET

H:\1794014\D_PRODUCTION\Civil\04_Plan Set\PLANSET 1794014.dwg 2023-08-04 7:42:15 PM LELAND MARTINEAU

NOTES
1. SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
2. WHITE ADA SYMBOL ON A BLUE SQUARE.
3. WHITE BACKGROUND.
4. LETTERING IS TO BE BLUE OR GREEN



POLE-MOUNTED SIGN

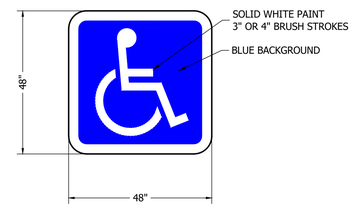
CONCRETE SLAB ANCHOR TYPE

LANDSCAPE ANCHOR TYPE

POLE-MOUNTED ADA RESERVED PARKING SIGN

A-2 / C400 TYPICAL N.T.S.

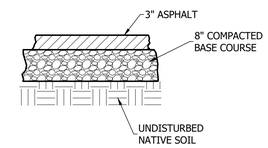
NOTES
1. USE PAVEMENT SAFE PAINT - DURABLE, LOW VOC, FAST DRYING.



INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING

A-3 / C400 TYPICAL N.T.S.

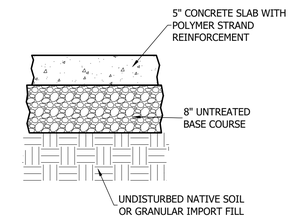
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.



PRIVATE ASPHALT SECTION

C-1 / C400 TYPICAL N.T.S.

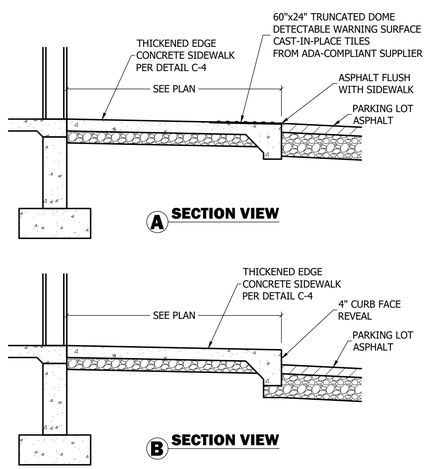
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT NO MORE THAN 10' INTERVALS BOTH WAYS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE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

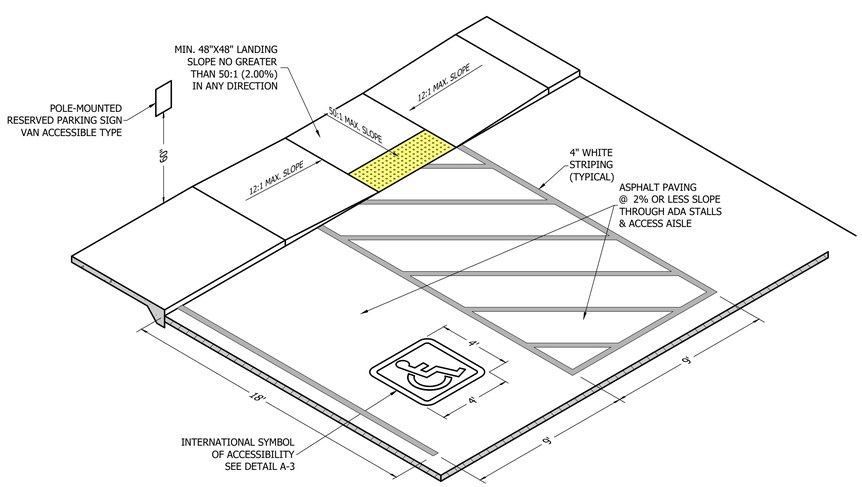


PRIVATE CONCRETE PAVING SLAB SECTION

C-2 / C400 TYPICAL N.T.S.

NOTES
1. 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.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.

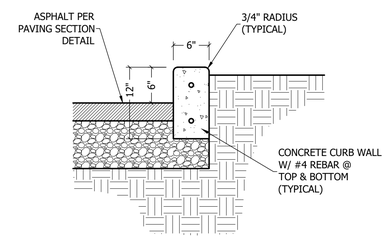




ACCESSIBLE PARKING & RAMPS

A-1 / C400 TYPICAL N.T.S.

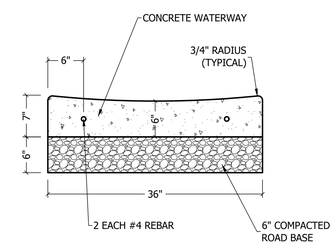
NOTES
1. CONCRETE IS TO BE 4,000 PSI TEST.
2. CONTROL JOINTS AT 10' INTERVALS.
3. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
4. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



PRIVATE CONCRETE 6"X12" CURBWALL

C-3 / C400 TYPICAL N.T.S.

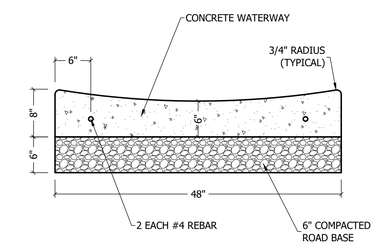
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



PRIVATE 36" CONCRETE WATERWAY

C-4 / C400 TYPICAL N.T.S.

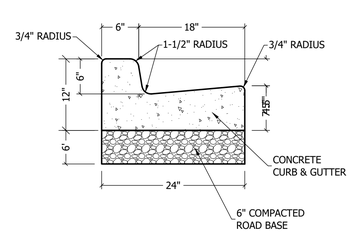
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED .



PRIVATE 48" CONCRETE WATERWAY

C-5 / C400 TYPICAL N.T.S.

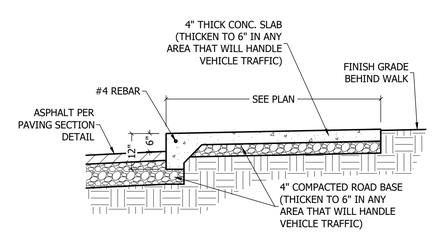
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE 24" CATCH CURB & GUTTER

C-6 / C400 TYPICAL N.T.S.

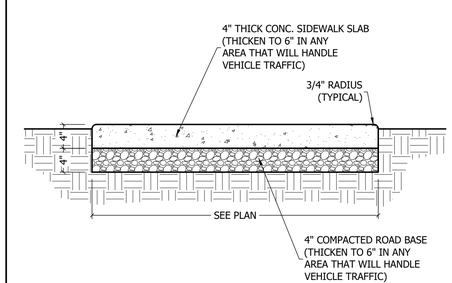
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.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



PRIVATE THICKENED EDGE SIDEWALK

C-7 / C400 TYPICAL N.T.S.

NOTES
1. 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.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE CONCRETE SIDEWALK

C-8 / C400 TYPICAL N.T.S.

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

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

PRELIMINARY NOT FOR CONSTRUCTION

GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL

196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: JH	2023-08-04
APPROVED: LKM	2023-08-04
PROJECT #:	1794014
DETAILS 1794014.dwg	

C900
SITE DETAILS

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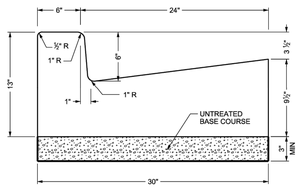
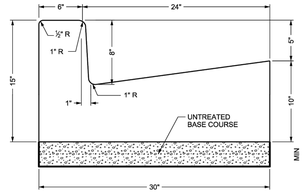
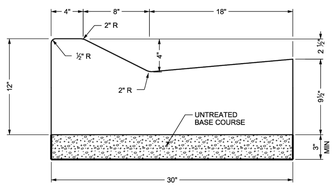


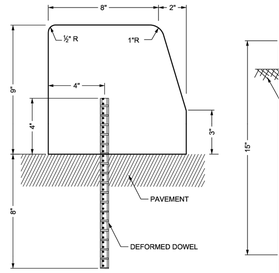
TYPE B1 CURB & GUTTER
AREA = 1.929 SQ FT



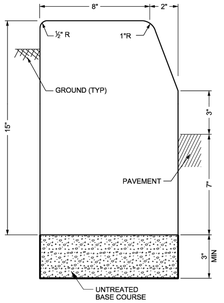
TYPE B2 CURB & GUTTER
AREA = 2.059 SQ FT



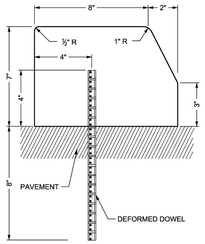
TYPE M1 CURB & GUTTER
AREA = 1.982 SQ FT



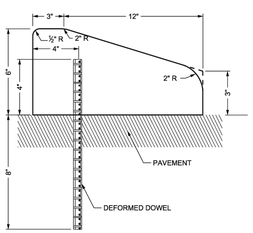
TYPE B3 CURB
AREA = 0.580 SQ FT



TYPE B4 CURB
AREA = 1.033 SQ FT



TYPE B5 CURB RAISED MEDIAN
AREA = 0.490 SQ FT



TYPE M2 CURB
AREA = 0.484 SQ FT

NOTES:

1. USE ¾ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

DESIGN-ONLY NOTES:

A. DRAINAGE CURBS: TYPE B1, B2 & M1.
B. MOUNTABLE CURBS: TYPES M1 & M2. REFER TO THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR APPLICATION.
C. USE CURBS TYPES B1, B2, B3, B4 & B5 WITH DESIGN SPEED UP TO 40 MPH EXCEPT IN PREDOMINATELY URBAN OR RAPIDLY DEVELOPING RURAL AREAS WHERE CURBS MAY BE USED WITH DESIGN SPEEDS UP TO 50 MPH.
D. USE TYPE B4 ONLY AS BORDER CURB.

REVISIONS

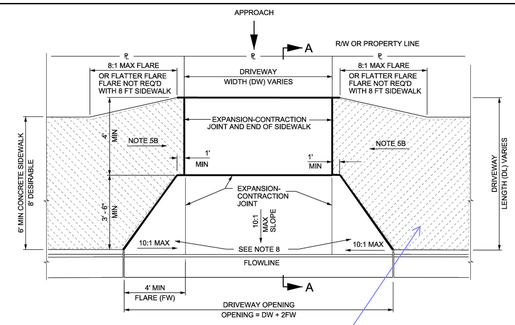
NO.	DATE	APPR.	REMARKS
1	8/31/17	CGM	LEVELED BOTTOM OF CURB AND GUTTER SECTIONS

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

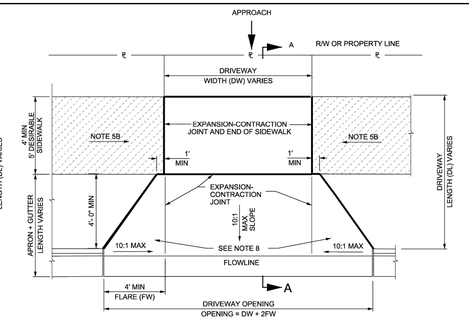
RECOMMENDED FOR APPROVAL — AUGUST 2020 DATE
CHAIRMAN, STANDARDS COMMITTEE
APPROVED — AUGUST 2020 DATE
DIRECTOR, UDOT

CONCRETE CURB AND GUTTER TYPES
STANDARD DRAWING TITLE

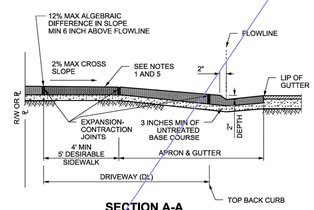
STD. DWG. NO.
GW 2A



FLARED DRIVEWAY WITH ADJACENT SIDEWALK

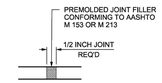


FLARED DRIVEWAY WITH PARKSTRIP



SECTION A-A

DRIVEWAY FLARE AREA CHART	
FLARED DRIVEWAY	
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA
3 FT	18 ft^2
4 FT	24 ft^2
6 FT	36 ft^2
8 FT	48 ft^2
10 FT	60 ft^2
ADD (DL)(DW) FOR TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	



EXPANSION-CONTRACTION JOINT DETAIL

why is this sloping provide elevations

NOTES:

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK BUTTS AGAINST DRIVEWAY.
4. SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
5. FLARED CONCRETE DRIVEWAY
   A. RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK. USE THESE THICKNESSES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
   B. DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON - APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
6. USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
7. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
8. QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB. CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
9. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
10. APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES.

DESIGN-ONLY NOTES:

A. DRIVEWAY DIMENSIONS (MAX.& MIN.) ARE LOCATED IN UDOT "ADMINISTRATIVE RULE R930-6 ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY."

REVISIONS

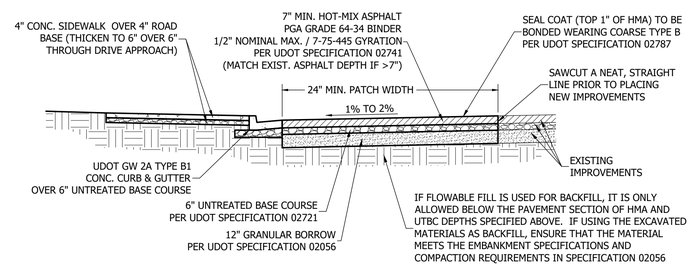
NO.	DATE	APPR.	REMARKS
1	8/31/17	CGM	MORGANSED MINIMUM APRON WIDTH TO 5 FT

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL — AUGUST 2020 DATE
CHAIRMAN, STANDARDS COMMITTEE
APPROVED — AUGUST 2020 DATE
DIRECTOR, UDOT

CONCRETE DRIVEWAYS AND SIDEWALKS
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 3A



X-1 / C400 SR-138 IMPROVEMENTS SECTION
TYPICAL
N.T.S.

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

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

PRELIMINARY NOT FOR CONSTRUCTION

GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL
196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.2S., R.6W., S.L.B.&M.,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: JH 2023-08-04
APPROVED: LKM 2023-08-04
PROJECT #: 1794014
DETAILS 1794014.dwg

C901
UDOT RIGHT-OF-WAY DETAILS

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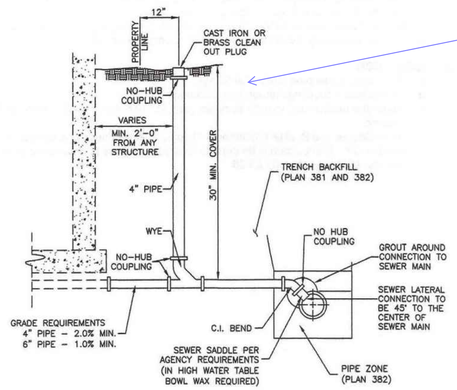
Sewer lateral connection

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.



is this detail for the ssco on the fire dept property?

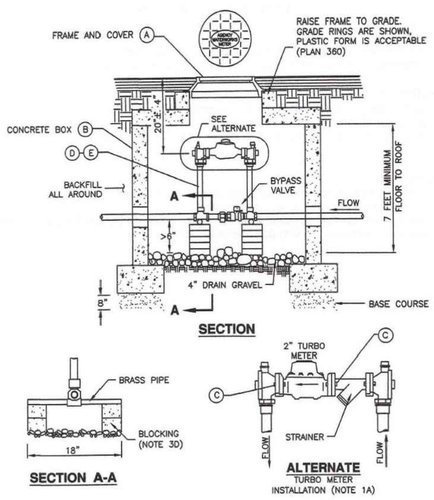
GRANSTVILLE CITY NOTE

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.

431 APWA Utah Chapter *Sewer lateral connection* Plan 431 January 2011

1 1/2" and 2" meter

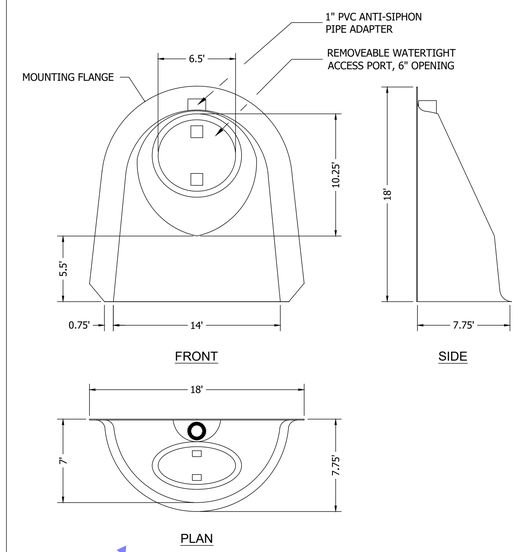
1. **GENERAL**
   A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.
   B. Where domestic use is applicable, use a standard meter.
   C. Before backfilling, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   A. Base Course: Untreated base 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. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.
3. **EXECUTION**
   A. Meter Placement:
      1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
      2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
      3) In new construction, install meter at center of lot or per agency requirements.
   B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
   C. Bypass Valve: Lock in off position.
   D. Blocking: Use clay brick or concrete block.
   E. Concrete Box:
      1) Center frame and cover over water meter.
      2) Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.
   F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
   G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502
(B)		CONCRETE BOX	PLAN 505
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

522 APWA Utah Chapter *1 1/2" and 2" meter* Plan 522 August 2001

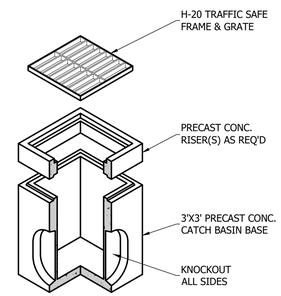


this will need a sump and room for both snouts and a way to clean the sump. add a detail

US PATENT #6126817 ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
12F SNOUT OIL & DEBRIS STOP	09/01/99	NONE
	DRAWING NUMBER 12F	



PRIVATE STORM DRAIN
3'X3' 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

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

PRELIMINARY NOT FOR CONSTRUCTION

GRANTSVILLE MULTI-USE OFFICE & RESIDENTIAL
196 W MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 36, T.2S., R.6W., S.L.B.&M.
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

REVISIONS

DRAWN: JH		2023-08-04
APPROVED: LKM		2023-08-04
PROJECT #:		1794014
DETAILS 1794014.dwg		

C910
UTILITY DETAILS

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AGENDA ITEM #4

Consideration to approve the PUD for Desert Edge Subdivision PUD Development

Planning and Zoning
336 W. Main Street • Grantsville, UT 84029
Phone: (435) 884-1674 • Fax: (435) 884-0426

23044

Desert Edge Subdivision PUD
Summary, Review and Recommendation
7/20/2023 Applicant Comments

Parcel ID:	01-115-0-0003, 01-115-0-0019, 16-031-0-0002, 01-040-A-0019, 01-040-A-0020, part of 01-115-0017 & 01-040-A-0010	**Meeting Date:**	Aug 17, 2023
Property Address:	SR 138 & Old Lincoln Hwy.	**Current Zone**	MU (Mixed Use), CD

Applicant Name:	LGI Homes - Utah
Request:	Subdivision PUD
Prepared by:	Cavett Eaton / Shay Stark
Planning Staff Recommendation:	LGI / Spencer Connelly presented in our last Planning Committee meeting and met with City Staff independently on August 7th. He has asked to continue to put this project forward without City Staff having our required time to disseminate LGI's response to our staff report. He has requested a work meeting for Thursday, the 17th of August, and an agenda item for Consideration. We are hesitant to recommend this PUD for approval without more consensus. We have been asked to not include any phasing information that was provided previously, as that is being reconsidered with the new request for 200 units in the first phase.

PROJECT DESCRIPTION

Located between Old Lincoln Highway and SR 138. Subdivision Proposal – 148 Total Acres. Residential Acreage – 118.9 Acres. Commercial Acreage – 28.9 Acres. Four Phases. Total Units - 700. Total Density – 5.9 Units/Acre. Open Space 15.9 Acres (13.4%). Retention Area – 5.3 Acres

GENERAL PROPERTY INFO

TOTAL ACREAGE	±148.7 ACRES
RESIDENTIAL ACREAGE	118.9 ACRES
COMMERCIAL ACREAGE	29.8 ACRES

LEGEND

50' LOTS	148
40' LOTS	358
TOWNHOME UNITS	194
OPEN SPACE	15.9 ACRES (13.4%)
RETENTION AREA	5.3 ACRES
COMMERCIAL AREA	29.8 ACRES

CITY STANDARDS

LOCAL STREET R.O.W. WIDTH	66'
ARTERIAL R.O.W. WIDTH	108'
CUL-DE-SAC & KNUCKLE RADIUS	60'
REQD. OPEN SPACE	10% OF TOTAL ACREAGE

	Townhomes	40' Lots	50' Lots	Total
Phase 1	12	54	36	102
Phase 2	17	61	22	100
Phase 3	11	83	10	104
Phase 4	52	38	10	100
Phase 5	29	45	25	99
Phase 6	49	40	11	100
Phase 7	24	37	34	95
Total	194	358	148	700

SITE & VICINITY DESCRIPTION

GENERAL PROPERTY INFO

TOTAL ACREAGE	±148.7 ACRES
RESIDENTIAL ACREAGE	118.9 ACRES
COMMERCIAL ACREAGE	29.8 ACRES

LEGEND

50' LOTS	148
40' LOTS	358
TOWNHOME UNITS	194
OPEN SPACE	15.9 ACRES (13.4%)
RETENTION AREA	5.3 ACRES
COMMERCIAL AREA	29.8 ACRES

CITY STANDARDS

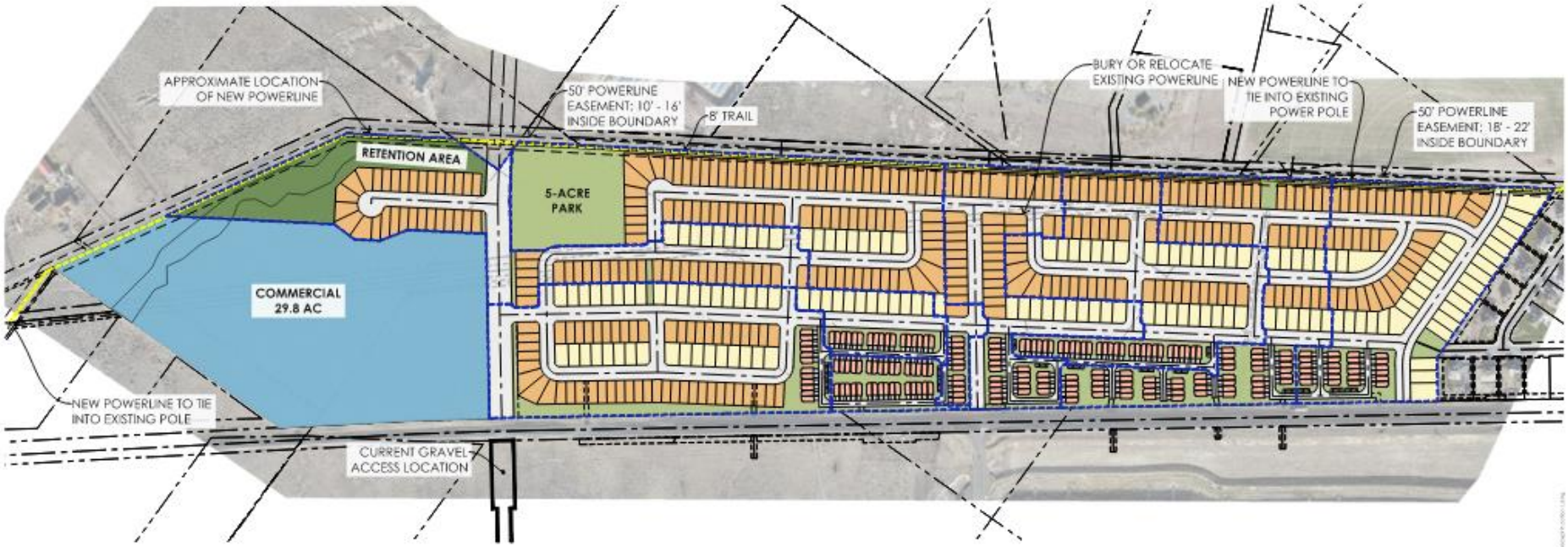
LOCAL STREET R.O.W. WIDTH	66'
ARTERIAL R.O.W. WIDTH	108'
CUL-DE-SAC & KNUCKLE RADIUS	60'
REQD. OPEN SPACE	10% OF TOTAL ACREAGE

	Townhomes	40' Lots	50' Lots	Total
Phase 1	12	34	36	82
Phase 2	17	41	22	80
Phase 3	11	83	10	104
Phase 4	32	36	10	78
Phase 5	29	45	25	99
Phase 6	49	40	11	100
Phase 7	34	37	34	95
Total	194	358	148	700

PHASING PLAN

Note: The retention area located in phase 2 will be built during phase 1. Phases 1 & 2 will be built to allow time for relocation of power pole along Old Lincoln Highway, at which point phases 3 & 4 will be able to be built.

GRAPHIC SCALE



DESERT EDGE *concept K option 1*

GRANTSVILLE CITY, TOOELE COUNTY
10/27/2022
21-0443

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		Objectives Addressed Below.
a. Will achieve the purposes for which a Planned Unit Development may be approved pursuant to section 12.1. b. Will not violate… objectives of this code…	GLUDMC Section 12.2.a & b		Objectives Addressed Below.
The statement shall explain specifically how the proposed planned unit development relates to each such standard and promotes a listed objective.	GLUDMC Section 12.4.2.a		Objectives Addressed Below.
a. Creation of a more desirable environment than would be possible through strict application of other City land use regulations…	12.1.a	From letter dated March 10, 2023 from Craig T. Jensen *The proposed modification will allow more diversity in housing types within the Desert Edge Development. As multiple layouts have been explored, the only way to obtain the density granted in the Desert Edge DA is to modify the lot width on the single-family lots or increase the multi-family units while decreasing the single-family units. The increased diversity of unit types will increase the opportunity for homeownership. It will also create a layout that works better for both the public park and trails.*	Addressed. Compliance Determined by Planning Commission.
b. The use of design, landscape or architectural features to create a pleasing environment…	12.1.b	From letter dated March 10, 2023 from Craig T. Jensen *The Desert Edge Development includes a public park and open space totaling 18.7% of the project. This exceeds the minimum, required by the Grantsville City Code. Also, there are no steep slopes, natural water bodies or drainages that need to be protected.*	Addressed. Compliance Determined by Planning Commission.

(GLUDMC Chapter 12 PLANNED UNIT DEVELOPMENTS CONSIDERATIONS cont.)

Requirement	Standard	Proposed	Compliance Verified
c. Preservation of architecturally or historically significant buildings.	12.1.c	From letter dated March 10, 2023 from Craig T. Jensen *There are no historical buildings located on this property.*	Not Applicable
d. Establishment of interconnection paths and trails for alternate transport routes…	12.1.d	From letter dated March 10, 2023 from Craig T. Jensen *There is a path located along Old Lincoln Highway that can interconnect with the citywide trail system.*	Addressed. Compliance Determined by Planning Commission.
e. Elimination of blighted structures or incompatible uses…	12.1.e	From letter dated March 10, 2023 from Craig T. Jensen *There is not currently blight or incompatible uses on the property.*	Not Applicable
AUTHORITY TO MODIFY REGULATIONS	GLUDMC Section 12.2		
No such change, modification, alteration, or waiver shall be approved unless the Planning Commission shall find that the proposed planned unit development: a. Will achieve the purposes for which the planned unit development may be approved pursuant to section 12.1. b. Will not violate the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council.		The exceptions to the current city land use ordinance, General Plan, Street Master Plan, Capital Facilities Plan, Foothill Stormwater Management Plan and City Development and Construction Standards shall be noted elsewhere.	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
MINIMUM AREA	GLUDMC Section 12.3	MU for 118.9 Acres	Complies
APPLICATION PROCEDURE	GLUDMC Section 12.4		
	GLUDMC Section 12.4.1		
Preliminary Provide following Information: **a.** …applicant shall submit a written statement addressing each of the standards set forth in section 7.8 herein entitled, Determination, when applicable and how the proposed development will promote the objectives set forth in section 12.1 of this Chapter. The statement shall explain specifically how the proposed planned unit development relates to each such standard and promotes a listed objective	GLUDMC Section 12.4.2.a	From letter dated March 10, 2023 from Craig T. Jensen *Below is a summary of how the proposed modifications meet the standards in accordance with Grantsville City Code §12.2. The standards set forth in Grantsville City Code §7.8, relating to a conditional use permit, are addressed through the compliance with the standards identified below.*	Currently Does Not Comply. The applicant needs to specifically address the applicable standards in GLUDMC Section 7.8 Determination. SEE RESPONSE IN RED BELOW - These standards include: (a) The proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located; A PUD is a conditionally permitted use in the Mixed Use District. (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity; The proposed use will not be detrimental to the health, safety, comfort, order and/or general welfare of citizens working and/or residing in the vicinity. (c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans; The Desert Edge Development will implement the plan that was previously reviewed and

			approved by Grantsville City Council, via the Desert Edge DA. This area is identified as Commercial and Mixed-Use Density on the 2020 Future Land Use Map. The Desert Edge DA and the current proposal are in conformance with that Future Land Use Map. (d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located; The proposed use is identified as a conditionally permitted use in the zone. The uses proposed are similar and harmonious to other property in the zoning district. (e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed; It is not anticipated that there will be any unmitigated nuisances related to the proposed use and development. (f) That protection of property values, the environment, and the tax base for Grantsville City will be assured; The proposed development will increase property values of the property in question, surrounding properties and increase the tax base for the city. (g) That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City; It is anticipated that any conditions that are proposed be in compliance with the General Plan and the approved Development Agreement. (h) That some form of a guarantee is made assuring compliance to all conditions that are imposed; It is not clear what guarantee the city is requesting to ensure compliance. (i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in

			accordance with the provisions and standards of this ordinance; It is anticipated that the Planning Commission will adopt appropriate conditions. (j) The internal circulation system of the proposed development is properly designed; The project has been designed by licensed engineers (k) Existing and proposed utility services are adequate for the proposed development; Utility services are adequate for the development. (l) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts; The proposed use is similar to uses in the vicinity. There is buffering/trail along the outer edges of the project. (m) Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood; The proposed design in consistent with development in the adjacent neighborhood. (n) Landscaping is appropriate for the scale of the development; The landscaping provided is greater than what is required for a PUD development. (o) The proposed use preserves historical, architectural and environmental features of the property; and There are no historical, architectural or environmental features to preserve on the property. (p) Operating and delivery hours are compatible with adjacent land uses. This is not applicable.

(GLUDMC Chapter 12 PLANNED UNIT DEVELOPMENTS CONSIDERATIONS cont.)

Requirement	Standard	Proposed	Compliance Verified
Preliminary Provide following Information: b. … application shall submit a written statement indicating specifically what change, alteration, modification or waiver of any zoning or development regulations is being sought by the developer, if any	GLUDMC Section 12.4.2.b	The applicant has submitted a table of desired modifications in a letter from Craig T Jensen and dated March 10, 2023. Based upon the Preliminary Plat drawing package that has been submitted to the City there are several additional codes and standards that may need to be considered for exceptions and variances. These Considerations try to comprehensively capture the codes and standards which may require exceptions and variances to accomplish what the applicant has proposed.	Determination of Acceptable Modifications Decided by Planning Commission **Please consider and address the items in blue.**

GENERAL ZONING CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
AUTHORIZED USES WITHIN DISTRICTS ARE PLENARY The uses of land allowed in each district shall be plenary and uses of land not specifically allowed as set forth therein shall be prohibited in the respective district.	GLUDMC Section 13.4	The proposed development utilizes townhouse lots that are smaller than the minimum allowed in the MU Zone. No exception to this section of code has been requested.	~~Currently Does Not Comply.~~ Complies – The proposed residential uses are permitted in the zone.

MU DISTRICT CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
(1) The purpose of the Mixed-Use District is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.	GLUDMC Section 19a.1.1	The proposed project includes 29 acres of commercial development per the MDA that will be developed when businesses express interest in development at the site. The proposed project does include trails, open space and park space. The proposed project seems to fit the future land use intentions for the area. Residential is developing to the east, the Walmart Distribution Center is located to the west as well as ground slated for additional commercial, industrial and possibly residential.	This is a discussion for Planning Commission and City Council as it will shape the future development in this area.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.	GLUDMC Section 19a.1.2	The proposed project includes 29 acres of commercial development per the MDA that will be developed when businesses express interest in development at the site.	Complies per MDA
(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Where surrounding uses are compatible, the mixed-use development may allow residential uses up to ten (10) units per acre.	GLUDMC Section 19a.1.3	The proposed development does provide for different housing styles and types and sizes. Based upon the total number of units and total acreage found on a table in Plan Seet C3.0 Phasing Plan, the overall density of the project is 5.89 units per acre. The overall number of units (700) complies with the allowed number of units in the MDA.	While this is up to Planning Commission and City Council to Determine, the proposed project seems to comply with these two purposes.
(4) Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and/or 15 units per acre may be approved with special considerations of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.	GLUDMC Section 19a.1.4	The Applicant is requesting a ~~40 foot~~ 35 foot maximum height. ~~The Applicant has not requested greater than two stories.~~ The Applicant is only request two stories.	~~Does not Comply~~ Complies
(1) This district shall allow residential developments and those uses allowed in the C-N, C-S, and C-G districts as permitted or conditional uses as specified in the regulations for these districts.	GLUDMC Section 19a.2	The proposed project is residential which is a permitted use for the MU Zone.	Complies
Minimum Lot Size Single Family 4,000 square feet. Minimum Lot Size Commercial ½ acre. Minimum Lot size for Multi-Family Units is 4,000 square feet per unit.	GLUDMC Section 19a.3	Request of 1,000 square feet for townhome (Multi-Family) Lots.	~~Currently Does Not Comply.~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered AND Desert Edge DA contemplates smaller lots sizes.

(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. € 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.	GLUDMC Section 19a.4	#1 a. Front Setback: 20 feet. #1 b. Side Setback 5 feet. #1 c. Rear Setback: 15 feet. #1 d. ~~The Applicant has not requested an exception to corner lots setbacks.~~ #1 d. Corner Lots Setback: 20 feet front, 10 feet side yard with street, 5 feet interior side, and 15 feet rear. #1 e. The Applicant has not requested an exception to accessory buildings setbacks. #1 f. Not Applicable at this time.	~~Most Requirements Do Not Comply.~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered AND Desert Edge DA contemplates reduced lot dimensions. SEE Page C2.1
(1) For single family homes, the minimum lot frontage/lot width shall be not less than 50 feet. Multi-use residential development shall meet the requirements found in GLUMDC 4.34. All other uses in this district shall have at least 100 feet of frontage along a public street.	GLUDMC Section 19a.5	30 ft. lot frontage Minimum lot width at the front setback will be 40 ft.	Smallest Single-Family Lots ~~Currently Does Not Comply.~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered AND Desert Edge DA

			contemplates smaller lots sizes.
(1) No structure in this zone shall exceed a maximum of two (2) stories in height for residential and four (4) stories in height or 35 feet above grade at street.	GLUDMC Section 19a.6	The Applicant is requesting a ~~40-foot~~ 35 foot maximum height. They stated that they typically build up out of the ground and only build basement on walk out lots. ~~The Applicant has not stated if they will go three stories.~~ There will be a maximum of two (2) stories	~~Does not Comply~~. Complies
(1) Every dwelling unit in this zone shall contain a minimum of 900 square feet of living space.	GLUDMC Section 19a.7	~~No exception to this section of code has been requested.~~	Complies
(1) There shall be a minimum requirement of 25% of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development.	GLUDMC Section 19a.8	Per the applicants table of desired design characteristics, the overall project includes 39.8% landscaped area.	Complies
(1) Heights of three (3) stories above grade at street and fifteen (15) units per acres may be approved with special considerations of landscaping, buffering and architectural design that fit the scale of the surrounding properties in the zone. To be considered landscaping and buffering, area and design must exceed the minimum requirements found in Chapter 9, Landscaping and Buffers and Chapter 12, Planned Unit Developments.	GLUDMC Section 19a.9	Not Applicable	N/A
A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible. Heights are limited to two stories or a maximum of 35' above grade at street. Three stories above grade at street and /or 15 units per acre may be approved with special considerations of landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.	Zoning Map Description	29 Acres of commercial has been approved per MDA. Based upon the total number of units and total acreage found on a table in Plan Seet C3.0 Phasing Plan, the overall density of the project is 5.89 units per acre. The over all number of units (700) complies with the allowed number of units in the MDA. The Applicant is requesting a ~~40-foot~~ 35 foot maximum height.	~~Other than the maximum height the proposed project Complies~~ Complies

SUPPLEMENTARY LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
NONCONFORMING LOTS PROHIBITED AFTER ADOPTION OF CODE After adoption of this Code, no lot having less than the minimum width, depth and area required in the district in which it is located may be created nor shall building permits be issued for construction on such non-conforming lots created subsequent to adoption of this Code.	GLUDMC Section 4.4	The project proposes various lot sizes that are smaller than the minimum widths and areas allowed in the MU Zone. The Applicant has not specifically requested exception to this section, but it will be affected if the proposed requested modifications are accepted.	~~Does Not Comply~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered AND Desert Edge DA contemplates smaller lots sizes.
LOT STANDARDS AND STREET FRONTAGE Except for planned unit developments, condominiums, and as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued, provided that no lot containing ½ acres or less shall be created which is more than 3 times as long as it is wide.	GLUDMC Section 4.5	This section allows for lots to have below standard area, width and depth by virtue of the opening statement: "Except for planned unit developments…"	Based Upon the Planning Commission Determination on lot sizes this may comply.
EVERY DWELLING TO BE ON A LOT – EXCEPTIONS Every dwelling structure shall be located and maintained on a separate lot having no less than the minimum area, width, depth and frontage required by this Code for the district in which the dwelling structure is located, except that farm or ranch dwellings, group dwellings, condominiums, and other multi-structure dwelling complexes under single ownership and management, which are permitted by this Code and have approval from the Planning Commission, may occupy a single lot.	GLUDMC Section 4.6	The proposed lots do not meet the requirement of "minimum area width and depth of frontage as required by this Code for the district in which the dwelling is located, The Applicant has not specifically requested exception to this section, but it will be affected if the proposed requested modifications are accepted.	~~Does Not Comply~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered AND Desert Edge DA contemplates smaller lots sizes.
Lots with frontage only on private streets shall be allowed by conditional use permit only and shall conform to City right of way standards.	GLUDMC Section 4.7	The proposed project includes private streets that do not conform to the City right-of-way standards. The Applicant has not specifically requested exception to this section, but it will be affected if the proposed requested modifications are accepted.	The PUD is a type of conditional use. Complies The proposed private streets ~~Do Not Comply with the City right-of-way standards. Does Not Comply~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered

(SUPPLEMENTARY LAND USE CONSIDERATIONS cont.)

Requirement	Standard	Proposed	Compliance Verified
CLEAR VIEW OF INTERSECTING STREETS 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.	GLUDMC Section 4.16.C	The proposed 20-foot front setback and 10-foot street side setback means the corner of the building will touch the line of the 30-foot clear view area. This means that nothing taller than 3 feet tall as measured from the right-of-way can be located outside of the corner of the building. Who is going to police this and guarantee that it does not happen? This also effects vehicles parking in the street and driveway.	Complies – This needs further discussion with Planning Commission. Dwellings can be made to comply but parking, vegetation and landscaping are going to be a challenge.
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.	GLUDMC Section 4.16.D	This will be a challenge to meet this requirement due to the short distance between driveways. No exception to this section of code has been requested.	Complies – Discuss Further with Planning Commission.

(SUPPLEMENTARY LAND USE CONSIDERATIONS cont.)

Requirement	Standard	Proposed	Compliance Verified
PROPERTY DIVIDED BY ZONING DISTRICT BOUNDARIES Where a zoning district boundary cuts through a lot, the use regulations to each portion of the lot shall strictly apply to it and shall not extend into the other portion of the lot that has a different zoning district designation.	GLUDMC Section 4.22	Not Applicable	Not Applicable
~~**MULTI-UNIT RESIDENTIAL DEVELOPMENT**~~ ~~For developments approved by the City to be constructed in other districts allowing multi-unit residential development, the minimum size requirements are:~~	~~GLUDMC Section 4.34.2.b~~	This section would be applied to the Townhouses in the MU Zone. This code section has not been referenced in the applicants request for modification but will be affected by the decision to grant modifications to lot sizes and setbacks.	The proposed project does not contain any "Multi-Unit Residential Development", as defined by the building code and Grantsville City Code 2.86. Each single family home and townhome dwelling unit will be on their own individual lot. There are no lots that will have more than one dwelling proposed on them.
~~**1.** Minimum lot size shall be calculated as 7,000 square feet (sq.) for the first unit and an additional 4,000 square feet (sq.) for each additional ground level unit in the structure. The minimum lot size for units within a structure adjacent to a street corner shall be 10,000 square feet (sq.).~~		#1 The parcels surrounding the townhomes in consideration with the townhome lots will not meet this requirement nor the minimum lot size requirement	~~Minimum Lot Size Does Not Comply~~
~~**2.** Subject to the maximum number of units permitted in any other section of this Code, the maximum number of units per acre of lot size shall be fifteen (15) units~~		#2 The proposed townhomes density is approximately 9.85 units per acre.	~~Density Complies~~
~~**3.** Minimum frontage will be fifty feet (50')~~		#3 The frontage for each building is greater than 50 feet. (A building contains multiple units.)	~~Frontage Complies~~
~~**4.** Minimum seatback for the front yard will be twenty-five feet (25')~~		#4 Front yard setbacks for the townhomes are 20 off the Private Street.	
~~**5.** Minimum rear setback will be twenty feet (20')~~		#5 Rear yard setback for the townhomes are five feet.	~~Setbacks Do Not Comply~~
~~6. Minimum side yard setback will be twenty feet (20')~~		#6 Side Setbacks are approximately 10 to 15 feet.	
~~**7.** For corner lots, there shall be two front yard setbacks~~		#7 The corner lots 10 foot side setback.	

~~**8.** If two or more structures are located on one lot, the minimum distance between the structures will be thirty feet (30')~~		Not Multiple Buildings on a Single Lot Not Applicable	~~Not Applicable~~

(SUPPLEMENTARY LAND USE CONSIDERATIONS cont.)

Requirement	Standard	Proposed	Compliance Verified
~~1. All streets shall be designed and constructed to meet the City's standard for streets.~~	~~GLUDMC Section 4.34.3~~	#1 Private streets don't meet City standards	The proposed project does not contain any "Multi-Unit Residential Development", as defined by the building code and Grantsville City Code 2.86. Each single family home and townhome dwelling unit will be on their own individual lot. There are no lots that will have more than one dwelling proposed on them. ~~Private Streets do not comply (see Street Considerations Section for explanation)~~
~~2. There shall be a minimum of two (2) parking spaces provided for each unit.~~	~~This code section has not been addressed by the applicant.~~	#2 There is enough set back to provide space for two parking spaces in each driveway.	~~If this is the case Driveway Parking Complies~~
~~3. If sufficient separated designated visitor parking is not available in approved curbside locations, off-street parking shall be provided~~		#3 Off street parking does not seem to have been addressed. As there is no curbside parking in the Town houses this needs to be addressed.	~~Does not Comply Needs to be Addressed.~~
~~4. Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to park them off-site by a rental/owner agreement~~		#4 Unknow at this time how recreational vehicles will be addressed.	~~Requires Additional Information.~~

~~5. Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls~~		~~#5 Visitor parking has not been addressed.~~	~~Does Not Comply~~
~~1. Maximum height is two (2) stories or thirty-five feet (35'), whichever is less~~ ~~2. Ground floor units shall be ADA accessible~~	~~GLUDMC Section 4.34.4~~ ~~This code section has not been referenced.~~	~~Request for 40 foot maximum height. No request for more than 2 stories.~~ ~~Building Permit Issue For Certain Uses~~	~~Does Not Comply~~ The proposed project does not contain any "Multi-Unit Residential Development", as defined by the building code and Grantsville City Code 2.86. Each single family home and townhome dwelling unit will be on their own individual lot. There are no lots that will have more than one dwelling proposed on them.
~~The portion of the lot not covered by improvements shall be fully landscaped in accordance with Chapter 9 of GLUMDC.~~	~~GLUDMC Section 4.34.5~~	~~Per the applicants description of landscaped area it sounds like this complies.~~	~~Complies~~ The proposed project does not contain any "Multi-Unit Residential Development", as defined by the building code and Grantsville City Code 2.86. Each single family home and townhome dwelling unit will be on their own individual lot. There are no lots that will have more than one dwelling proposed on them.

STREET CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
PRIVATE STREETS 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.	GLUDMC 2.247 This code section has not been addressed by the applicant.	A 26-foot-wide right-of-way is proposed for private streets in the townhouse area. The Code requires that streets serving more than two dwellings, or a business must be constructed to meet the street standards for a standard residential street. See following section addressing the standard residential street cross section.	~~Does Not Comply~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered.
STANDARD STREET CROSS SECTIONS Local Street Cross Section (Grantsville's Current Standard Residential Street) requires a minimum 66-foot right-of-way, 38-feet of pavement bound by 30-inch curb and gutter on both sides, 6.5 - foot park strips and 5-foot-wide sidewalks along boundaries of right-of-way.	Grantsville 2022 Transportation Master Plan, Figure 8 Typical Cross Sections - Local Roadway Section	The 66 foot wide streets comply ~~The 26-foot-wide private streets provide a 22-foot-wide travel surface bounded by a 2-foot rolled curb.~~ ~~Old Lincoln Highway has not been Addressed~~. (has been addressed)	Complies – (Townhouse access roads are not Local Streets) ~~Does Not Comply The Planning Commission needs to consider a minimum standard that will be permitted for private streets serving more than two dwellings. Improvements to Old Lincoln Highway need to be addressed.~~

PARKING AND DRIVEWAY CONSIDERATIONS (Chapter 6)

Requirement	Standard	Proposed	Compliance Verified
RESIDENTIAL DISTRICTS (1) The following restrictions shall apply to single family detached, single family attached and two family dwellings: (a) Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this chapter. (b) The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this chapter. Requirements for garages shall be as specified in each zoning district regulations. (d) No parkway or right-of-way area adjacent to or near the lot shall be used for parking. (e) A maximum of four outdoor parking spaces shall be permitted per lot. Parking spaces located within 30 feet of an alley, and taking access from such alley, shall be exempt. Recreational vehicle parking, where permitted, shall be included.	GLUDMC 6.9 This code section has not been addressed by the applicant.	The single-family dwellings will need to have two car garages to provide the two parking spaces.	Complies – As the standard is minimum of two parking spaces per dwelling which cannot be in front of the building or on the street side of a corner lot, the only option is two car garages. Per code No additional parking spaces will be allowed on the lot. If this is the case then the proposed development Complies with this requirement.
DRIVEWAY CONSTRUCTION REQUIREMENTS 1. Driveways hereinafter constructed in the City shall be designed and constructed in conformance with this Chapter. 2. All driveways shall be hard surfaced, with a material approved by the City Engineer, and shall be designed and constructed to conform to current American Public Works Association ("APWA") standards as well as all standards developed by the City. 3. No building permit shall be issued for the erection or construction of a building unless all proposed driveways are reviewed and approved by the City. 4. No driveway or driveway approach shall be permitted to encompass any municipal facility, including but not limited to traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, storm drains, utility poles, fire alarm supports, meter boxes, manholes and sewer cleanouts. a. Any person, company, or enterprise found violating this Section shall be fined up to $1,000 per violation, and subject to all other fines and penalties found in this Chapter and allowed by law, including GCC 17-1-6. b. Any person, company or enterprise found violating this Section, in addition to any penalties found in 6.14(A)(4)(a), shall be liable for all costs repair or restore the municipal facility, all costs to remove, relocate, or bring into compliance the	GLUDMC 6.14.1 This code section has not been addressed by the applicant.	The City Engineer has noted that he is concerned about utility services not being located under driveways.	Complies – See the attached diagram that explains how utilities will not be under driveways. If the City Engineers request is followed the drawings will comply with this section. If the Applicant agrees to abide by this section of code, then it doesn't need to be addressed further at this time.

offending driveway or driveway approach, and all actual damages to real property caused by the offense. 5. Variations from the requirements of this Chapter may only be approved by the City Council.			

PARKING AND DRIVEWAY CONSIDERATIONS (Chapter 6 cont.)

Requirement	Standard	Proposed	Compliance Verified
1) Streets and Roadways a) Driveways for off-street parking shall be located on streets designated as local, residential, or main street unless otherwise permitted herein. b) Driveways accessing arterial, rural, or collector streets require pre-authorization approval from the City Council prior to construction. i) Approval will be granted only if access to the property off another road is impossible or overly burdensome. c) Driveways shall not be constructed along the acceleration or deceleration lanes and tapers connecting to interchange ramp terminals. 2) Shared Access a) Shared access driveways between adjacent lots are hereby encouraged. 3) Right-of-Way a. Driveways, including the radii, but not including right-turn lanes, passing lanes, and tapers, shall be located entirely within the applicant's right-of-way frontage. This right-of-way frontage is determined by projecting the lot lines to the edge of pavement of the road. Encroachment of curb and radii on adjacent right-of-way frontage shall be permitted only upon written certifications from the adjacent property owner(s) (agreeing to such encroachment) and upon written confirmation from the City that the City has determined that such encroachment is necessary to preserve safe roadway conditions.	GLUDMC 6.14.4	Not enough information has been provided at this point to verify these issues. (What additional information is needed on this issue?) This code section has not been addressed by the applicant.	Complies – Requires Additional Information. If the Applicant agrees to abide by this section of code, then it doesn't need to be addressed further at this time.

PARKING AND DRIVEWAY CONSIDERATIONS (Chapter 6 cont.)

Requirement	Standard	Proposed	Compliance Verified
The following restrictions shall apply to single family detached, single family attached and two family dwellings: 1. Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter. 2. Unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width. 3. The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations. 4. No parkway right-of-way adjacent to or near the lot shall be used for parking. 5. For each single-family residential lot no more than two driveway approaches shall be permitted. In all instances, the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares.	GLUDMC 6.14.5	This code section has not been addressed by the applicant.	Complies – (7.a Townhouse are rear loaded on a private access road/driveway AND 7.b - Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered.) SEE Plans C4.13 & Driveway Exhibit Driveway spacing – Single Family Homes: 8' on corner lots and 18' on all other lots. Townhomes: 5' between rear loaded driveways
6. The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council. 7. Driveways shall not be closer than: a. Twelve feet (12') to each other; and b. Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway		#7 a. Per the Preliminary Plan drawings the lots under 40 feet wide will be very challenged to meet the 12-foot minimum spacing requirement. The single family lots of 40 feet or greater should be able	The issues noted in Requirement #7 a. are in question. The issues noted in Requirement #7 b. Do Not Comply.

8. Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway. 9. Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares		to meet the 12 foot spacing requirement. #7 b. Due to lots frontage size no lots will be able to meet the 60-foot spacing from and intersection.	

DEVELOPMENT CONSIDERATIONS (Chapter 21)

Requirement	Standard	Proposed	Compliance Verified
CREATION OF SUBSTANDARD LOTS PROHIBITED No lot shall be created that does not conform to the requirements of this code and the zoning district in which it is located.	GLUDMC Section 21.1.6	The proposed townhouse lots are smaller than what are allowed in the MU Zone.	~~Does Not Comply~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered.
OPEN SPACE APPLICABILITY OF REGULATIONS (1) In recognition that the residents of Grantsville highly value the open tracts of land that currently are characterized with recreational uses, agricultural uses, minimal development or remain in a natural state, Grantsville City desires to protect and preserve these characteristics while allowing for continued growth and improvement of the community by requiring each proposed development to consider and maintain some form of open space as described in the following regulations. (2) All undeveloped parcels that come before the City as a subdivision of land shall comply with the open space regulations found in this chapter. All development shall be in compliance with all applicable Grantsville City ordinances, regulations, or resolutions and when in conflict, the provisions of this chapter shall prevail.	GLUDMC Section 21.1.12	The project has provided open space in the form of parks and trails.	Complies – See notes in the applicable sections below.
SITE ANALYSIS MAP (1) Concurrent with the submission of a preliminary plat, or site plan, the applicant shall prepare and submit a site analysis map. The purpose of the site analysis map is to ensure that the important site features have been adequately identified prior to the	GLUDMC Section 21.1.13	Site Analysis has been provided on Sheets C3.1-C3.3 of the drawing package. It looks like none of the features noted in the requirements of this section	Verify and note on the plans that none of the features noted in this Section of Code have been found on the site or

creation of the site design, and that the proposed open space will meet the requirements of this chapter. (2) The site analysis map shall include: (a) Location of natural drainages depicting flowline and top edge of channel; and (b) Springs, ponds, riparian zones, marsh and wetlands boundaries; and (c) Active agricultural, pasture areas; and (d) Rock outcroppings and slopes greater than 30%; and (e) Known archeological or historical resources; and (f) Wooded areas; and (g) Existing walking, equestrian, off-highway vehicle or bicycle trails; and (h) Existing streets, structures and utility infrastructure. (i) Other unique site features that may hold value if incorporated in open space areas.		of Code have been found on the site.	otherwise note the locations of the features. If it is the case that none of the features found in the section of code are found on the site, then with noting that on the Site Analysis the drawings comply. Updated Site Plan to be included with revised submission. SEE Page C3.1 – Site Analysis
USE OF OPEN SPACE (1) Open space is the portion of a subdivision or site that has been set aside for permanent protection. Activities within the open space shall be restricted in perpetuity through the use of an approved legal instrument. (2) Open space areas shall be protected in perpetuity from further development or unauthorized use by permanent restrictive covenant. Grantsville City reserves the right to enforce all restrictive covenants and conservation easements per Utah Code Ann. §57-1 8-6 (1985). Uses of open space may include the following: (a) conservation of natural, archeological or historical resources; (b) meadows, woodlands, wetlands, riparian zones, raptor nesting sites, wildlife corridors, game preserves, habitat for endangered or threatened species, critical wildlife habitat as identified by the State of Utah, Division of Wildlife Resources, or similar conservation-oriented areas; (c) cemeteries, archaeological sites and burial grounds and other historic and/or archaeological sites as identified by the Grantsville City Historical Preservation Committee and Utah Division of State History, Utah State Historical Society; (d) walking, equestrian, off-highway vehicle or bicycle trails; (e) passive recreation areas, public and private, including pedestrian, bicycle and equestrian trails, picnic areas, community commons or greens, and similar areas;	GLUDMC Section 21.1.14	The legal instrument needs to be discussed with the City The proposed project provides walking trails. The proposed project provides passive recreation areas for the benefit of the residents.	#1 Complies #2 Complies

(f) active recreation areas, public and private, to include parks, playing fields, and playgrounds, but recreation areas with impervious surfaces greater than 15% of the total open space such as streets and parking lots shall be excluded; (g) agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts; (h) problematic soils and the 100-year floodplain as identified by (FEMA Flood Map); (i) existing slopes greater than 30% on average with a site area greater than 5,000 square feet identified as part of a site analysis conducted by a registered engineer, land surveyor or landscape architect and calculated using topographic maps; (j) other conservation-oriented uses compatible with the purposes of this chapter.		The proposed project also provides active recreation areas with amenities for active use.	

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
USE OF OPEN SPACE cont.

Requirement	Standard	Proposed	Compliance Verified
(3) As open space contributes to the overall character of the community, three underlying principles shall guide the siting and use of open space areas:	GLUDMC Section 21.1.14	The open space has been provided for the benefit of the local residents who are paying for its maintenance and upkeep through an HOA.	
(a) Open space shall be accessible to the public where practicable. Open space shall be accessible internally, connected to public streets and trails, and generally available for public use and enjoyment with the understanding that some uses may necessitate limited public access such as but not limited to: active agricultural uses, historic structures, and equestrian facilities.		A 7.79 acre park is shown in the Preliminary plans. Is this park being dedicated to the City or is it being owned and maintained by the HOA?	#3 Complies.
(b) Open space shall be visible. Open space shall be located and configured so that a portion of the open space bounds or intersects with public right-of-way or other publicly accessed parcels			#3a Complies
(c) Open space shall preserve the community's character. Open space shall preserve existing features in the community and/or create new amenities that are in harmony with the existing characteristics of the overall community		The proposed parks provide amenities with interlinking trails to bring the residents together and strengthen the community feel of the subdivision	#3b Complies #3c Complies

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)

Requirement	Standard	Proposed	Compliance Verified
OPEN SPACE REQUIREMENTS (1) Each subdivision or site plan shall provide a minimum of 10% of its total parcel acreage as open space. The open space shall be designated on the preliminary plan or site plan and recorded on the final plat. The minimum restricted open space shall comprise at least 10% of the total parcel acreage. The open space shall be held and maintained in a private protective trust. In limited cases such as the provision of a minimum of five-acre public park the City Council at its discretion may, by finding of a beneficial public purpose, choose to accept the dedication of such parcels and improvements.	GLUDMC Section 21.1.15	The proposed parks and trails by the Applicant's calculation provide 22.27 Acres or 18.7% of the property for open space	Complies to the Applicable Requirements
(2) Above-ground utility rights-of-way and small areas of impervious surface may be included within the protected open space but cannot be counted towards the 10% minimum area requirement except that historic structures and existing trails with public access may be counted. Areas greater than 10% of the total open space area that is covered with any impervious surface shall be excluded from the open space calculation.			
(3) At least 75% of the open space shall be in a contiguous or interconnecting tract. The open space shall be designed in such a way that it adjoins any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space. If there is no defined or identified open space on adjoining land, then the open space shall provide areas for the eventual connection with future development as practicable		A trail system connects to the park and looks as though it will tie into the neighborhood sidewalks to allow the ability to access the park on sidewalks and trails.	
(4) The open space shall be directly accessible to the largest practicable number of lots within the subdivision. The type of open space shall be taken into consideration when making the determination of direct accessibility. Open space parcels that are preserved as active agriculture or pasture land may have limited direct accessibility as the use requires restricted access, but it is expected that such uses shall be located along the sides of public streets or trails so that the open space will provide for the benefit and enjoyment of residents as it reserves the open rural atmosphere desired by the residents. Historic features or other unique natural features due to the nature of their location, characteristics and configuration may also limit direct accessibility but shall be showcased in such a way that it may provide for the benefit and enjoyment of residents as it preserves the open rural atmosphere desired by the residents. Non-adjoining lots shall be provided with safe, convenient access to the open space. Trails are encouraged in the subdivision to access both natural open space areas within the subdivision and those that may be located nearby. Just as with streets, trail connections for connectivity and access with future subdivisions and the City-wide trails system shall be considered		The parks are all active spaces and the trail system is designed to allow access to those park spaces.	

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
OPEN SPACE REQUIREMENTS cont.

Requirement	Standard	Proposed	Compliance Verified
(5) In lieu of, or in a proportional combination with, the provision of 10% of the total parcel acreage as open space, the developer may, through agreement with the Planning Commission and City Council apply 10% of the predeveloped value of the total parcel acreage, as determined through an owner provided appraisal by a certified real estate appraiser, to purchase another parcel that would be designated as park or open space, construct amenities in existing public parks and open space located within ½ mile of the proposed development, and extend off site trails from the proposed development with sidewalk and trail connections between both parcels to benefit the residents of the development	GLUDMC Section 21.1.15 cont.	Not Applicable	
6) Land dedicated for use as a public park shall be no smaller than five acres and shall not be located any closer than three quarters of a mile from another public park. The City Council may make exceptions to the minimum distance if walkability and other accessibility issues limit the residents of the proposed subdivision from safely or conveniently accessing the nearest public park. Requiring improvements that remove the accessibility barriers may be considered proportionally not exceeding the appraised value of the predeveloped value of the total parcel acreage as detailed in 21.1.15.6		#6 Complies	#6 Complies

Requirement	Standard	Proposed	Compliance Verified
OPEN SPACE NETWORK CONFIGURATION The minimum standards for open space networks are as follows: (1) The minimum width of any open space area is 25 feet. (2) All paths shall be a minimum of 20 feet from any property line except where interparcel access may be provided. (3) All open space networks shall provide connectivity to any common areas within the development and to any adjacent public places and rights-of-way. (4) Paths located in primary conservation areas shall be constructed of pervious materials. (5) Where path networks cross internal subdivision streets or public streets, access points shall be directly across from each other or as approved by the city engineer. (6) Crossings and access points shall be clearly identified to pedestrians and motorists and may include traffic control devices, bridges and tunnels as approved by the city engineer.	GLUDMC Section 21.1.16	There is not a lot of specific information provided for the trails system. A conceptual map focusing on the open space trails and sidewalk system would be very helpful.	Requires additional information. There is a new sheet included in the plans. C4.14 – Trail Plan shows hatching on the asphalt trail as well as all the public sidewalks in the development.

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)

Requirement	Standard	Proposed	Compliance Verified
PROHIBITED USES OF OPEN SPACE (1) Uses of open space shall not include the following: (a) roads (b) parking lots that occupy more than 15% of the open space; (c) dwellings; (d) commercial uses; or (e) land set aside for use that solely benefits any one person or entity. (2) The instrument for permanent protection shall include clear restrictions on the use of the open space. These restrictions shall include all restrictions contained in this chapter, as well as any further restrictions the applicant or City chooses to place on the use of the open space.	GLUDMC Section 21.1.22	The Applicant has not specifically addressed this section. If the Applicant agrees to meet the requirements of this section these issues can be addressed in the specific design for the subdivision.	Complies – ~~If the Applicant agrees to meet the requirements of this section these issues can be addressed in the specific design for the subdivision.~~

Requirement	Standard	Proposed	Compliance Verified
PRELIMINARY PLAT REQUIREMENTS (1) The preliminary plat shall be prepared and certification made as to its accuracy by a registered land surveyor who holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, has completed a survey of the property described on the plat in accordance with Section 17-23-17, has verified all measurements and monumented any unmarked property corners, and has made reference to the filing number for the Record of Survey map filed with the Tooele County Surveyor's Office	GLUDMC Section 21.2.7		Will comply with approval of the Preliminary Plat.
(2) Every detail of the plat shall be legible. A poorly-drawn or illegible plat shall be cause for its denial.			
(3) A traverse shall not have an error of closure greater than one part in 10,000.			
(4) Each plat shall show:			
(a) the general location of the subdivision and adjoining properties with ownership			
(b) all deed lines of the subject and adjoining properties and lines of occupation such as fence lines;			
(c) the 100-foot radius wellhead protection zone on all existing wells within and outside of the subdivision where the protection zone falls within the boundary of the subdivision;			

(d) bearing and distance tie-in to the historic and dependent survey with at least two established control monuments referenced to the Tooele County Control Network			
(e) county, township, range, section, quarter section blocks, plats and true north shall be included on the plat;			
(f) graphic scale of the plat;			

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
(PRELIMINARY PLAT REQUIREMENTS #4 cont.)

Requirement	Standard	Proposed	Compliance Verified
(g) existing ground contours at 2-foot intervals based on National Geodetic Survey Sea Level Datum;	GLUDMC Section 21.2.7 cont.		
(h) the name of the subdivision as approved by the county recorder;			
(i) An open space management plan, as described in Section 21.1.20;		Open Space Management Plan was repealed by Ordinance 2018-16	
(j) a vicinity map showing significant natural and man-made features on the site and within one mile of the subdivision perimeter boundary with a minimum scale of 1 inch = 2000 feet;			
(k) total project area;			
(l) locations and dimensions of existing structures			
(m) lot perimeter utility easements; and		Existing easements seem to be addressed.	
(n) approval signature blocks for: A. the public works director; B. the city engineer; C. the city planner; D. the county surveyor; E. the planning commission chair; and F. the city fire department.			
(5) the bearings, distances and curve data of all perimeter boundary lines shall be indicated outside the boundary line. When the plat is bounded by an irregular shore line or a body of water, the bearings and distances of a closing meander traverse should be given and a notation made that the plat includes all land to the water's edge or otherwise.			

(6) If a plat is revised, a copy of the old plat shall be provided for comparison purposes			
(7) All blocks and lots within each block shall be consecutively numbered. Addresses shall be issued by the city engineer and shall be shown on the plat with the corresponding lot number		The addressing typically occurs after the Preliminary plat has been approved and is provided at Final Plat for each phase	
(8) For all curves in the plat, sufficient data shall be given to enable the re-establishment of the curves on the ground. The curve data shall include the radius, central angle, cord bearing and distance, tangent, and arc length			

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
(PRELIMINARY PLAT REQUIREMENTS cont.)

Requirement	Standard	Proposed	Compliance Verified
((9) Excepted parcels shall be marked, "Not included in this subdivision."	GLUDMC Section 21.2.7 cont.		
(10) All public lands shall be clearly identified.			
(11) All public roads shall be clearly marked as “dedicated public road.”			
(12) All private roads shall be clearly marked as “private road.”			
(13) All roads shall be identified by names approved by Grantsville City.		#13 Street names have not been provided	#13 Currently Does not Comply but will by end of Preliminary Approval.
(14) All easements shall be designated as such and dimensions given.			
(15) All lands within the boundaries of the subdivision shall be accounted for, either as lots, open space, walkways, streets, or as excepted parcels.			Proposed road names have been included in resubmission
(16) Bearings and dimensions shall be given for all lot lines and easements, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.			
(17) Parcels not contiguous shall not be included in one plat, neither shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided that all owners join in the dedication and acknowledgments.			

(18) Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc. (19) Surveys shall tie into the state grid or other permanent marker established by the county surveyor and shall give a description, the name and the date on survey monuments found. (20) The plat shall be labeled "Preliminary plat."			

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
(PRELIMINARY PLAT REQUIREMENTS cont.)

Requirement	Standard	Proposed	Compliance Verified
(21) If the subdivision does not have a public water system connection, the amount of water allocated to each lot in acre feet.	GLUDMC Section 21.2.7 cont.		
(22) The surveyor shall provide remainder descriptions for all property from the original parcel or lot that is not included in the subdivision. (Ref UCA §1 0-9a-603)			
(23) Title Block with the name, address and license number of the land surveyor, preparation date and revision dates.			
PRELIMINARY PLAT AND INFRASTRUCTURE DESIGN APPLICATION (1) The application for preliminary plat approval of a major subdivision shall be submitted to the zoning administrator. A preliminary plan application shall include: (a) the application form; (b) two 24" X 36" prints and a .PDF file of the Preliminary Plat Drawings as detailed in Section 21.2.7; and (c) a CAD file of the Preliminary Plat site plan including but not limited to parcel boundaries, street right-of-way, proposed lot lines, proposed parks, trails, open space, location of natural features to be preserved, drainage corridors and basin locations; and (d) an 11" X 17" copy of the preliminary plan in each of the following circumstances (delivered directly to the applicable entities): (i) when a proposed subdivision lies wholly or partially within one mile of the corporate limits of Grantsville City, where notice will be given to Tooele County;	GLUDMC Section 21.4.5.1		Complies to the level required for PUD approval. Nothing has been waived.

(ii) for each servicing utility; and. (iii) for the Utah State Department of Transportation if the property being subdivided abuts a state highway. (e) proof of ownership demonstrated by two copies of a title report and vesting documents of conveyance completed within the previous six months; (f) utility approval forms; (g) the proposed source and amounts of water for all lots;			

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
(PRELIMINARY PLAT AND INFRASTRUCTURE DESIGN APPLICATION cont.)

Requirement	Standard	Proposed	Compliance Verified
(h) names and addresses of the owners of all properties within 300 feet of the proposed subdivision's boundaries; (i) approval of the subdivision name from the recorder's office; (j) a plat map for the recorder's officer showing the property and all adjoining properties around it; (k) if the applicant is not the owner of record, a notarized statement that the applicant has been authorized by the owner to make application; (l) a letter from the local fire department acknowledging it can and will provide fire protection to the subdivision; (m) site analysis map as specified in Section 21.1.13; and (n) geologic technical maps and investigation reports; (o) if the development is not being connected to the city culinary water or sewer system, a letter showing a completed Tooele County Health Department Subdivision Feasibility Study deeming the project feasible; (p) a traffic study is required for all major subdivisions and commercial projects and shall be completed by a licensed engineer. A traffic study shall include trip generation, trip distribution on connecting streets and roadway capacity. Subdivisions and commercial projects with over 100 peak hour trips shall complete a traffic impact study in accordance with Institute of Transportation Engineers recommended standards; (q) A copy of the State Highway Access permit or railroad crossing permit when a new street will connect to a State highway or will cross a railroad,	GLUDMC Section 21.4.5.1 cont.		

along with any design requirements as established by the Utah Department of Transportation. (r) the application fee along with any unpaid fees owed to Grantsville City for development of land, code enforcement, or building permits.			

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)

Requirement	Standard	Proposed	Compliance Verified
LOTS (1) No single lot shall be divided by a municipal, or county boundary line. (2) A lot shall not be divided by a street or another lot. (3) The frontage of a wedge-shaped lot shall not be less than 30 feet in width. (4) Side lot lines shall be at substantially right angles or radial to road lines. (5) All lots shall front on a publicly dedicated street or private roads approved by the planning commission. (6) Unless approved under the provisions of a planned unit development, all lots shall conform to area requirements of the existing zoning district. (7) If the subdivision is located in an area with fire hydrants, the fire hydrants shall be installed and at operational pressure before construction on a structure proceeds beyond footings and foundation.	GLUDMC Section 21.6.2	#6 The project has been submitted under a Planned Unit Development and thus consideration of lots that don't conform to the area requirements of a zoning district is allowed.	~~Complies if the discussion of smaller lots is deemed favorable.~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered and smaller lots were contemplated in the DA.
STREETS (1) Roads shall be designed in accordance with standards adopted by Grantsville City. (2) Streets shall bear the names of existing aligned streets. There shall be no duplication of road names. All road names shall be approved by Grantsville City.	GLUDMC Section 21.6.3 This code section has not been addressed by the applicant.	#1 The proposed streets in the townhouse area do not comply with the standards street cross sections #2 Not Applicable	#1 ~~Does Not Comply~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered. #2 Not Applicable

(3) The arrangement on new streets in a development shall provide for the continuation of existing streets in adjoining areas at widths as designated by the street classification as found in the Grantsville City Street Master Plan and Grantsville City's Street Technical Specifications and Standard Drawings. No subdivision street shall extend farther than 750 feet beyond its intersection with another street. (Amended 06/07)		#3 Complies The only potential connecting street that has no connection is at the City's request. #3 Street "D" in the center of the project may not comply depending on what is defined as an intersection.	#3 Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered to permit streets to extend 1000 feet beyond an intersection. Street length is a challenge with reduced number of connections on to Old Lincoln Highway.

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
STREETS cont.

Requirement	Standard	Proposed	Compliance Verified
(4) In addition to the City codes and standards, all subdivisions shall be designed to meet the applicable requirements in the current adopted edition of the International Fire Code.	GLUDMC Section 21.6.3 cont.	#4 Travel widths comply with the IFC. PER IFC temporary turn arounds will be required on stub street segments that are longer than 150 feet. This applies to phases also.	#4 Complies if temporary turn arounds are provided with phases
(5) Subdivisions proposing one- or two-family dwellings comprising of greater than thirty (30) lots shall have at least two (2) access points to existing through streets outside of the proposed subdivision. Streets within the proposed subdivision shall be interconnected to the greatest extent possible. Subdivisions utilizing multi-family dwelling units, commercial, or industrial areas shall meet the more stringent requirements of the current adopted edition of the International Fire Code or applicable City ordinances and standards.		#5 ~~The current proposed phasing does not allow for two access streets outside of the proposed subdivision when 30 lots are exceeded.~~ This has been modified to comply.	#5 Complies ~~Does Not Comply as phasing is currently shown.~~
(6) The design of the road system shall provide for continuous circulation throughout the project. Cul-de-sacs and temporary dead-end roads stubbed for future development must have approval by the Planning Commission and are only allowed where unusual conditions exist which cause interconnectivity of streets to be infeasible due to public safety, physical circumstance or ability to meet design standards.		#6 The Cul-de-sac will need to be approved by Planning Commission.	#6 Complies
(7) The maximum length of a cul-de-sac shall be 750 feet, as measured from the center line of the adjoining street to the center point of the turnaround, with no more than sixteen (16) single family dwelling units, or twenty-four (24) multi-family dwelling units accessing the cul-de-sac.		#7 There are 30 Single Family Units proposed for the cul-de-sac street. Overall length complies.	#7 ~~Does Not Comply~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered.

(8) Each cul-de-sac shall be terminated with a turnaround or loop road of not less than 120' feet in diameter at the property line with minimum drivable surface (includes travel surface and gutter pans) of 96' feet in diameter. The City Engineer may require an increased diameter if design conditions necessitate increased diameter in order for large vehicles and emergency equipment to negotiate the turnaround or to meet the street design conditions such as park strip width and sidewalk width or additional widths due to center islands. In no case shall an exception be granted for a turnaround smaller than 120' foot minimum diameter.		#8 Complies	#8 Complies
(9) The design of streets in commercial and industrial zoning districts shall be determined by the City Engineer using the Institute of Transportation Engineers' Trip Generation, current edition for road load and design for the transportation system.		#9 Not Applicable at this time.	#9 Not Applicable

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
STREETS cont.

Requirement	Standard	Proposed	Compliance Verified
(10) Pedestrian access: All cul-de-sacs shall provide pedestrian connectivity to open space areas, public facilities, trails, or adjacent subdivisions.	GLUDMC Section 21.6.3 cont.	#10 Not Applicable	#10 Not Applicable
(11) The subdivider shall bear the cost of all road and public safety signs which shall be erected by the city public works.		#11 Construction	#11 Not Applicable to Preliminary Plat
(12) Temporary road signs shall be installed by the developer with the road names approved on the plat.		#12 Construction	#12 Not Applicable to Preliminary Plat
(13) Temporary road signs shall be maintained by the developer until permanent road signs are installed by Grantsville City when the infrastructure is inspected and accepted.		#13 Construction	#13 Not Applicable to Preliminary Plat
(14) The arrangement of streets in a new subdivision or development shall provide for the continuation of existing streets in adjoining areas at widths designated by the street classification found in the Grantville Streets Master Plan and the City's design standards		#14 Complies	#14 Complies
(15) Streets adjacent to a new subdivision or development shall be fully improved on the side of the street fronting the subdivision with a minimum paved travel surface width of 26 feet or half the pavement width per the street's classification, whichever is greater. All associated improvements such as sidewalk, curb, gutter, shoulders, ditches, and/or side slopes so as to assure proper drainage, bank		#15 There is not enough information on the drawings that have been submitted to determine this for Old Lincoln Highway. UDOT controls SR-138.Updated plans for	#15 ~~Requires Additional Information.~~ Complies

stability, and traffic safety shall be construed to city standards on the side of the street fronting the subdivision. The non-property line edge of street shall have installed a temporary ribbon-curb.		Old Lincoln Highway have been submitted.	
(16) No development shall be approved unless streets and associated infrastructure leading to the subdivision provide an adequate level of service for existing users while accommodating the new development. The developer shall be responsible to mitigate off site impacts. The traffic impact study shall be considered in the determination of any off site impact mitigation requirements. The level of mitigation of off-site impacts shall be determined by the planning commission upon recommendation by the city engineer in conformance with the City's general plan including associated plans and studies, adopted ordinances, specifications, standards, and considerations of public health and safety.		#16 ~~The TIS is for an older concept and only seems to address the SR-138.~~ Updated TIS has been submitted	#16 ~~Requires Additional Information.~~ Complies
(17) All associated improvements such as sidewalk, curb, gutter, or alternate drainage shall also be constructed to city standards for a "Public Road, Standard Street Section" as specified in Grantsville City's Technical Specifications and Standard Drawings, unless waived by the city council.		#17 The street cross sections proposed for the townhouses is 26 feet wide and does not meet the standard street cross section requirements.	#17 ~~Does Not Comply~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered.

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
STREETS cont.

Requirement	Standard	Proposed	Compliance Verified
(18) No building permit shall be issued until such time as all of the required improvements and the installation of utilities have been completed or until a financial assurance has been filed with the City that complies with the requirements of Chapter 21, Section 7 of this Code. The City Council may also require that the subdivision improvements be guaranteed for two year after their installation, in a manner consistent with guarantees required for a standard subdivision.	GLUDMC Section 21.6.3 cont.	#18 Construction	#18 Not Applicable to Preliminary Plat
(19) Commercial developments having thirty (30) or more separate commercial lots or proposed businesses shall be required to provide for more than one means of vehicular ingress and egress to the development. The timing of the installation of the alternate means of ingress and egress shall be determined by the City Council, after a recommendation from the Planning Commission.		#19 Nothing specific is shown and will not be known until actual commercial development is proposed. Property frontage may allow this.	#19 Applicable at time of commercial Development
(20) Improvement of Existing Boundary Streets: Existing streets fronting or bounding the development shall be improved to meet the classification and construction standards specified by the City for the street. These requirements shall include:		#20 ~~It is not clear what is proposed for Old Lincoln Highway.~~ Updated plans for	#20 ~~Requires Additional Information~~ Complies

		Old Lincoln Highway have been submitted.	
(a) Dedication of additional right-of-way width to meet the greater of the half of the minimum width required for the particular street classification as measured from the centerline of the existing street right-of-way.		#20a ~~It is currently not clear what is proposed for Old Lincoln Highway.~~ Updated plans for Old Lincoln Highway have been submitted.	#20a ~~Requires Additional Information~~ Complies
(b) Developer shall provide as part of preliminary plat application a survey of existing street improvements on existing street rights-of-way or the minimum width required to provide a 26' foot minimum pavement width meeting the International Fire Code access requirements bounding the proposed subdivision and an assessment by a licensed Geotech assessing the condition of the existing concrete and bituminous pavement, base and subgrade materials and certifying whether or not the existing right-of-way improvements meet Grantsville City's current development and construction standards. The survey shall include topography, location and elevations of street crowns, edge of pavement, curb and gutter, sidewalk, utility boxes, manholes and any other permanent objects within the street right-of-way or adjacent to the street right-of-way that may be associated to the existing improvements or have bearing on potential future improvements associated with the proposed subdivision.		#20b The Developer has provided adequate survey. It is not clear if any additional assessment has been completed.	#20b Complies ~~Requires Additional Information~~

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
STREETS cont.

Requirement	Standard	Proposed	Compliance Verified
(c) In cases where the existing street improvements do not meet current city improvement standards, deficiencies shall be corrected to meet current standards. These corrections include any deficiencies in the right-of-way or edge of pavement beyond centerline to meet the minimum 26' foot minimum pavement width requirement from the subdivision boundary to the greater of the centerline of the right-of-way. Additional repair and replacement may be required beyond the right-of-way centerline if construction of improvements for the subdivision such as trenching for utilities serving the subdivision or construction activities for the subdivision have damaged existing improvements or the design of the proposed improvements requires additional reconstruction to provide smooth transitions, maintain appropriate drainage and maintain the safe operation of improvements.	GLUDMC Section 21.6.3 cont.	#20c This applies to SR-138 which is controlled by UDOT and Old Lincoln Highway which is a public city street. ~~Frontage along Old Lincoln Highway must be improved to meet the correct streets classification standard.~~ Updated plans for Old Lincoln Highway have been submitted.	#20c ~~These improvements are not clearly shown on the Concept and Preliminary drawings.~~ Complies
(d) Improvements in the half width of the right-of-way as measured from the centerline of the existing street right-of-way shall meet the same construction finish standards required within the subdivision. Existing pavement surfaces to remain shall be milled down and overlain with a minimum of 1-inch bituminous		#20d To be addressed in Final Plat.	#20d Not Applicable to Preliminary Plat.

surface course providing a continuous surface from street centerline to edge of pavement at lip of curb or shoulder. € If the existing boundary street right-of-way is not paved, improvements to bring the street in compliance with current City standards shall include a paved surface width of a minimum of 26 feet for the full length of the subdivision boundary frontage or, in agreement with the City, full width improvements to the right-of-way for a distance proportional to the total length of subdivision boundary, as if partial improvement were completed.		#20e To be addressed in Final Plat.	#20e Not Applicable to Preliminary Plat.
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.	GLUDMC Section 21.6.8 This code section has not been referenced by the applicant.	A 10-foot front yard PUE is proposed with a 20-foot front setback. A 5-foot side yard PUE is proposed with a 5-foot side yard setback. A 10-foot rear yard PUE is proposed with a 15-foot rear setback. To mitigate this issue, it is recommended that no bump outs, low roof overhangs window wells or equipment be allowed to encumber the PUE. Generous utility corridors shall to be designated on the Plat that allow for current and future utilities to serve the dwellings with adequate access for installation, maintenance and repair. These corridors may also include trails.	~~Does Not Comply~~ Alternate Compliance – Per GLUDMC §12.2 provisions of the code may be altered.

GENERAL PLAN CONSIDERATIONS

The General Plan makes the following statements that may be applicable to the proposed project:

The opening element of the Grantsville City General Plan lists the following Community Core Values which form the underlying values behind the policies and goals of each element of the General Plan.

Community Core Values

Core values of a community are specific statements that illustrate the residents' desires and needs for their community. These values support and prescribe the future of the community, while remaining adaptable to the ever-changing nature of a municipality. Grantsville values include:

● Retain the feel and atmosphere of a small community

Comment: Small Lots packed tightly together do not retain the feel and atmosphere of a small community unless generous amounts of open space is interspersed throughout the subdivision to open it up and break up the wall to wall buildings.

● Offer an increased quality of life for residents, regardless of age or socioeconomic status

Comment: The mixture of types and sizes of residential products provides opportunities for residence in this community regardless of age and socio economic status. Robust trail systems and generous parks with amenities to promote an active inviting space help to increase the quality of life for its residents. Walk ability, bike ability, convenient services and attractions also help to improve quality of life.

● Attract and retain necessary amenities or services to encourage residents to shop locally.

Comment: Local shops need local residents in an adequate density to keep them in business. One cannot expect a Walmart to come into Grantsville until there is adequate population to make it profitable. Very likely the Walmart in Tooele will remain the lone Walmart in the valley until the population of the valley doubles.

● Support development of the local tax base.

Comment: The local tax base increases as additional businesses come into the community.

● Provide affordable housing options that meet local needs and local socioeconomic characteristics for residents.

Comment: Affordable housing means options such as multi-family housing, apartments and smaller homes on smaller lots being made available in areas that have great transportation access and convenience of location to basic services and to employment. This type of housing needs to be balanced in the community with larger homes and large lots to provide a mix of people at all socio-economic levels.

● Support business development for local employment opportunities.

Comment: Businesses and services need to be sought after and located near the affordable housing. Commercial growth will not occur if there are not roof tops to support the businesses.

It is important to note that no development is going to meet all of the goals of the General Plan nor does the City want a development to meet all of the goals. The City land use map contains 10 distinct types of land uses and the Zoning Map contains 18 distinct zones. The expectation is that each of those zones serves a unique purpose that is different from the other zones. As conformance to the General Plan is considered for an application, the consideration should weigh its compatibility to surrounding uses, its fit within the zone and land use it would reside in and its compatibility in the community overall.

We should not expect to meet moderate income housing needs with one-acre single family lots. Nor should we expect that those residing in one acre or larger lots will have convenient access to employment, goods and services within walking distance.

Deseret Commons seems to support or should the following goals and policies:

LAND USE

Goals and Policies and 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.

Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.

Policy 3. Ensure compatibility of future land uses with adjoining properties.

Comment: The proposed development is placing the higher densities nearer the future industrial and commercial areas as a buffer for single family residences.

Policy 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.

Comment: If the proposed development is approved there needs to be a push for neighborhood commercial that is conveniently accessed preferable without having to enter or cross the highway so it may be walkable for those living in the area.

Policy 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.

Comment: The proposed development provides a variety of sizes and types of lots and units with a gross density of **5.??** dwellings per acre. The issue really is not density but lot size. The question seems to be is the addition 8.7%% of open space fully improved with amenities adequate to meet the intent of this General Plan Goal?

Goals + Policies + Community Design

Goal 2. **Create a more pedestrian-friendly community.** As new development is proposed, and/or as resources become available to the City, invest in things that promote an active lifestyle.

Policy 2. Construct maintained pathways of adequate widths on streets in high density areas that currently do not have paths for other types of transportation other than driving.

Comment: There is going to be a trail system provided it would be helpful if there was a drawing showing the proposed trail system and parks and other open space to see how this all interfaces with the neighborhood.

Goals + Policies + Transportation

Goal 1. **Provide for the existing and future transportation needs.** Develop and maintain transportation systems of adequate size and capacity to serve the existing and projected permanent and peak population in all areas of the city.

Policy 1. Street paving and pedestrian surfacing materials should be economical, serviceable, and easy to repair. The variety of surfacing materials should be kept to a minimum.

Policy 2. The parking policy shall be to require on-site parking enough to meet the anticipated parking demand of proposed development.

Comment: Adequate parking is still in question especially in the townhouse area. The definition of parking for single family lots by not allowing counting parking on the driveway in front of the house is also in question.

Policy 3. The City will require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approvals to adequately serve the development.

Comment: The proposed street rights-of-way in the townhouse area don't comply with the City standards.

Goal 3. **Develop a comprehensive transportation system.** Incorporate many modes of travel, including private vehicle, mass transit, pedestrians and bicycles.

Policy 1. Access for the disabled shall be addressed in all public improvements.

Policy 2. Provide a pedestrian-oriented sidewalk, path and trail system that offers convenient access throughout the entire city.

Comment: As the surrounding area is not fully developed there are no existing city wide trails to connect to.

Policy 3. Walking and biking will be a practical and enjoyable means of travel within the City with the provision of safe sidewalks and multiple use trail system (including ATV and equestrian users).

Comment: This is not clearly addressed in the Application.

Goals + Policies - Housing

Goal 1. **Housing Stock.** Grantsville seeks to develop a variety of housing opportunities.

Policy 1. Support the development of single-family dwellings, multi-family dwellings, and retirement housing.

Comment: This project provides a variety of types of housing helping to fulfill this need.

Policy 2. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes [as per UCA 10-9a-403(2)(b)(iii)(A)].

Goals + Policies - Recreation And Open Space

Goal 2. **Improve Recreation Opportunities.** Grantsville encourages the development and maintenance of parks with quality recreational facilities that connect all parts of the community.

Policy 4. Provide a connected and useable open space network.

Policy 5. Establish open space guidelines and maintenance options for existing and future open space areas.

Policy 6. All new developments will be required to contribute to the provision of open spaces within the City, either through onsite reservation, where appropriate, offsite contributions, or payment in lieu.

Policy 7. Increase prescribed play spaces for sporting teams or events, specifically soccer, baseball, softball and other sports.

Policy 8. Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.

Comment: With a little additional information the project may address each of these policies.

Goal 3. **Public/Private Cooperation.** Grantsville supports public/private cooperation in developing recreation and open space improvements, services, and facilities.

Policy 1. Encourage residential and commercial developers to improve and/or construct recreational facilities in lieu of paying fees for developments that will generate need beyond current recreation infrastructure capacity.

Policy 4. Consider granting a density bonus which will encourage developers to provide fully built out parks and recreational facilities. Play structures/areas shall meet and/or exceed all current CPSC, ASTM, IPEMA standards, and ADA requirements.

Comment: As was previously stated this project as proposed would require a large number of exceptions and waivers to the City Code. Especially in terms of lot size. The project provides a large park and an interconnecting trail system. Is this adequate to grant these exceptions and waivers?

NEIGHBORHOOD RESPONSE

Public Hearing held at Planning Commission Meeting on Aug 3rd. Concerns about traffic and speed on Old Lincoln highway were expressed.

PLANNING COMMISSION RESPONSE

Discussion held at Aug 3rd Planning Commission meeting and at a Work Meeting held Aug 17th

PLANNING STAFF ANALYSIS

See Work Meeting Outline and Desert Edge PUD Comments sent to Planning Commission member in preparation for the work meeting

PLANNING STAFF RECOMMENDATION

Discussion to be help at work meeting. No recommendation at this time

AGENDA ITEM #5

Discussion of Final Plat and Construction Plan Review for Hale Street Market

Planning and Zoning
336 W. Main Street • Grantsville, UT 84029
Phone: (435) 884-1674 • Fax: (435) 884-0426

File# 2023085

Hale Street Market Final Plat
Summary and Recommendation

Parcel ID:	01-109-0-0053	**Meeting Date:**	Aug. 3, 2023
Property Address:	6 East Main St.	**Current Zone/Proposed zone**	CG

Applicant Name:	Mohd Alqaaydeh
Request:	New building with new location for Ross Automotive
Prepared by:	Cavett Eaton
Planning Staff Recommendation:	City staff have been working closely with the developer on this project and they feel that it this stage it is ready to approve.

PROJECT DESCRIPTION

Hale Oil want to remove the carwash and build a new building with a fast food drive, create a larger and improved parking area by relocate Ross Automotive

SITE & VICINITY DESCRIPTION

ZONE CONSIDERATIONS

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

NEIGHBORHOOD RESPONSE

None at this time

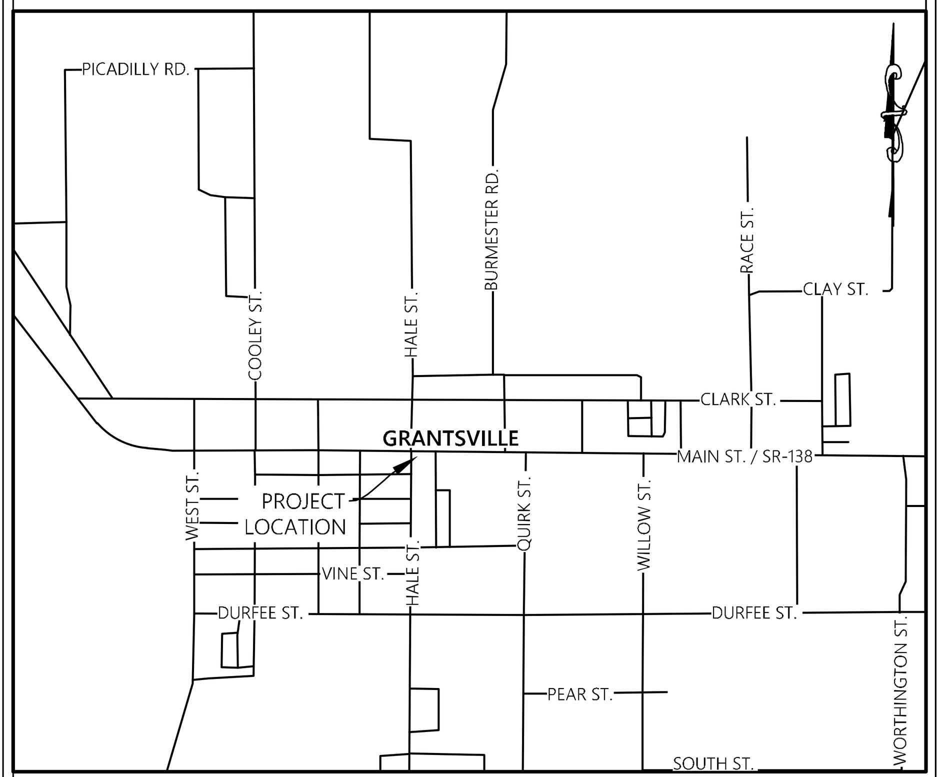
PLANNING STAFF ANALYSIS

City engineer Dan England, Aqua Consultant Shay Stark and City Zoning Administrator Cavett Eaton have worked with the developer and the owner and are comfortable with this addition to the already approved Hale Street Marker plans. Additional details will be worked out with the construction site plan process that will be done in-house.

PLANNING STAFF RECOMMENDATION

City staff have been working closely with the developer on this project and they feel that it this stage it is ready to approve.

VICINITY MAP N.T.S.



GENERAL NOTES:

1. CURRENT ZONING, CS (COMMERCIAL SHOPPING DISTRICT, 60,000 SQ.FT.) AND R-1-8 (8,000 SQ.FT.) PER GRANTSVILLE CITY ZONING MAP CITY CENTER REVISED AUGUST 2015 BY AQUA ENGINEERING.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR GRANTSVILLE CITY, AND ZONING REQUIREMENTS.
3. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS / SURVEYOR'S KNOWLEDGE. HOWEVER, IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY THE ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
4. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
5. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
6. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCOPE PATTERNS THROUGHOUT SITE.
7. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
8. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ECT. UNLESS OTHERWISE NOTED ON THE PLANS.
11. PEDESTRIAN RAMPS MUST BE INSTALLED BY A UDOT CERTIFIED CONTRACTOR.
12. NOTHING TALLER THAN 3.5' CAN BE PLACED IN THE SIGHT TRIANGLES.
13. THE AUTOSHOP IS SCHEDULED BE RELOCATED TO A NEW POSITION AFTER THIS PROJECT IS COMPLETED. WHEN IT IS RELOCATED THE AREAS AROUND THE SHOP WILL BE PAVED AND GRADED AND DRAINAGE DRAWINGS AND CALCULATIONS WILL BE COMPLETED FOR THOSE AREAS.

LICENSED PROFESSIONAL ENGINEER 5251693 THOMAS N. BROWN 7/5/23 STATE OF UTAH

PRELIMINARY
NOT FOR CONSTRUCTION

HALE'S OIL COMPANY INC.
TAX ID: 01-109-0-0048 & TAX ID: 01-109-0-0053
E-486454
SURVEYED CONTAINS:
62,891 SQ.FT. OR 1.444 AC. +/-

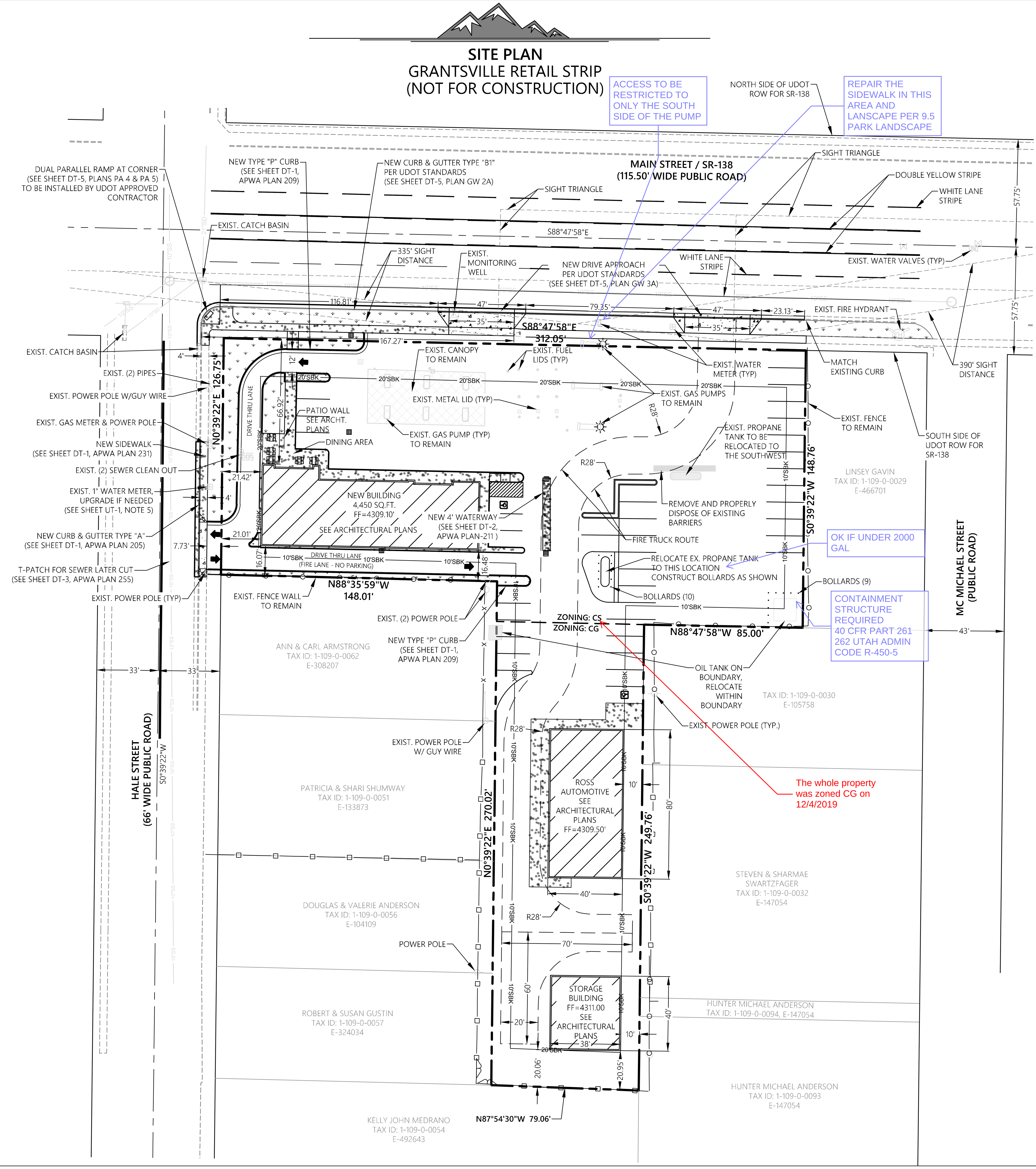
PROJECT BENCHMARK
ELEVATION = 4,312.13'
WEST 1/4 COR. SEC 31, T2S, R5W, SLB&M

GRAPHIC SCALE
30 0 15 30 60 90
1 inch = 60 ft. (11X17)
1 inch = 30 ft. (24X36)

LEGEND:

ASPHALT-NEW 3" HMA/8" UTBC OR MATCH EXISTING ON-SITE. 4' MINIMUM PAVEMENT SAWCUT ON PUBLIC STREETS. SEE STREET DETAILS FOR THICKNESSES.

SITE PLAN
GRANTSVILLE RETAIL STRIP
(NOT FOR CONSTRUCTION)



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT GRANTSVILLE CITY STANDARDS

PARKING CALCULATIONS:

RETAIL USE: 2880 SF X 4.1/1000 = 11.8
RESTAURANT: 1310 SF X 14.14/1000 = 18.5
MACHINE SALES/ REPAIR: 3241 X 2/1000 = 6.5
GAS STATION: 2 EMPLOYEE = 2.0

TOTAL REQUIRED STALLS: 38.8 - USE 39 STALLS
ADA STALLS REQ. = 2 - ONE AT THE HALES STORE AND ONE AT THE MACHINE SALES STORE.

PARKING STALLS WILL NEED TO BE PHYSICALLY DELINEATED ON SITE. PER GLUDMC CHAPTER 6 SECTION 6.16 (A) "EACH OFF-STREET PARKING LOT SHALL BE SURFACED WITH AN ASPHALTIC OR PORTLAND CEMENT OR OTHER BINDER PAVEMENT SO AS TO PROVIDE A DUSTLESS SURFACE. THE PARKING AREA SHALL BE SO GRADED AS TO CONTAIN ALL SURFACE WATER, BY AN ON SITE CONTAINMENT SYSTEM. IF SUCH WATER IS TO BE CARRIED TO ADJACENT STREETS, IT SHALL BE PIPED UNDER SIDEWALKS."

SEE GENERAL NOTE 13, THIS SHEET.

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 RIGHTOUT 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.

REVISIONS			
No.	DATE	BY	DESCRIPTION
1	8/18/21	JEW	ADDRESS AQUA ENG. COMMENTS

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN

6 EAST MAIN STREET
GRANTSVILLE, TOOELE COUNTY
SITE PLAN

RIDGELINE ENGINEERING & SURVEYING
Tel. (435) 843-0484 • Fax. (435) 843-0484
PO Box 36 • Tooele, UT 84074

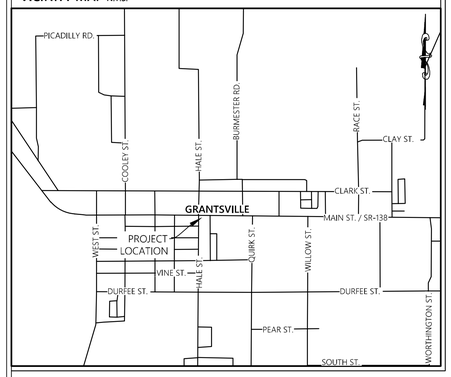
CLIENT: VINCENT DESIGN GROUP
DWG: VDG1.20 - GRANTSVILLE RETAIL STRIP
JOB No: VDG1.20
DRAWING IS REDUCED IF LESS THAN 24"x36". DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

DRAWN BY: JEW/TDV
DESIGN BY: BPH
CHECKED BY: JLR/TNB
DATE: JUL 2023

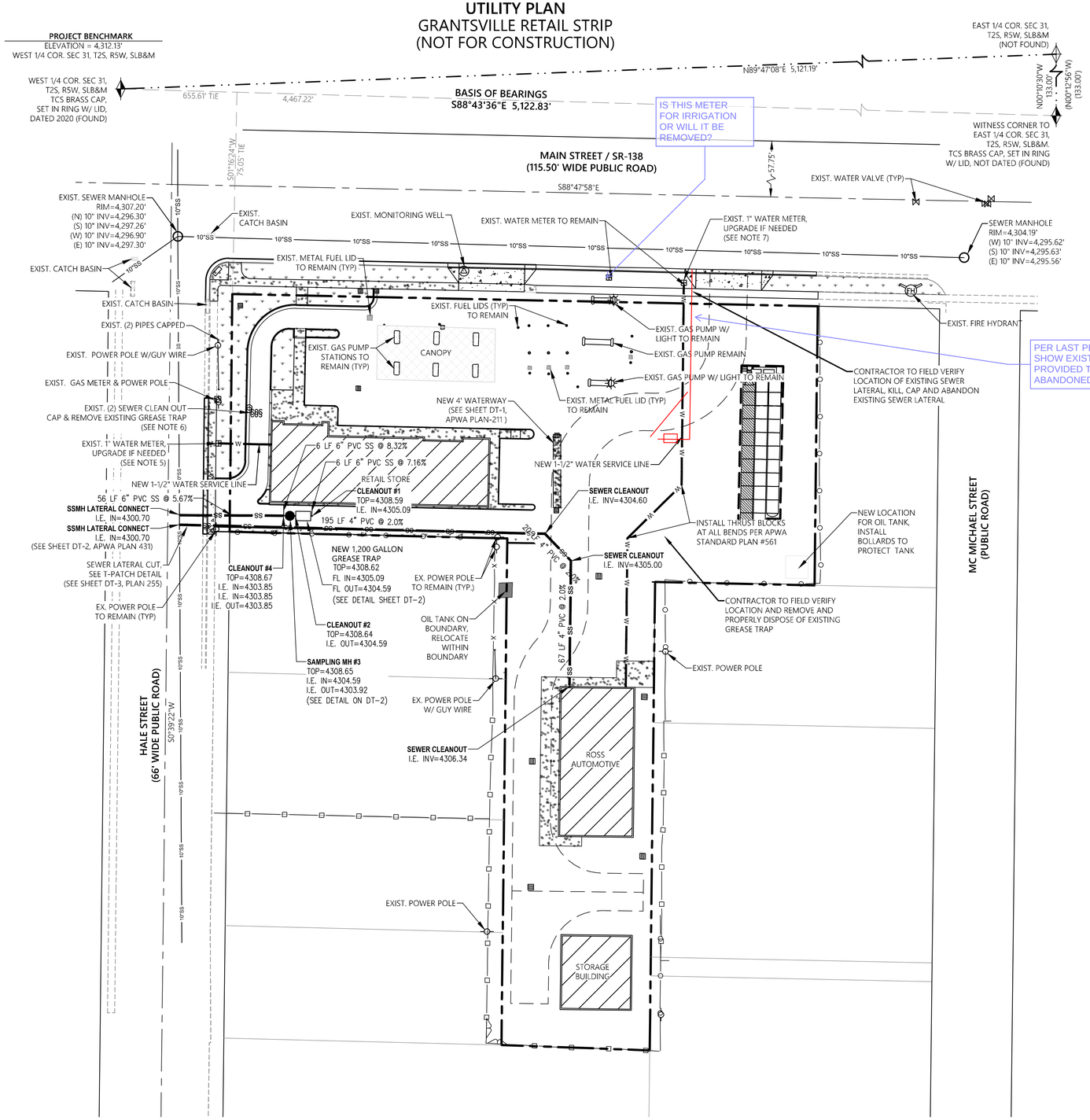
SHEET:
C-1

UTILITY PLAN
GRANTSVILLE RETAIL STRIP
(NOT FOR CONSTRUCTION)

VICINITY MAP N.T.S.



PROJECT BENCHMARK
ELEVATION = 4,312.13'
WEST 1/4 COR. SEC 31, T2S, R5W, SLB&M



UTILITY NOTES:

1. ALL UTILITY TRENCHES SHALL BE PER GRANTSVILLE CITY STANDARDS.
2. POWER COMPANY, GAS COMPANY, AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLICS WAY PERMIT PLAN REVIEWER.
3. WATER AND SEWER LINES REQUIRE 10' MINIMUM HORIZONTAL SEPARATION AND 18" MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION AND 12" VERTICAL MINIMUM SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3' MINIMUM SEPARATION AND 12" VERTICAL MINIMUM SEPARATION FROM ANY NON-SEWER UTILITIES. LOOP WATER LINES IF NECESSARY TO ACHIEVE MINIMUM SEPARATION.
4. VERIFY ALL EXISTING UTILITIES BEFORE COMMENCING UNDERGROUND WORK. THE EXISTING SEWER LATERAL TO THE SINCLAIR BUILDING SHOULD BE ABANDONED AND CAPPED WHERE IT PRESENTLY ENTERS THE BUILDING.
5. THE WEST WATER METER ON HALE STREET IS TO BE LOWERED DUE TO CURRENT SHALLOW DEPTH. LID TO MATCH NEW FINISHED GRADE SURFACE WITHIN LANDSCAPE STRIP. PROVIDE NEW 1-1/2" COLD WATER LINE TO BUILDING. COORDINATE WITH WATER SUPPLY COMPANY TO PROVIDE 1" METER IF EXISTING METER ON-SITE IS NOT ADEQUATE.
6. CAP ALL ABANDONED SEWER LINES. REMOVE EXISTING GREASE TRAPS.
7. CONTRACTOR TO FIELD LOCATE EXISTING WATER METER AND LATERAL CONNECTION TO EXISTING ROSS AUTOMOTIVE. REMOVE AND REPLACE EXISTING LATERAL AND PROVIDE NEW 1" COLD WATER LINE TO NEW ROSS AUTOMOTIVE BUILDING LOCATION. COORDINATE WITH WATER SUPPLY COMPANY TO PROVIDE 1" METER IF EXISTING METER ON-SITE IS NOT ADEQUATE.

... LINES AT THE PROPERTY LINE

GRAPHIC SCALE
30 0 15 30 60 90
1 inch = 60 ft. (11X17)
1 inch = 30 ft. (24X36)

LEGEND:

ASPHALT-NEW 3" HMA/8" UTBC OR MATCH EXISTING ON-SITE. 4' MINIMUM PAVEMENT SAWCUT ON PUBLIC STREETS. SEE STREET DETAILS FOR THICKNESSES.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU **Dig**
1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT GRANTSVILLE CITY STANDARDS

REVISIONS

No.	DATE	BY	DESCRIPTION
1	8/18/23	BW	PER GRANTSVILLE ENG. COMMENTS

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN

6 EAST MAIN STREET
GRANTSVILLE, TOOELE COUNTY
UTILITY PLAN

RIDGELINE
ENGINEERING & SURVEYING
Fax: (435) 843-3190 • Cell: (435) 882-7923
195 N. 100 W. • Provo, UT 84601

CLIENT: VINCENT DESIGN GROUP
DWG: VDG1.20 - GRANTSVILLE RETAIL STRIP
JOB No. VDG1.20
DRAWING IS REDUCED IF LESS THAN 24"x36" DRAWING UNDERGO SIZE PROGRESS OVER SCALE

DRAWN BY: JEW/TDV
DESIGN BY: BPH
CHECKED BY: JJB/TNB
DATE: JUL 2023

SHEET:
UT-1

LICENSED PROFESSIONAL ENGINEER
5291693
THOMAS N. BROWN
7/6/23
STATE OF UTAH

PRELIMINARY
NOT FOR CONSTRUCTION

AGENDA ITEM #6

Discussion of PUD for Worthington Ranch

Planning and Zoning
336 W. Main Street • Grantsville, UT 84029
Phone: (435) 884-1674 • Fax: (435) 884-0426

PUD-2023100

Worthington Ranch Subdivision PUD
Reply from Developer

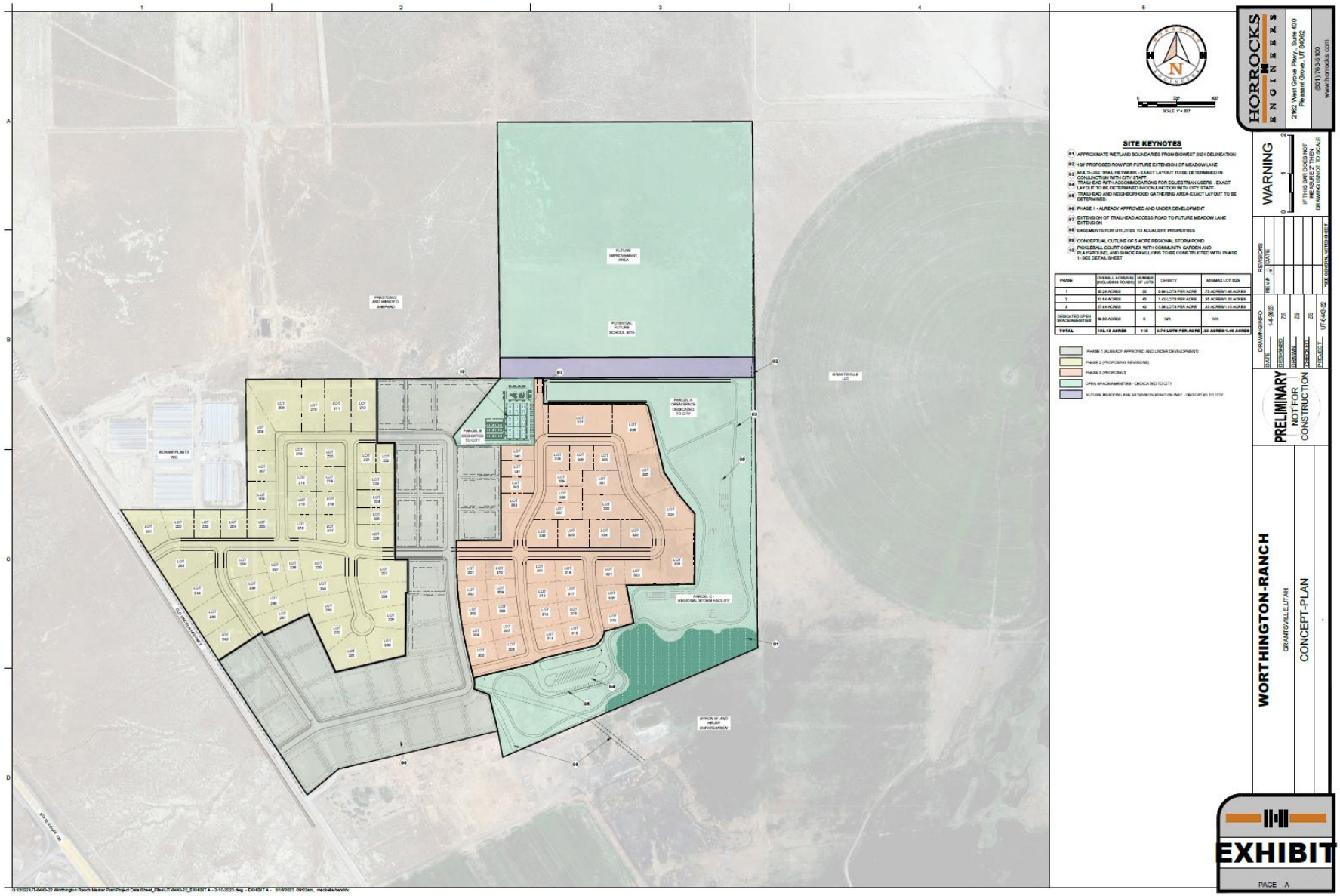
Parcel ID:	01-040-A-0027	**Meeting Date:**	8/17/23
Property Address:	1062 Old Lincoln Hwy, Grantsville, UT 84029	**Current Zone**	RR-2.5

Applicant Name:	Worthington Ranch
Request:	Subdivision PUD
Prepared by:	Stetson Blackmore, Land Analyst for Hamlet Homes
Planning Staff Recommendation:	This reply was emailed to Cavett on 8/15/23 and has not been verified by City Staff. The Approved / Verified Column are the developers comments, not City Staff. Staff feels that there has not been adequate time to process this request and give a recommendation with the time we have been given. The developer would like Planning Commission to approve or reject this proposal in order for them to move this project to City Council for consideration as soon as possible.

PROJECT DESCRIPTION

Proposed Development of 157.64 acres to create a masterplan community comprised exclusively of amenities and single-family homes of varying densities from 1/3rd to 1 ½ acres.

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, b, & d)** The goal and intent is to create a more desirable neighborhood that adds to the community via amenities. The walking trails are specifically intended to keep much of the native vegetation. Meanwhile, the proposed pickleball courts (or whatever the council and staff suggest) are intended to provide another space in a growing part of the city to engage in fitness. The open space Developer is proposing to donate to the City could be used for any future need purpose without restrictions to create a more desirable environment By allowing different lot sizes, the street scape and neighborhood improves aesthetically. Multiple city council members mentioned that homebuyers don't all want the same size home and lot and a variety of sizes if preferrable to have a better neighborhood, and to better meet the needs of homebuyers. **c)** Not applicable. There are no historic structures. **e)** Under the current plan, the open space currently is and will remain underutilized and underappreciated, as it is currently not the best use of this land.	Complies
a. Will achieve the purposes for which a Planned Unit Development may be approved pursuant to section 12.1. b. Will not violate… objectives of this code…	GLUDMC Section 12-2-a & b	a) Yes b) Yes	Complies
The statement shall explain specifically how the proposed planned unit development relates to each such standard and promotes a listed objective.	GLUDMC Section 12-4-2-a	• All standards are met or exceeded	Complies
a. Creation of a more desirable environment than would be possible through strict application of other City land use regulations…	12-1-a	**a, b, & d)** The goal and intent is to create a more desirable neighborhood that adds to the community via variety in lot size, home colors, architecture, and amenities.	Complies

		The open space Developer is proposing to donate to the City could be used for any future need purpose without restrictions to create a more desirable environment By allowing different lot sizes, the street scape and neighborhood improves aesthetically. Multiple city council members mentioned that homebuyers don't all want the same size home and lot and a variety of sizes if preferable to have a better neighborhood and streetscape, and to better meet the needs of homebuyers. Strict application of City land use regulations would result in no amenities in this area and 90+ acres of vacant unused land of no benefit to City residents.	
b. The use of design, landscape or architectural features to create a pleasing environment…	12-1-b	As stated above the narrative provided has small components that could be expanded to meet this objective. Features 3, 10 & 11 in the Narrative are a good spot to start.	Complies
c. Preservation of architecturally or historically significant buildings.	12-1-c	Not Applicable	Not Applicable
d. Establishment of interconnection paths and trails for alternate transport routes…	12-1-d	The walking trails are specifically intended to keep much of the native vegetation. Meanwhile, the proposed pickleball courts (or whatever the council and staff suggest) are intended to provide another space in a growing part of the city to engage in fitness.	Complies
e. Elimination of blighted structures or incompatible uses…	12-1-e	Under the current plan, the open space currently is and will remain underutilized and underappreciated, as it is currently not the best use of this land.	Complies
AUTHORITY TO MODIFY REGULATIONS	GLUDMC Section 12-2	Planning Commission has the authority to approve the requested changes. Such changes can be approved since they do (a) achieve the purposes for which a planned development may be approved pursuant to Section 12.1, and (b) will no violate the general purposes, goals and objectives of the Code and of any plans adopted by the Planning Commission or City Council.	Complies
No such change, modification, alteration, or waiver shall be approved unless the Planning Commission shall find that the proposed planned unit development: a. Will achieve the purposes for which the planned unit development may be approved pursuant to section 12.1. b. Will not violate the general purposes, goals and objectives of		The only exceptions are: • Previously approved sidewalks are on one side of the street. • Previously approved modification of minimum lot size.	Complies via previously approved modifications

this Code and of any plans adopted by the Planning Commission or the City Council.			
MINIMUM AREA	GLUDMC Section 12-3	As Per Zoning Districts RR-5, minimum PUD size is 20 acres. RR-1 has a minimum PUD size of 10 acres. Though Section 12-3 of City code doesn't specifically call out RR-2.5, the subject property complies with more than the minimum area even for RR-5 zone in the table.	Complies
APPLICATION PROCEDURE	GLUDMC Section 12-4	Application is following the application procedures per 12-4 Planned Unit Developments and 21 Subdivision Regulations, as directed by Grantsville City Staff. The PUD shall be filed on a plat drawn and stamped by a licensed surveyor and identified as such when the process gets to the preliminary and final plat stage.	Complies
	GLUDMC Section 12-4-1	Application is following the application procedures per 12-4 Planned Unit Developments and 21 Subdivision Regulations, as directed by Grantsville City Staff. The PUD shall be filed on a plat drawn and stamped by a licensed surveyor and identified as such when the process gets to the preliminary and final plat stage.	Complies
Preliminary Provide following Information: **a.** …applicant shall submit a written statement addressing each of the standards set forth in section 7.8 herein entitled, Determination, when applicable and how the proposed development will promote the objectives set forth in section 12.1 of this Chapter. The statement shall explain specifically how the proposed planned unit development relates to each such standard and promotes a listed objective	GLUDMC Section 112-4-2-a	Complies with all standards found in GLUDMC 7-8.	Currently Does Comply. The applicant has submitted a written statement addressing each of the applicable standards in GLUDMC Section 7.8 Determination. All Standards are meet or exceeded.

(GLUDMC Chapter 12 PLANNED UNIT DEVELOPMENTS CONSIDERATIONS cont.)

Requirement	Standard	Proposed	Compliance Verified
Preliminary Provide following Information: b. … application shall submit a written statement indicating specifically what change, alteration, modification or waiver of any zoning or development regulations is being sought by the developer, if any	GLUDMC Section 12-4-2-b	Current request is to overlay PUD on zoning with the following modifications: • Increase lot count above 62 (final number to be approved in preliminary plat process) • Decrease minimum lot size from 0.75-1.0 to 0.33 acres • Remove requirement that open space be owned and maintained by HOA	Currently Does Not Comply.

GENERAL ZONING CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
AUTHORIZED USES WITHIN DISTRICTS ARE PLENARY The uses of land allowed in each district shall be plenary and uses of land not specifically allowed as set forth therein shall be prohibited in the respective district.	GLUDMC Section 13-4	The proposed development utilizes single family lots that are smaller than the minimum allowed in the RR-2.5 Zone. An exception to this section of code has been requested.	Currently Does Not Comply.

SUPPLEMENTARY LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
NONCONFORMING LOTS PROHIBITED AFTER ADOPTION OF CODE After adoption of this Code, no lot having less than the minimum width, depth and area required in the district in which it is located may be created nor shall building permits be issued for construction on such non-conforming lots created subsequent to adoption of this Code.	GLUDMC Section 4-4	The project proposes various lot sizes that are smaller than the minimum widths and areas allowed in the respective districts.	Does Not Comply
LOT STANDARDS AND STREET FRONTAGE Except for planned unit developments, condominiums, and as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued, provided that no lot containing 1/2 acres or less shall be created which is more than 3 times as long as it is wide.	GLUDMC Section 4-5	Complies	Complies

EVERY DWELLING TO BE ON A LOT - EXCEPTIONS Every dwelling structure shall be located and maintained on a separate lot having no less than the minimum area, width, depth and frontage required by this Code for the district in which the dwelling structure is located, except that farm or ranch dwellings, group dwellings, condominiums, and other multi-structure dwelling complexes under single ownership and management, which are permitted by this Code and have approval from the Planning Commission, may occupy a single lot.	GLUDMC Section 4-6	The proposed lots do meet the requirement of minimum area width and depth of frontage as required by this Code for the district in which the dwelling is located	Complies
Lots with frontage only on private streets shall be allowed by conditional use permit only and shall conform to City right of way standards.	GLUDMC Section 4-7	Not applicable	Not applicable
CLEAR VIEW OF INTERSECTING STREETS 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.	GLUDMC Section 4-16-C	Complies	Complies
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	GLUDMC Section 4-16-D	Complies	Complies

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.			
The portion of the lot not covered by improvements shall be fully landscaped in accordance with Chapter 9 of GLUMDC.	GLUDMC Section 4-34-5	The concept drawings show everything fully landscaped.	Complies

STREET CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
PRIVATE STREETS 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.	GLUDMC 247	Complies	Complies
STANDARD STREET CROSS SECTIONS Local Street Cross Section (Grantsville's Current Standard Residential Street) requires a minimum 66-foot right-of-way, 38-feet of pavement bound by 30-inch curb and gutter on both sides, 6.5 -foot park strips and 5-foot-wide sidewalks along boundaries of right-of-way.	Grantsville Street Master Plan, revised 9/20/2017 Figure 3.2 Revised Standard Street Cross Section by Classification – Sheet 1	Complies	Complies

PARKING AND DRIVEWAY CONSIDERATIONS (Chapter 6)

Requirement	Standard	Proposed	Compliance Verified
RESIDENTIAL DISTRICTS (1) The following restrictions shall apply to single family detached, single family attached and two family dwellings: (a) Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this chapter. (b) The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this chapter. Requirements for garages shall be as specified in each zoning district regulations. (d) No parkway or right-of-way area adjacent to or near the lot shall be used for parking. (e) A maximum of four outdoor parking spaces shall be permitted per lot. Parking spaces located within 30 feet of an alley, and taking access from such alley, shall be exempt. Recreational vehicle parking, where permitted, shall be included.	GLUDMC 6-9	Complies	Complies
DRIVEWAY CONSTRUCTION REQUIREMENTS 1. Driveways hereinafter constructed in the City shall be designed and constructed in conformance with this Chapter. 2. All driveways shall be hard surfaced, with a material approved by the City Engineer, and shall be designed and constructed to conform to current American Public Works Association ("APWA") standards as well as all standards developed by the City. 3. No building permit shall be issued for the erection or construction of a building unless all proposed driveways are reviewed and approved by the City. 4. No driveway or driveway approach shall be permitted to encompass any municipal facility, including but not limited to traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, storm drains, utility poles, fire alarm supports, meter boxes, manholes and sewer cleanouts. a. Any person, company, or enterprise found violating this Section shall be fined up to $1,000 per violation, and subject to all other fines and penalties found in this Chapter and allowed by law, including GCC 17-1-6. b. Any person, company or enterprise found violating this Section, in addition to any penalties found in 6.14(A)(4)(a), shall be liable for all costs repair or restore the municipal facility, all costs to remove, relocate, or bring into compliance the offending driveway or driveway approach, and all actual damages to real property caused by the offense. 5. Variations from the requirements of this Chapter may only be approved by the City Council.	GLUDMC 6-14-1	Complies	Complies

PARKING AND DRIVEWAY CONSIDERATIONS (Chapter 6 cont.)

Requirement	Standard	Proposed	Compliance Verified
1) Streets and Roadways a) Driveways for off-street parking shall be located on streets designated as local, residential, or main street unless otherwise permitted herein. b) Driveways accessing arterial, rural, or collector streets require pre-authorization approval from the City Council prior to construction. i) Approval will be granted only if access to the property off another road is impossible or overly burdensome. c) Driveways shall not be constructed along the acceleration or deceleration lanes and tapers connecting to interchange ramp terminals. 2) Shared Access a) Shared access driveways between adjacent lots are hereby encouraged. 3) Right-of-Way a. Driveways, including the radii, but not including right-turn lanes, passing lanes, and tapers, shall be located entirely within the applicant's right-of-way frontage. This right-of-way frontage is determined by projecting the lot lines to the edge of pavement of the road. Encroachment of curb and radii on adjacent right-of-way frontage shall be permitted only upon written certifications from the adjacent property owner(s) (agreeing to such encroachment) and upon written confirmation from the City that the City has determined that such encroachment is necessary to preserve safe roadway conditions.	GLUDMC 6-14-4	Complies	Complies
The following restrictions shall apply to single family detached, single family attached and two family dwellings: 1. Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter. 2. Unless an exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width. 3. The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations. 4. No parkway right-of-way adjacent to or near the lot shall be used for parking. 5. For each single-family residential lot no more than two driveway approaches shall be permitted. In all instances, the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares.	GLUDMC 6-14-5	Complies	Complies

6. The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council. 7. Driveways shall not be closer than: a. Twelve feet (12') to each other; and b. Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway 8. Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway. 9. Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares			

DEVELOPMENT CONSIDERATIONS (Chapter 21)

Requirement	Standard	Proposed	Compliance Verified
CREATION OF SUBSTANDARD LOTS PROHIBITED No lot shall be created that does not conform to the requirements of this code and the zoning district in which it is located.	GLUDMC Section 21-1-6	The proposed lots are smaller than what are allowed in their respective zones.	Does Not Comply
OPEN SPACE APPLICABILITY OF REGULATIONS (1) In recognition that the residents of Grantsville highly value the open tracts of land that currently are characterized with recreational uses, agricultural uses, minimal development or remain in a natural state, Grantsville City desires to protect and preserve these characteristics while allowing for continued growth and improvement of the community by requiring each proposed development to consider and maintain some form of open space as described in the following regulations. (2) All undeveloped parcels that come before the City as a subdivision of land shall comply with the open space regulations found in this chapter. All development shall be in compliance with all applicable Grantsville City ordinances, regulations, or resolutions and when in conflict, the provisions of this chapter shall prevail.	GLUDMC Section 21-1-12	The project has provided open space in the form of parks and trails.	Complies
SITE ANALYSIS MAP (1) Concurrent with the submission of a preliminary plat, or site plan, the applicant shall prepare and submit a site analysis map. The purpose of the site analysis map is to ensure that the important site features have been adequately identified prior to the creation of the site design, and that the proposed open space will meet the requirements of this chapter. (2) The site analysis map shall include: (a) Location of natural drainages depicting flowline and top edge of channel; and (b) Springs, ponds, riparian zones, marsh and wetlands boundaries; and	GLUDMC Section 21-1-13	All notations have been made on concept plans and will on all following plans	Complies

(c) Active agricultural, pasture areas; and (d) Rock outcroppings and slopes greater than 30%; and (e) Known archeological or historical resources; and (f) Wooded areas; and (g) Existing walking, equestrian, off-highway vehicle or bicycle trails; and (h) Existing streets, structures and utility infrastructure. (i) Other unique site features that may hold value if incorporated in open space areas.			
USE OF OPEN SPACE (1) Open space is the portion of a subdivision or site that has been set aside for permanent protection. Activities within the open space shall be restricted in perpetuity through the use of an approved legal instrument. (2) Open space areas shall be protected in perpetuity from further development or unauthorized use by permanent restrictive covenant. Grantsville City reserves the right to enforce all restrictive covenants and conservation easements per Utah Code Ann. §57-1 8-6 (1985). Uses of open space may include the following: (a) conservation of natural, archeological or historical resources; (b) meadows, woodlands, wetlands, riparian zones, raptor nesting sites, wildlife corridors, game preserves, habitat for endangered or threatened species, critical wildlife habitat as identified by the State of Utah, Division of Wildlife Resources, or similar conservation-oriented areas; (c) cemeteries, archaeological sites and burial grounds and other historic and/or archaeological sites as identified by the Grantsville City Historical Preservation Committee and Utah Division of State History, Utah State Historical Society; (d) walking, equestrian, off-highway vehicle or bicycle trails; (e) passive recreation areas, public and private, including pedestrian, bicycle and equestrian trails, picnic areas, community commons or greens, and similar areas; (f) active recreation areas, public and private, to include parks, playing fields, and playgrounds, but recreation areas with impervious surfaces greater than 15% of the total open space such as streets and parking lots shall be excluded; (g) agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts; (h) problematic soils and the 100-year floodplain as identified by (FEMA Flood Map);	GLUDMC Section 11-1-14	The proposed project provides walking trails, pickleball courts, along with a pavilion. The proposed project provides passive recreation areas for the benefit of the residents. The proposed project also provides active recreation areas with amenities for active use. The proposed project provides walking trails. The proposed project provides passive recreation areas for the benefit of the residents. The proposed project also provides active recreation areas with amenities for active use.	Complies #2 Complies

(i) existing slopes greater than 30% on average with a site area greater than 5,000 square feet identified as part of a site analysis conducted by a registered engineer, land surveyor or landscape architect and calculated using topographic maps; (j) other conservation-oriented uses compatible with the purposes of this chapter.			
(3) As open space contributes to the overall character of the community, three underlying principles shall guide the siting and use of open space areas: (a) Open space shall be accessible to the public where practicable. Open space shall be accessible internally, connected to public streets and trails, and generally available for public use and enjoyment with the understanding that some uses may necessitate limited public access such as but not limited to: active agricultural uses, historic structures, and equestrian facilities. (b) Open space shall be visible. Open space shall be located and configured so that a portion of the open space bounds or intersects with public right-of-way or other publicly accessed parcels	GLUDMC Section 10-21-1-14	The proposed parks provide amenities with interlinking trails to bring the residents together and strengthen the community feel of the subdivision	Complies
(c) Open space shall preserve the community's character. Open space shall preserve existing features in the community and/or create new amenities that are in harmony with the existing characteristics of the overall community		The proposed parks provide amenities with interlinking trails to bring the residents together and strengthen the community feel of the subdivision	

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
OPEN SPACE REQUIREMENTS

Requirement	Standard	Proposed	Compliance Verified
OPEN SPACE REQUIREMENTS (1) Each subdivision or site plan shall provide a minimum of 10% of its total parcel acreage as open space. The open space shall be designated on the preliminary plan or site plan and recorded on the final plat. The minimum restricted open space shall comprise at least 10% of the total parcel acreage. The open space shall be held and maintained in a private protective trust. In limited cases such as the provision of a minimum of five-acre public park the City Council at its discretion may, by finding of a beneficial public purpose, choose to accept the dedication of such parcels and improvements. (2) Above-ground utility rights-of-way and small areas of impervious surface may be included within the protected open space but cannot be counted towards the 10% minimum area requirement except that historic structures and existing trails with public access may be counted. Areas greater than 10% of the total open space area that is covered with any impervious surface shall be excluded from the open space calculation. (3) At least 75% of the open space shall be in a contiguous or interconnecting tract. The open space shall be designed in such a way that it adjoins any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area	GLUDMC Section 21-1-15	~ 43% of the area is dedicated to open space and amenities, 4.3x the requirement	Complies

of protected open space. If there is no defined or identified open space on adjoining land, then the open space shall provide areas for the eventual connection with future development as practicable (4) The open space shall be directly accessible to the largest practicable number of lots within the subdivision. The type of open space shall be taken into consideration when making the determination of direct accessibility. Open space parcels that are preserved as active agriculture or pasture land may have limited direct accessibility as the use requires restricted access, but it is expected that such uses shall be located along the sides of public streets or trails so that the open space will provide for the benefit and enjoyment of residents as it reserves the open rural atmosphere desired by the residents. Historic features or other unique natural features due to the nature of their location, characteristics and configuration may also limit direct accessibility but shall be showcased in such a way that it may provide for the benefit and enjoyment of residents as it preserves the open rural atmosphere desired by the residents. Non-adjoining lots shall be provided with safe, convenient access to the open space. Trails are encouraged in the subdivision to access both natural open space areas within the subdivision and those that may be located nearby. Just as with streets, trail connections for connectivity and access with future subdivisions and the City-wide trails system shall be considered			
(5) In lieu of, or in a proportional combination with, the provision of 10% of the total parcel acreage as open space, the developer may, through agreement with the Planning Commission and City Council apply 10% of the predeveloped value of the total parcel acreage, as determined through an owner provided appraisal by a certified real estate appraiser, to purchase another parcel that would be designated as park or open space, construct amenities in existing public parks and open space located within ½ mile of the proposed development, and extend off site trails from the proposed development with sidewalk and trail connections between both parcels to benefit the residents of the development 6) Land dedicated for use as a public park shall be no smaller than five acres and shall not be located any closer than three quarters of a mile from another public park. The City Council may make exceptions to the minimum distance if walkability and other accessibility issues limit the residents of the proposed subdivision from safely or conveniently accessing the nearest public park. Requiring improvements that remove the accessibility barriers may be considered proportionally not exceeding the appraised value of the predeveloped value of the total parcel acreage as detailed in 21.1.15.6	GLUDMC Section 21-1-15 cont.	Not Applicable Not Applicable	Not Applicable
OPEN SPACE NETWORK CONFIGURATION The minimum standards for open space networks are as follows: (1) The minimum width of any open space area is 25 feet. (2) All paths shall be a minimum of 20 feet from any property line except where interparcel access may be provided. (3) All open space networks shall provide connectivity to any common areas within the development and to any adjacent public places and rights-of-way. (4) Paths located in primary conservation areas shall be constructed of pervious materials. (5) Where path networks cross internal subdivision streets or public streets, access points shall be directly across from each other or as approved by the city engineer. (6) Crossings and access points shall be clearly identified to pedestrians and motorists and may include traffic control devices, bridges and tunnels as approved by the city engineer.	GLUDMC Section 21-1-16	Complies	Complies

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)

Requirement	Standard	Proposed	Compliance Verified
PROHIBITED USES OF OPEN SPACE (1) Uses of open space shall not include the following: (a) roads (b) parking lots that occupy more than 15% of the open space; (c) dwellings; (d) commercial uses; or (e) land set aside for use that solely benefits any one person or entity. (2) The instrument for permanent protection shall include clear restrictions on the use of the open space. These restrictions shall include all restrictions contained in this chapter, as well as any further restrictions the applicant or City chooses to place on the use of the open space.	GLUDMC Section 21-1-22	Complies	Complies

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
(PRELIMINARY PLAT REQUIREMENTS cont.)

Requirement	Standard	Proposed	Compliance Verified
((9) Excepted parcels shall be marked, "Not included in this subdivision." (10) All public lands shall be clearly identified. (11) All public roads shall be clearly marked as “dedicated public road.” (12) All private roads shall be clearly marked as “private road.” (13) All roads shall be identified by names approved by Grantsville City. (14) All easements shall be designated as such and dimensions given. (15) All lands within the boundaries of the subdivision shall be accounted for, either as lots, open space, walkways, streets, or as excepted parcels. (16) Bearings and dimensions shall be given for all lot lines and easements, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines. (17) Parcels not contiguous shall not be included in one plat, neither shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided that all owners join in the dedication and acknowledgments. (18) Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc.	GLUDMC Section 10-21-2-7 cont.	All streets are Public. Street names have been provided. Utility easements for new utilities are shown. Not all streets are labeled as Public or Private. Street names have not been provided Utility easements for new utilities are not shown. PUE’s are not shown on the lots or in a detail (like typical setbacks detail). Side Lot PUE’s of 7.5 feet will not fit with the proposed side setbacks	Complies

(19) Surveys shall tie into the state grid or other permanent marker established by the county surveyor and shall give a description, the name and the date on survey monuments found. (20) The plat shall be labeled “Preliminary plat.”			
LOTS (1) No single lot shall be divided by a municipal, or county boundary line. (2) A lot shall not be divided by a street or another lot. (3) The frontage of a wedge-shaped lot shall not be less than 30 feet in width. (4) Side lot lines shall be at substantially right angles or radial to road lines. (5) All lots shall front on a publicly dedicated street or private roads approved by the planning commission. (6) Unless approved under the provisions of a planned unit development, all lots shall conform to area requirements of the existing zoning district. (7) If the subdivision is located in an area with fire hydrants, the fire hydrants shall be installed and at operational pressure before construction on a structure proceeds beyond footings and foundation.	GLUDMC Section 21-6-2	Complies	Complies
STREETS (1) Roads shall be designed in accordance with standards adopted by Grantsville City. (2) Streets shall bear the names of existing aligned streets. There shall be no duplication of road names. All road names shall be approved by Grantsville City. (3) The arrangement on new streets in a development shall provide for the continuation of existing streets in adjoining areas at widths as designated by the street classification as found in the Grantsville City Street Master Plan and Grantsville City’s Street Technical Specifications and Standard Drawings. No subdivision street shall extend farther than 750 feet beyond its intersection with another street. (Amended 06/07)	GLUDMC Section 21-6-3	Complies	Complies

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
STREETS cont.

Requirement	Standard	Proposed	Compliance Verified
(4) In addition to the City codes and standards, all subdivisions shall be designed to meet the applicable requirements in the current adopted edition of the International Fire Code.	GLUDMC Section 21-6-3 cont.	Complies	Complies
(5) Subdivisions proposing one- or two-family dwellings comprising of greater than thirty (30) lots shall have at least two (2) access points to existing through streets outside of the proposed subdivision. Streets within the proposed subdivision shall be interconnected to the greatest extent possible. Subdivisions utilizing multi-family dwelling units, commercial, or industrial areas shall meet the more stringent requirements of the current adopted edition of the International Fire Code or applicable City ordinances and standards.		Complies	Complies
(6) The design of the road system shall provide for continuous circulation throughout the project. Cul-de-sacs and temporary dead-end roads stubbed for future development must have approval by the Planning Commission and are only allowed where unusual conditions exist which cause interconnectivity of streets to be infeasible due to public safety, physical circumstance or ability to meet design standards.		Complies	Complies
(7) The maximum length of a cul-de-sac shall be 750 feet, as measured from the center line of the adjoining street to the center point of the turnaround, with no more than sixteen (16) single family dwelling units, or twenty-four (24) multi-family dwelling units accessing the cul-de-sac.		#7 Not Applicable	#7 Not Applicable
(8) Each cul-de-sac shall be terminated with a turnaround or loop road of not less than 120' feet in diameter at the property line with minimum drivable surface (includes travel surface and gutter pans) of 96' feet in diameter. The City Engineer may require an increased diameter if design conditions necessitate increased diameter in order for large vehicles and emergency equipment to negotiate the turnaround or to meet the street design conditions such as park strip width and sidewalk width or additional widths due to center islands. In no case shall an exception be granted for a turnaround smaller than 120' foot minimum diameter.		#8 Not Applicable	#8 Not Applicable
(9) The design of streets in commercial and industrial zoning districts shall be determined by the City Engineer using the Institute of Transportation Engineers' Trip Generation, current edition for road load and design for the transportation system.		#9 Not Applicable	#9 Not Applicable

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
STREETS cont.

Requirement	Standard	Proposed	Compliance Verified
(10) Pedestrian access: All cul-de-sacs shall provide pedestrian connectivity to open space areas, public facilities, trails, or adjacent subdivisions.	GLUDMC Section 21-6-3 cont.	Complies	Complies
(11) The subdivider shall bear the cost of all road and public safety signs which shall be erected by the city public works.		Complies	Complies
(12) Temporary road signs shall be installed by the developer with the road names approved on the plat.		Complies	Complies
(13) Temporary road signs shall be maintained by the developer until permanent road signs are installed by Grantsville City when the infrastructure is inspected and accepted.		Complies	Complies
(14) The arrangement of streets in a new subdivision or development shall provide for the continuation of existing streets in adjoining areas at widths designated by the street classification found in the Grantville Streets Master Plan and the City's design standards		Complies	Complies
(15) Streets adjacent to a new subdivision or development shall be fully improved on the side of the street fronting the subdivision with a minimum paved travel surface width of 26 feet or half the pavement width per the street's classification, whichever is greater. All associated improvements such as sidewalk, curb, gutter, shoulders, ditches, and/or side slopes so as to assure proper drainage, bank stability, and traffic safety shall be construed to city standards on the side of the street fronting the subdivision. The non-property line edge of street shall have installed a temporary ribbon-curb.		Complies	Complies
(16) No development shall be approved unless streets and associated infrastructure leading to the subdivision provide an adequate level of service for existing users while accommodating the new development. The developer shall be responsible to mitigate off site impacts. The traffic impact study shall be considered in the determination of any off site impact mitigation requirements. The level of mitigation of off-site impacts shall be determined by the planning commission upon recommendation by the city engineer in conformance with the City's general plan including associated plans and studies, adopted ordinances, specifications, standards, and considerations of public health and safety.		Complies	Complies
(17) All associated improvements such as sidewalk, curb, gutter, or alternate drainage shall also be constructed to city standards for a "Public Road, Standard Street Section" as specified in Grantsville City's Technical Specifications and Standard Drawings, unless waived by the city council.		Complies	Complies

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
STREETS cont.

Requirement	Standard	Proposed	Compliance Verified
(18) No building permit shall be issued until such time as all of the required improvements and the installation of utilities have been completed or until a financial assurance has been filed with the City that complies with the requirements of Chapter 21, Section 7 of this Code. The City Council may also require that the subdivision improvements be guaranteed for two year after their installation, in a manner consistent with guarantees required for a standard subdivision.	GLUDMC Section 21-6-3 cont.	Complies	Complies
(19) Commercial developments having thirty (30) or more separate commercial lots or proposed businesses shall be required to provide for more than one means of vehicular ingress and egress to the development. The timing of the installation of the alternate means of ingress and egress shall be determined by the City Council, after a recommendation from the Planning Commission.		Not applicable	Not applicable
(20) Improvement of Existing Boundary Streets: Existing streets fronting or bounding the development shall be improved to meet the classification and construction standards specified by the City for the street. These requirements shall include:		Complies	Complies
(a) Dedication of additional right-of-way width to meet the greater of the half of the minimum width required for the particular street classification as measured from the centerline of the existing street right-of-way.		Complies	Complies
(b) Developer shall provide as part of preliminary plat application a survey of existing street improvements on existing street rights-of-way or the minimum width required to provide a 26' foot minimum pavement width meeting the International Fire Code access requirements bounding the proposed subdivision and an assessment by a licensed Geotech assessing the condition of the existing concrete and bituminous pavement, base and subgrade materials and certifying whether or not the existing right-of-way improvements meet Grantsville City's current development and construction standards. The survey shall include topography, location and elevations of street crowns, edge of pavement, curb and gutter, sidewalk, utility boxes, manholes and any other permanent objects within the street right-of-way or adjacent to the street right-of-way that may be associated to the existing improvements or have bearing on potential future improvements associated with the proposed subdivision.		Complies	Complies

DEVELOPMENT CONSIDERATIONS (Chapter 21 cont.)
STREETS cont.

Requirement	Standard	Proposed	Compliance Verified
(c) In cases where the existing street improvements do not meet current city improvement standards, deficiencies shall be corrected to meet current standards. These corrections include any deficiencies in the right-of-way or edge of pavement beyond centerline to meet the minimum 26' foot minimum pavement width requirement from the subdivision boundary to the greater of the centerline of the right-of-way. Additional repair and replacement may be required beyond the right-of-way centerline if construction of improvements for the subdivision such as trenching for utilities serving the subdivision or construction activities for the subdivision have damaged existing improvements or the design of the proposed improvements requires additional reconstruction to provide smooth transitions, maintain appropriate drainage and maintain the safe operation of improvements.	GLUDMC Section 21-6-3 cont.	Complies	Complies
(d) Improvements in the half width of the right-of-way as measured from the centerline of the existing street right-of-way shall meet the same construction finish standards required within the subdivision. Existing pavement surfaces to remain shall be milled down and overlain with a minimum of 1-inch bituminous surface course providing a continuous surface from street centerline to edge of pavement at lip of curb or shoulder.		Complies	Complies
(e) If the existing boundary street right-of-way is not paved, improvements to bring the street in compliance with current City standards shall include a paved surface width of a minimum of 26 feet for the full length of the subdivision boundary frontage or, in agreement with the City, full width improvements to the right-of-way for a distance proportional to the total length of subdivision boundary, as if partial improvement were completed.		Complies	Complies
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.	GLUDMC Section 21-6-8	Complies	Complies

ISSUES OF CONCERN/PROPOSED MITIGATION

Worthington Ranch is asking for smaller lot sizes, additional building lots and the elimination of the 94-acre HOA restriction.

City staff is also concerned about:

- Increased non-permeable surface area leading to additional stormwater run-off
- Additional Traffic impacts
- Smaller lots necessitation the need for on street parking.

Worthington Ranch has forwarded a draft of a Development Agreement amendment that will be processed through Planning Commission in the future.

PLANNING COMMISSION RESPONSE

Worthington Ranch has presented concept plans to Planning Commission at the previous meetings:
Jan. 05, 2023, Jan. 19, 2023, Apr. 25, 2023 work meeting, May 18, 2023

PLANNING STAFF ANALYSIS

We have had no time to analyze the developers requested PUD code deviation/modifications

PLANNING STAFF RECOMMENDATION

City staff feels like there has not been adequate time to process this request and give a recommendation with the time we have been given. The developer would like Planning Commission to approve or reject this proposal in order for them to move this project to City Council for consideration as soon as possible.

AGENDA ITEM #7

Discussion of Extension of Preliminary Plat Approval: (Brett Coombs)

AGENDA ITEM #8

Approval of minutes from the Feb 16 and March 16, 2023 Planning Commission meetings

Action Summary

Logan Subdivision Plat Amendment	PULLED
Holly Jones: Beacon House CUP	Approved
West Bank Study Progress	Discussion
Development Agreement Process	Discussion
Approval of minutes for 11/17, 12/1, and 12/15/23	Tabled

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

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

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

Citizens and Guests Present: Holly Jones

On Zoom: Barry Bunderson

PLEDGE OF ALLEGIANCE

COMMISSION CHAIR JAIME TOPHAM OFICIALLY CALLED THE MEETING TO ORDER AT 7:00pm

AGENDA:

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

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

Holly Jones was present to answer questions

Derek Dalton – Can I ask questions while you guys are reading? I've already read it, so I apologize if these questions been asked new. Sorry if it's just repeated questions. I have a few, so can't remember if you said it last time or kind of tried to follow the minutes of the other meetings. But are the residents going to be male, female or is it a co-ed facility you're trying to do?

Holly Jones – No, it's single gender facility.

Derek Dalton – So, male or female, do you know yet, still up in the air?

Holly Jones – It just depends on applications.

Derek Dalton – Okay. All right. How often are the residents drug tested?

Holly Jones – They're drug tested once a week mandatory and as needed. That is determined by the panel presidency within the house. If the presidency sees some different behaviors and they say "we need to test again", then we'll test again.

Derek Dalton – Are they being referred from a doctor, a clinical worker, or how do they get referred to your place? How does that process look?

Holly Jones – Multiple different facets. They can come from inpatient, maybe their living arrangements just aren't working for them in their sobriety. If you need a safe space, we have discussed before in the processes and procedures, they have to have three negative tests over a period of three days to be able to even apply to our facility. This doesn't mean that they can use and then say that they're sober. They have to test upon entry.

Kevin Hall – So Holly, I just got a question. In the stuff that we got from you guys in the number layout, right? You've asked for 12?

Holly Jones – I have, yes. State code is 16 and I've asked for 12.

Kevin Hall – Here's the question and I asked this last time, so forgive me about the policing, right? According to the stuff I got, it says that it's for 12 residents plus someone living there to sort of, it doesn't say policing, that's just the term I'm using. Which is correct. Is it 12?

Holly Jones – Sure.

Kevin Hall – Or is it 11 plus a person that's going to sort of do whatever?

Holly Jones – Yes, correct, we're a asking for an accommodation for 12. That is because that's two per room.

Kevin Hall – Okay. Again, Holly, that includes the person?

Holly Jones – It does. Yes.

Kevin Hall – Whoever's going to supervise or whatever?

Holly Jones – House president or the house manager.

Kevin Hall – Right.

Holly Jones – Yeah, that includes that person.

Kevin Hall – Are they going to be sharing a room with a person?

Holly Jones – They absolutely are.

Kevin Hall – I was going to say, they would almost have to.

Holly Jones – Yes.

Kevin Hall – Okay.

Jamie Topham – From what I understood last time you said that that person is also in the sober living. They've been through the treatment. They're probably more advanced in their sobriety than others and that's why they're the house manager.

Holly Jones – Absolutely. We encourage everyone that comes into any type of our program to become what's called a peer support counselor. They have to actually go through the counseling training to be able to do that. The house manager, we prefer to be a peer support counselor so that they can advise them in a therapeutic way. Also, they have to have one year of sobriety before they can enter that position.

Kevin Hall – So, there is some protection there. I guess that was my point.

Holly Jones – Yes.

Kevin Hall – I worried a little bit at first that it's just going to be somebody there sort of policing and that could reflect on the good old boy stuff a little bit where maybe there'd be some things happening that shouldn't be happening, is my point, right?

Holly Jones – Yeah.

Derek Dalton – Now is there any type of licensed position or anybody that's involved with the program at all?

Holly Jones – Not when it comes to residential recovery homes. We do mandate in our process and procedures that they be in treatment, but we don't mandate where that treatment is given. They have to either be in an intensive outpatient, or everyone's different. Everyone's case is different. Some people don't need intensive outpatient because they've been in it for a year. It's just that they have to be maintaining that level of care, whatever that looks like for them. It is mandated that they attend certain meetings once a week. There's two that they cannot miss, and that is the house meeting where everybody's meeting together and they're finding each other accountable for one another's actions if it's you didn't do your chores or just building each other up and making sure that they're accountable to one another, and the other one is sobriety counseling. They cannot miss that meeting.

Kevin Hall – How often is the house meeting, I guess?

Holly Jones – House meeting is once a week, but the house presidency talks with our staff daily.

Jamie Topham – Brett, under the group home, so I'm looking at the report from staff and under chapter eight, before group homes, this talks about it needs to be occupied 24 hours per day basis by eight or few disabled persons, and then what they're asking for is 12. And then there's a statement that this does not comply with the ordinance, needs modification as being rewritten. Can you give us some input on that?

Brett Coombs - The ordinance itself is outdated. There's nothing in it and of itself needs to be updated. What I determined in looking into this a lot is that there was nothing in the record for how the city came to the number of four (4) to six (6) or seven (7) or more. Those were just numbers that were assigned at the time that this was adopted. Without some sort of basis for that, then we have to go to outside laws. In this case, I looked at the American Disabilities Act, and in federal law and federal building code two (2) people per bedroom is the standard that we look to. My advice to the commission is updated from our last meeting. I would advise the commission that two (2) people per bedroom is the standard that we should use and the ordinance should be updated to reflect that. Or there should be a deeper study done to provide a greater clarity on what the number should be.

Rick Barchers – So here's the question. If the house has 16 bedrooms, we have to allow 32 people?

Holly Jones – There's different qualifications when you get over a certain occupancy and it's also on a state level. The state mandates all of these through health and human services. Health and human services mandates a lot more restriction once you get above 16, and also once you get above a certain square footage of the actual home.

Brett Coombs – Commissioner from a pure reading, if we were to use just two people per bedroom, yes, but that's why I think we need to update our code so that some of these other laws can be taken into account.

Holly Jones – In the state, there are larger facilities. House of Hope is one of them, if you've heard of that. It's a huge, amazing charity that helps mothers with children. What they have is, what they called a shared apartment, but it doesn't have a kitchen. They have one very large kitchen and a dining hall for hundreds of individuals. Then they all individually have one bedroom for the mother and the children. It's kind of like a hotel, if you would. Those types of facilities do exist and we have to build our code based off of that state law.

Kevin Hall – The conditional use permit, is that still part of this?

Brett Coombs – Yes, absolutely. You can have a conditional use permit and just determining the number to apply to that conditional use permit, that's what my counsel would be, is that conditional use permit specifically say cannot have more than two people per bedroom in the house. That includes the manager or whoever it is. Maximum number should be two people per bedroom.

Rick Barchers – I have a question on that. Is there a minimum number, if the house has eight bedrooms, they have to have 16 people in it? In other words, this house has a given number of bedrooms. Do we have to put two people in each bedroom? Do we have to allow that under the current law? Does that make sense?

Brett Coombs – I'm going to kind of say it back to you to make sure I understand what you're asking. Are you asking that, does the law say that we have to allow two people per bedroom? Is that what you're asking?

Rick Barchers – What I'm asking is the number of people allowed in the facility, is that based upon how many bedrooms?

Brett Coombs – Yes.

Rick Barchers – So there has to be 12 people in there all the time?

Brett Coombs – No, that's just the maximum amount.

Rick Barchers – Okay. Well what if two of those bedrooms were padlocked? I'm just asking. And I'm not saying they should be.

Holly Jones – Reasonable accommodation works on two facets of the law for American disabilities Act. One facet is affordability and availability based off of if it's affordable. If we say this house has five bedrooms or 10 bedrooms, that house, that's 10 bedrooms is going to be much more expensive to run the house with 10 bedrooms than it is five bedrooms. We cannot restrict the feasibility of affordability in housing. For you to say it's a 10-bedroom home, we're not going to let you use five of those bedrooms. That is not a feasible model.

Rick Barchers – Right. Well I get what you're saying.

Jamie Topham – A different way of looking at that is if you take one, if you have six bedrooms right now and you convert one of those to an office and not a bedroom, then your occupancy must go down to 10, right?

Brett Coombs – Yeah. And that would be okay to put into the conditional use permit that you can only have a max of two people in a bedroom.

Jamie Topham – If you're not using one of your rooms as a bedroom, you're using it for something else, then you're by necessity limited to fewer people in the home.

Holly Jones – Yeah, if you had to have an office, yeah.

Jamie Topham – So does that make sense? Does it answer the question?

Rick Barchers – Kind of, and I get what you're saying as far as the quote unquote affordability housing issue. You can take a 4,000 square foot lot and build a $3 million home if you want to. The number of bedrooms that you're using in the house that you think necessarily correlates to whether or not it determines it's affordable housing?

Holly Jones – Well it does for the client. For the client they have to have multiple options of affordability within our community.

Jamie Topham – But are we talking about affordability in your process? Is that one of the standards that needs to be looked at for a group home is that it's affordable?

Holly Jones – It's something that they can ask for a reasonable accommodation for. Federal law says that, yes. Federal law goes back to say that the two facets of a reasonable accommodation is that, is this going to be affordable for the facility to maintain? These facilities because of everything involved are very expensive to run. If it's not affordable to run and keep a business going, then you are actually getting rid of a type of housing by just making it not feasible for any company to come in and do business.

Jamie Topham – Well, hold on a second. So that kind of sounds like you're saying that it would be our fault that you couldn't run your business because the price of the home. That's not what we're actually looking at because we're not basing our condition on something that would make a house more expensive or less expensive. We're looking at, you're allowed to have X number of people in the house because you have X number of bedrooms.

Holly Jones – So I think we have actually left the conditional use and went completely into reasonable accommodation. It's completely separate. A reasonable accommodation can be brought forward to the city based off of feasibility only. If it is a $4 million facility, they have the option to bring that into the city and say, "here is our pro forma on what it's going to cost to run this facility" and they can ask for a reasonable accommodation from the city. The city then has to decide if they're going to grant or not.

Jamie Topham – Then if they don't grant, what happens after that?

Holly Jones – It depends on the facility. If they do not grant and it is an ADA violation, then UAD kicks in and they will take over.

Jamie Topham – So this kind of feels like getting back into that territory of threat that we talked started to talk about a little bit last week.

Brett Coombs – I just to be clear, the city has no responsibility to make her business profitable. We have a responsibility to apply the law.

Holly Jones – Yes.

Brett Coombs – Okay. And the law set, and according to my interpretation of law, two people per bedroom is what you should have on the conditional use permit.

Holly Jones – Yes. So if I came in here and said I need a quantity of 20 to make my business feasible, that's not a reasonable accommodation. That's not saying, that's just me not running my business efficiently. So that's not what I'm saying. I'm saying based off of health and human standards, which is the state limit, if somebody came in and asked for the state limit of 16 because that's the feasibility number, then that's what they could ask for a reasonable accommodation. They can't just come in and say, I need 20 people in a facility with six bedrooms.

Jamie Topham – Okay, so commission members, in our packet, we have proposed conditional use conditions. Have you had the opportunity to look at those? Do you have input on those? The only one I don't see is the two persons per bedroom.

Kevin Hall – That's the thing I didn't see.

Jamie Topham – Maybe that's because we were still having the conversation.

Kevin Hall – That was the question I asked.

Jamie Topham – But how do you feel about the others that are listed there? And Holly, we kind of talked about them last time. You had said you maintained 24 surveillance system, that was a recommendation by you. And you're okay with that as being a condition?

Holly Jones – Absolutely. Yes. We'd do that.

Jamie Topham – So there'd be eight plus nine for the two-bedroom conditions. How did the commission members feel about those nine? Keep scrolling. Right there.

Lanise Thompson – Jamie, for the record, can you state that last condition?

Jamie Topham – The last condition would be, no more than two persons per bedroom.

Lanise Thompson – For a total of 12.

Jamie Topham – For this particular permit that would mean a total of 12, because there are six bedrooms. They planned six bedrooms. Their plans that are before us show six bedrooms. If that changes, then their occupancy will change.

Derek Dalton – So real quick, Brett, so does this group home, does that follow under residential treatment home, same thing? Or is that different things?

Brett Coombs – No. Are you talking in our code?

Derek Dalton – Or Utah code, whatever.

Brett Coombs – Yeah. So yes, it is considered a residential treatment home.

Holly Jones – So this is not considered a residential treat home.

Brett Coombs – It is, not under our code, under the ADA and the state of Utah. This is considered residential treatment.

Derek Dalton – Okay. Yes. So one of the things I've researched, tried to research as best I could be educated, but it says that the program shall have space to serve as administrative office for records and secretarial work and bookkeeping. Is that something?

Holly Jones – So that is for a treatment facility, not for a group living.

Derek Dalton – Residential treatment.

Holly Jones – So there's a residential treatment and then there is a recovery residence. Under state law, this is a recovery residence. Residential treatment means that I can turn it into an inpatient facility. This is not inpatient. There is no doctors on site. A residential treatment is mandated by state law to have 24 hour care with two people per 10 residents.

Rick Barchers – This, well, I'll just say it out loud. I am looking at this and so here are some of my thoughts, regardless of whatever conditions we put on this, okay? Down at the very bottom, not the bottom line, but the almost bottom line here in the conditions it says, "the conditional use permit should be reviewed every six months" do you have a problem with, "it must be reviewed every six months"?

Holly Jones – I do, if that is not mandated on every condition on use permit.

Rick Barchers – Okay. I'm just asking.

Holly Jones – Yeah.

Jamie Topham – It doesn't say every six months, it says in six months.

Rick Barchers – Right, right. I was just pointing that out. But at the same time, it is a conditional use permit. I understand the need for these types of facilities. My concern is that there seems to be some resentment and people may be potentially filing complaints they shouldn't be for something against you that aren't legitimate. Maybe they are, maybe they aren't. I just don't want to have to be in here in this position again because of something that would put you out of compliance with some of this stuff. Does that make sense? I mean, I just don't want to see that for you.

Holly Jones – It doesn't because to me, I guess I have seen these be so successful that the people that were resentful at the beginning, they end up loving the service work done by these houses. There are a lot of emotions attached, but we can't issue conditional use permits on the emotion.

Rick Barchers – I agree.

Holly Jones – If they file something, it's the same thing as somebody saying, "okay, well their dog is barking all the time".

Rick Barchers – I agree. I understand what you're saying. Just I'm saying that's my concern.

Holly Jones – Yeah. Well, and I agree because I don't think it's fair to me to bring me in as a business owner and put me under false allegations every six months when I don't have to do that.

Rick Barchers – They may be false, they may not be, I don't know. I can't be the judge of that. That's not going to be my position most likely. It's just a concern.

Jamie Topham – Well we do require review on conditional use permits.

Kevin Hall – And that was a question I asked. Does it say that on every conditional use permit?

Jamie Topham – I don't know everyone it says on every one of those, no.

Kevin Hall – Or is it just applicable to this one?

Lanise Thompson – That last one that says "any complaint received", I have seen that on every conditional use permit that I have looked at, and I've been sorting stuff all the way back to 2014.

Jamie Topham – Right.

Kevin Hall – So isn't it true though by ordinance or law grant that the reality of it is that the city has the ability or the right to review that condition or use permit any time we want to?

Brett Coombs – You can as long as it's not done to be harassing.

Kevin Hall – My point is that could that be taken off because we have it somewhere else, right? This is specific, it says six months. But the reality of it is if somebody's raising cane, we could call you to this body or the city could call you and say, "Hey". And we could do that anytime, right?

Brett Coombs – That's correct. Yes.

Jamie Topham – To answer that, we put six months reviews on dog kennels oftentimes. It's not outside of the boundary. We've put it on things that have had citizen complaint from the beginning to have it, so this would kind of fall in that same line. There's kickback. It kind of gives the community some comfort that we're going to look at this again and see how well it's doing, or so see how poorly it's doing.

Holly Jones – Absolutely.

Jamie Topham – Do we need any further discussion?

Rick Barchers – You don't have any problems with any of these conditions?

Holly Jones – No. I think we've had a lot of good discussion about this.

Derek Dalton – So. I wrote a couple that could, or maybe were, we can discuss it, but just to review in other city's ordinances and stuff because it's such a gray area with everything. I tried to research different ordinances, but one that I like because it's self-reporting, "it is the required the facility that shall report to the city on the first of each month, all incidences required to be reported to the Department of Human Services". If you were required to report to them.

Holly Jones – Is that inpatient? Or is that group living?

Derek Dalton – That was the one that I got it from group homes.

Holly Jones – So we report on a monthly basis on any in-house violations. If somebody has a positive test, if we have to vacate someone, then we report to Health and Human Services.

Jamie Topham – So are you thinking having them be required to provide that same report to the city?

Holly Jones – So I actually cannot because of, well, I can't give details because of HIPAA. We could say we've had two move outs, but then that goes back to are other rentals required to do so? If other rentals are not required to say how many vacancies they've had, then we can't require that on them.

Derek Dalton – Another one that we could think about, I guess step up as "the facility should report as quickly as possible, but not more than 24 hours, any violent incident or crime occurring at the facility to the city of law enforcement".

Jamie Topham – Does that one pass muster?

Holly Jones – Say that again?

Derek Dalton – So they would be required to report as quickly as possible or within no later than 24 hours, any violent incident or crime occurring at the facility to the city and local law enforcement?

Holly Jones – Don't know on that one, but I would guess if we're not making trailer courts or any other places do that, then we can't mandate other housing facilities to do that.

Jamie Topham – Is that something that you would have to report to Health and Human services?

Holly Jones – Yes. That's a violation. So to keep our Health and Human Services certification, we have to.

Derek Dalton – So maybe to keep it out of the HIPAA, you just report you had X amount of violations, you don't have to include the person, stuff like that. Just so we know.

Jamie Topham – What's the purpose of asking them to do that?

Derek Dalton – I think for just the citizens let them know that, "hey, we're keeping an eye". There's a lot of people, there was 17 emails or something that came against this for people that lived around here and the only people that were for it were from either out of town or medical people that have that sent emails in. I'm just trying to protect the neighbors and give peace of mind.

Holly Jones – I don't think that was accurate. When we did have our open forum, we had many people here that were local that were for. Emily Hamilton was here in town and she was a hundred percent for. We had out of those 17 emails, those were all not negative. There was probably say six or seven and there wasn't 17. There was about six or seven that were for.

Rick Barchers – Well, I think it is just my opinion to kind of go directly towards your question. If it's something where the police are called, the city already knows about it.

Holly Jones – Yeah.

Rick Barchers – If it's in house, yeah, I don't know that we can police that.

Jamie Topham – Holly, what happens if you report violations to Health and Human Services?

Holly Jones – So after so many violations, they do more of a in-depth processes and procedures checked to find out where the lapse is going.

Jamie Topham – Against the facility.

Holly Jones – Yes. Yes.

Jamie Topham – So they audit the facility.

Holly Jones – It's very stringent. Yes, it is. It's tough. Yeah.

Jamie Topham – And if they come in and they see that your processes are not working and/or you're violating what's required by Health and Human Services and they can revoke your license?

Holly Jones – Correct.

Jamie Topham – If their license is revoked and the conditional use permit, then that particular facility is not continued to permitted to use it as a group home, is that right, Attorney Coombs?

Brett Coombs – Yes

Jamie Topham – So then some other facility would have to buy it or it would get sold as a house or, so it seems like that protects the citizens and probably more stringently than we could because even if we got a report, then what would we do with it?

Kevin Hall – I think the reason that we have reason to call you to look at your condition of use permit, I would assume that would come if there were some real problems, right?

Kevin Hall – I think we know we'd know about that. And I think, again, there's always a lot of public clamor, and I get it.

Holly Jones – On the onset of any change, there's always someone.

Kevin Hall – Nobody wants to in their backyard. And again, I stated from the beginning, and I still stand on that personally, I applaud what you're doing, but I think it's in the wrong place. That's a personal perspective.

Holly Jones – Right.

Kevin Hall – But I think if there's trouble, trouble, trouble, I think it'll come before the city, right? Because the things that happen in house, I would hope that they stay in house.

Holly Jones – And I think we need to remember, we're here to help people.

Kevin Hall – I know, I get that.

Holly Jones – We're not here to make it not a successful thing. If we saw something in our organization that wasn't working, we're going to pivot. We're going to say, "okay, what are we doing? We need to make sure we're doing, we need more regulation here, we need this, we need that." So we already are self-policing ourselves, but this conditional use permit is the reason for that. Just so you know, somebody can come in with a reasonable accommodation and ask for one without a conditional use permit. It's a permitted use in every zone.

Kevin Hall – So we know that we're sort of bound to that. We're on that page with you, right, Holly? But again, the world we live in today, my concern is that it's so close, for instance, to the elementary school, and we all know that we want people to get better. We all want that, right? But people fail. We see it on the news every day. And again, personally, for me, if that happened I'd hold myself just a little bit responsible for that. Does that make sense?

Holly Jones – I guess it doesn't to me because I've seen how good these are. For me it's the outside looking in.

Kevin Hall – And again, I'm not saying you're going to fail or they're going to fail.

Holly Jones – Yeah, no, I understand where the fear comes from.

Kevin Hall – I'm just saying it's a concern. I think it's not only a concern of mine, but I think it's a concern of the people who, again, voiced against. However, many they are. But I think that's part of our concern, right?

Holly Jones – Well, and that's the thing. The reason we're getting a conditional use permit is because of the occupancy. Anyone can go by in the RM-7 and they can open up a reasonable accommodation for eight people. You don't get to decide, and you don't get to say, "what are your rules?" You don't even get to look at their rules. This is just an open discussion on how we make this the best that it can possibly be. And I'm fine with the terms you guys have set forth.

Derek Dalton – I have one more to throw out there and see if it sticks or not. We've got known sex offenders that are known convicted of a violent offense for Utah State vote. Another one I saw was, no person convicted of the legal manufacture or distribution of a controlled substance shall be accepted or shall be an occupant.

Holly Jones – I'm not comfortable with that because of the use. The majority of these people, they need a safe space and we can't judge them on the tools that they had prior to this space. I can see on the aggravated assault, I can see on sex offender registry. Those are things that we have to take into consideration. But I mean, these people are there because of their disability. We can't say to them, "Because of your disability,

we're going to judge you on that disability." I exclude you. But we can, because state law allows, we can put the restriction of the sex offender and we can put the restriction of the aggravated crimes.

Jamie Topham – Attorney Coombs, do you have any input on that particular one?

Brett Coombs – The best standard that I can provide to the commission is that the house has to be looked at the same as any other residence within the community. It can't be looked at as a sore thumb in the community. It has to be looked at as any other residence because that's what the law requires. Now, with that being said, we can also ensure that the people that are using that residence are being properly protected because they're in our community. That's why I believe that condition of use permit in this case, is applicable and appropriate. I think there's people that would disagree with me and say a condition of use permit shouldn't be permitted, but I think it is. I think requiring some sort of guideline on lawfulness and security and things might be pushing it.

Jamie Topham – Well, the question was specifically for people not allowing people who were convicted of, what was it? Manufacturing? Controlled substances?

Brett Coombs – Typically those are not defined as violent crimes. And that's kind of what the statute says is that you can't house anybody in there who's been convicted of a violent crime. I would be reluctant to expand that and essentially say that manufacturing drugs is now a violent crime. I think it's a gray area.

Jamie Topham – It seems like a concern of the community when they're talking about, well, there's kids walking by and there's kids down the street and safety. It seems like that would be coming from more of a risk to the children of abuse of some sort. Whether it's sexual abuse, you got a sexual offender registry, people who can't be there. Or whether it's physical abuse, people who've been convicted of a violent offense that are excluded. People who have been having drug use issues aren't typically, and this is my own opinion or understanding, is that they're not typically violent unless they can't get what they need. The people that are in these homes, and that may be not true either, but the people that are in this home are past that stage. They've already gone through the hardest part and now they're committing to sober living. And if they test positive, they're immediately out.

Holly Jones – Well, I think that goes for just statistics in general. 60% of homicides are from domestic violence. I could apply for a domestic violence shelter. We would've had to give them the exact same rules that we are giving these folks. We can't look at it as it's a tainted house or it's a problem house. We have to look at them as just citizens and that's it. If it would qualify for a domestic violence shelter, then it would qualify for this.

Jamie Topham – Just for the staff, when we're typing up the findings and conclusions, it says "criminal stature". I think it's probably supposed to say criminal statute. If we can just fix that. Anything further?

Rick Barchers – Yeah, I've got a Brett question that I'm still trying to get my brain around. Could we, as a condition, require this to operate as eight persons until the first review and then go-

Brett Coombs – For what purpose?

Rick Barchers – I'm just asking for the purpose of proving the facility to be able to ... I guess that doesn't work. I guess I answered my own question. I can't do that.

Brett Coombs – It is tough. I'm with you, Commissioner. I get it. There's not always clear lines.

Brett Coombs – Because it can be revoked if those conditions aren't met anyway.

Kevin Hall – But really, if it's revoked, really all that does is change it back to a smaller number. Because there's a certain number they could do that's permitted. And there's nothing we could do about that. So that's really the only thing that would happen. Is they'd go back to whatever that smaller number is, if it was revoked.

Rick Barchers – Right, so I don't see anything here since if it were revoked, I know that this falls into some of the other things, other similar sorts of situations. How long would they have to come into compliance with a non-CUP use?

Holly Jones – So it's a permanent use in every zone.

Rick Barchers – Right.

Holly Jones – Every residential zone.

Rick Barchers – Up to six.

Holly Jones – Yeah, up to six.

Rick Barchers – Up to six. So what's the time frame, Brett? Which they would be required to reduce the number back to six if that happened? Is there a timeframe or do we say you've got X number of days to come into compliance? I mean, I don't know. I'm just asking.

Brett Coombs – Yeah, so typically what you want to do is if someone is out of compliance for their conditional use permit, you want to provide them notice and an opportunity to remedy it, to fix it. And there isn't necessarily a set time. I would say typically at least ten (10) days is kind of the minimum that you would want to do. Thirty (30) days is probably the max you'd want to do. And just say you need to come into compliance. If you don't, then we will hold the hearing, the planning commission will hold the hearing, to consider whether we need to amend or revoke the conditional use permit.

Rick Barchers – So does that need to be put into this now?

Brett Coombs – No. No. I mean that's, that, that's just due process. Okay. You could put in there how many days to remedy it, but I don't even know that you would need to do that. This is just all a matter of due process.

Rick Barchers – Right. No, I'm just, what come, what's coming to mind is this controversial dog kennel permit where the people were out of compliance with the code for what year, year and a half? Nothing really seemed to happen there to remedy the problem. So that's my concern. Anyway, I'm just throwing that

out there. I don't expect you to have a problem. I just don't want this drug out for a year and a half if one does come up. Does that make sense? Nobody's happy with that.

Holly Jones – No. I hope that you guys understand the communication that tried to get.

Jamie Topham – Okay. With lots of discussion and lots of changes and understanding that the community has concerns, but we have to balance concerns with property owner rights.

Jaime Topham made a motion to approve the Conditional Use Permit application for Holly Jones to own and operate a large group home, Beacon House, at 159 Vine Street in Grantsville, Utah, with the eight conditions that are listed in our planning commission response and the additional condition that they cannot have more than two persons per bedroom as per state code. This Conditional Use Permit should be reviewed in 6 months from date of approval. Any complaints received by Grantsville City may require a review of this Conditional Use Permit, which may result in revocation.

Conditions:

- **Persons must abide by the processes and procedures of Beacon House to reside in the home.**
- **No sex offenders or persons on the sex offender registry may reside in the home.**
- **No persons convicted of a violent offence as defined per the Utah State criminal statute or convicted of domestic violence may reside in the home.**
- **This group home must be operated as a State licensed facility. (62A-2-108)**
- **Install and maintain 6-foot solid privacy feet around back yard area.**
- **Use and maintain a 24-hour surveillance system.**
- **Maintain a linked smoke alarm detection system.**
- **Pass a yearly inspection of the following types: Health inspection, State licensing inspection, and fire inspection.**
- **No more than two (2) person per bedroom as per state code.**
- **This Conditional Use Permit should be reviewed in 6 months from date of approval**
- **Any complaints received by Grantsville City may require a review of this Conditional Use Permit, which may result in revocation.**

Rick Barchers seconded. All in favor. Motion passed unanimously

3. West Bank Study Progress Review – City Engineer / Dan England

City Engineer Dan England presented this item

Dan England – The West Bank study was one of the things that I really felt was important for the city from before I got here. As the developer were building, they weren't coordinating with the developments around them and they were only designing big enough pipes for their own development and not worried about other people that were going to develop and use those same pipes. So those pipes wouldn't be as big.

Kevin Hall – Dan, can you enlighten since we're new. What the definition of the West Bank is. So, we sort of know that where that is?

Dan England – It's hard to see because it's split in half. You come up Mormon Trail going up to Main Street and then following Main Street all the way out. Everything to the west of that is what the West Bank was originally intended to be.

Then I had some property owners to the north end of the city where Vegas Street is. Pretty much where the city limit is, going up to the north. That area you can kind of see there's north and then there's, I think it's Meadow Lane or something up that direction, that area going up above there.

Kevin Hall – Meadow Lane's not there yet, right?

Dan England – No.

Kevin Hall – Something is supposed to come about, right?

Dan England – Right about there. I think it stops. It just comes right to that point and it doesn't go all the way across. This is all county property up in this area. This area over here is all city. This little area over here is out of city limits, but it's been purchased by someone who wants to annex it into the city. We included that in the study as well. This area over here, this is to the south part over next to Mormon Trail. That's where the North Star development is going in down there.

We looked at that whole property, a lot of it had not been developed yet and we wanted to bring them all into the same so that they would coordinate and work with each other. I started meeting with them online to try and bring them together and we had a number of changes. We finally decided for the city to hire a consultant to do this. We would end up at some point having them pay for this thing.

Kevin Hall – The developers?

Dan England – The developers, yes. In July of '22, we ended up putting this out for our RFP. We ended up selecting the Psomas Team. They are the ones who put this plan together. What we ended up doing was, first we came up with a committee. We had the city manager, the mayor, a few property owners. I think we had a member of the city council and one member of the planning and zoning commission too. I think it must be John since none of the rest of you remember being part of that. We contacted, asked them what they thought would look good for the area, where they thought would be best residential, where commercial, where the roads should go. They got put in. They came up with three different plans. Those plans were put on a city website. That city website was put out for Grantsville to look at it and to make comments on it.

We got about 150 comments, which wasn't too bad. We tried and we put notes in on the billing. We did let people know on Facebook, we tried to get the information out the best we could. We got a lot of comments coming back from that. With that we took all their comments and this is the plan that they've come back with on this. We're still getting some comments, even with this, of what we're looking for. But we think we're pretty close to where it is.

Kevin Hall – So Dan, just a question real quick. Are the comments all good, all bad, or kind of a split? Are they contributing saying, Hey, we think this would be better or whatever or? I'm just looking to understand how many are complaining saying we don't want to do that.

Dan England – I don't have all the comments. Most of the comments were, I don't like the roads going this way. One of the things that was nice about the three different options, the road systems were three different ways. Where the commercial areas were in three different areas. I mean one of the things that's interesting about this one is it changes Burmeister. Right now, it goes straight up. This plan looks at bringing it and curving the road down this way and coming back in this way. You end up with the north south road one more to the east side of town one and just like we have a road coming through on the other side of town. So Burmeister would end up coming to a stop and then turn onto the rest of the way up, which would encourage traffic to come down and come down through this direction, which is about where it comes all the way through. Right in here is about where the Clark Farm is. It would not go through the Clark Farm, but it'd be close to it. That's kind of some of the comments that we ended up getting.

There's no property lines purposely on this because everybody says, "well, I want my property to be this and you can put that someplace else." As you can be aware, that's always going to be the case. But we've taken all those comments and worked with them as best we can to come up with this. This is pretty close. Also, as you can imagine, a lot of people say, well I want the residential because I can do that right now. The commercial's not going to come for a little bit. With that, there's a little bit of, we still were looking where this would be the best place for it. That's what this represents. So yes, there has been some pushback still, but I think most of it has been worked through pretty well.

Rick Barchers – Okay. I have some comments here. I'm looking at this detached home, residential, mixed use, detached residential. Those aren't zones. What do those mean to people when they're looking at this and leaving the comments? We have an input method out there, but are there answers qualified by facts or qualified by their interpretation of what detached residential means? In other words, we can put detached residential on 7,000 square foot lots or we can put it on one acre lots or five acre lots. Do you see what I'm saying? Was that defined in the questionnaire at all?

Dan England – It is. As he went through and he did these different areas, I don't have this information, I apologize.

But each one of those areas we're looking at two and a half residential units per acre or five residential units per acre, whatever. Five is pretty dense actually. Then we have these attached. Those are more the town home areas. What this map is, we do not have really zoning for these other areas out. Well, I think we do over on the west side a little bit, but of course this is going to be taken and help adjust our zoning. It's been coordinated with our transportation master plan. It's been coordinated with, what's the other study that we are doing right now too? Oh, with our flood study that's going on. We've been trying to bring all those different things into it. You can see where there's a lot of green trails coming through there. Those are for the storm water to make their way down through and where they're going to end up going.

Rick Barchers – So I guess my question would be, after having heard you say this, is this a development master plan? Is this what we're looking to do zoning at this direction?

Dan England – This is going to help us with zoning and then it's also going to help us with utilities. And they're currently studying the utilities right now. Based off of this information, they are now looking through and saying, okay, where are good places for our wells to go that's going to end up working with our elevations and things over here? What are the sizes of the sewer pipes to get all the way down to our sewer treatment system? How if we're going to be able to go from these areas all the way to that, is there going to need to be a pump station? Where is it going to be?

Now when they come in and they want to build, we can then say, okay, you want to build this area. You only want to build your size, which is going to be, I don't know, we'll assume a 12-inch sewer line. But the problem is that for everybody else to build, that needs to be a 21-inch sewer pipe. We can then negotiate with them and say, all right, the difference in cost between what it would cost you to install this versus what it would cost you to install for the overall plan, we can then negotiate and say, okay, you have to pay for your part, but the increase needs to be put in now. We can work with impact fees, we can work with pioneers agreements, we can work with different ways to make it acceptable for the developer to put that in now.

Rick Barchers – So if this is geared towards the infrastructure like you're talking about, we've already got a water pressure issue there. I mean it gets discussed all the time. So I'm just in the back of my skull it keeps digging at me. When are these guys...we got them all together and said, 'Hey guys, let's have a plan so that everything works for everybody.' That would be like, 'I'm not paying to put the water tower up there', I'm not going to. What I guess I'm saying is that needs to be priority one. Oh, yes. We're looking at this, seeing how, hey, this is going to be most profitable for us to develop. I mean, if we don't do that right... Do you see where I'm going?

Dan England – I do. You're right, that water tank does need to be put in and a pump station for it. The larger developers know that as well. They're working with us on this plan also helping us because they know they want to do this. We've also been talking about doing PIDs to help pay for these big infrastructure things that need to be done. And we haven't gone very far with them as of yet, but they're thinking about it. They're looking at going forward with that so they can afford those things to help pay for that infrastructure. You guys know what PIDs are? Public Infrastructure District? Brett is the expert. Just they don't know what that is. Simple explanation.

Brett Coombs – A Public Infrastructure District, it is a financing mechanism that developers can utilize in conjunction with the city that essentially the developer creates a project area, brings it to the city, we have to approve it. If that project area is created, then the developer can go and get beneficial financing terms from lenders. The developers get to build the infrastructure up front and then they dedicate all that infrastructure to the city. It's beneficial for the city because it gets all of the infrastructure built up to the levels that we want. And then it's beneficial for the developer because they get beneficial financing terms and they get their infrastructure built up front.

Kevin Hall – They're paying for it, correct?

Brett Coombs – Yes, absolutely. There's really, there's absolutely no risk to the city because the city is not a party to the financing at all. It does not affect the city's bonding capacity at all. This is just the developer getting a more beneficial rate. Regardless of whether the developer is successful in developing their project, the money that's lent to them goes to build the infrastructure and we get it no matter what.

Dan England – They end up putting a property tax on the developments.

Brett Coombs – It's an assessment. So, everybody, all the properties that are in that project area will then get a special assessment to help repay the bond.

Dan England – That can be up to 30 years. It can never be increased. It cuts it off. One of the things that can happen is if this first one comes in and they do that, the next one that comes in that uses some of those things, they can then charge their property to pay off that loan faster. It can be fair for everybody as they come in.

Jaime Topham – How does that affect somebody who's not developing their property? Do they still have to pay the special assessment?

Dan England – They don't until they, Brett? For a PID to work, everybody in the limits of the PID has to sign off on it.

Brett Coombs – Yeah. So it is got to be 100% sign on for everybody in the project area.

Dan England – What happens if one of them doesn't develop?

Brett Coombs – If one of them doesn't develop, it doesn't matter. The bond is issued, that infrastructure has to go in based on that bond. And then the infrastructure is given to us.

Dan England – So they can change the limits of where that PID impacts.

Brett Coombs – Yeah. So they can annex property into the PID. But again, it takes 100% of the property owners within the project area to agree to be annexed into the PID. So typically, the PIDs are only successful if it's at the very beginning for the developers because they are, they're the property owner. They agreed to the PID and then just all of the successors to that will then just pay the assessments to it.

Dan England – Make sense?

Brett Coombs – The PIDs can be used to cover sewer, water, roads, parks, just anything that's major infrastructure.

Kevin Hall – And Brett, I'm just curious, in as much as if I build a house in there, is there some way that the folks that eventually become residents there know beforehand that they're going to pay a special tax? I mean, is that part of the city process so that's announced?

Brett Coombs – No, so the city's not really involved except they have to come to us to get approved for the PID, so we can say no, but on that end, they are required. There's a special notice that they have to give to the purchasers that provide them notice that this is in this special assessment area.

Kevin Hall – So that's my question. You know, so they don't get blindsided so they know.

Jaime Topham – Now the purchasers actually have to read all of the documents. Right?

Kevin Hall – No, that's true.

Dan England – And if they talk to us, of course we'll let them know that it is. But you're right, they have to read it properly and it's going to be a special assessment on those properties. And so that would impact how much they can pay for because they're going to be paying for that right along with their mortgage.

Rick Barchers – Right. My point to all of that is that needs to be a priority for those guys. I'm sure you're aware of that.

Dan England – That they let them know?

Rick Barchers – Well, look, they're running out of water pressure already. Pretty soon we're going to have to say, "Hey look guys, you're not going to hold us responsible for your lack of infrastructure development because we don't get enough water pressure there." You see? Do you see what I'm saying?

Dan England – Absolutely. And see the number fives on here? There's one right there that's a proposed water tank location. There's another one here. There's another one that's off the side. That isn't shown on here yet, but it has to be farther up the hill than the development so. So somewhere up in there, there'll be another tank. The sizes of them, we don't know yet. The exact locations we don't know yet, but those are some locations that they're looking at right now doing.

There's also down here, we also have problems on the south side as well and they're looking at doing a couple tanks down on this area too. I guess there's another one there.

Rick Barchers – Well my point is exactly what you just said. They're not there yet. That's just, that's my whole point.

Dan England – You're correct. And I do know that we are working with the developers to make sure that that does happen.

Kevin Hall – But I heard that, is it the North Star group that's up by the irrigation company? I guess I'd heard or thought that part of their development agreement was to put the tank in. That they're required to do that.

Dan England – That's part of their job. Yes.

Kevin Hall – But there there's no timeframe attached to that so they can do whatever they want or...

Dan England – Is there is timeframe and there's, in fact there's like five different triggers that makes North Star required to put the tank in. They have already figured out location for it. They've been looking at having the water and where a pump station might be, but they haven't moved forward with any of that. I don't remember those triggers. I don't know if you remember those offhand,

Major Critchlow – I can't remember off of the top of my head.

But a certain number of phases which got extended for another reason. It should have been in by now.

Rick Barchers – Right. That's kind of where I'm going with this, is you're talking about triggers. They've already ran to their safe space, but it's a real infrastructure problem.

Kevin Hall – My understanding is the people there can't flush their toilet and shower at the same time. Is that correct? People that are living there currently or is that just public...

Dan England – I have not heard that.

Kevin Hall – So it's not that severe then?

Cavett Eaton – I know probably 85% of those people. I've never heard that once.

Kevin Hall – Yeah. Well again, that might just be talk right?

Dan England – Now I have heard that sometimes they're trying to fill a pool to their back porch and it's not coming out very fast but it's filling it up.

Kevin Hall – But does the city have any ability to force them to that level?

Dan England – All we have is development agreement.

Brett Coombs – Yeah. So the ability of the city is, as they develop, they're required to continue that water infrastructure and we can hold back development approvals until they get that infrastructure done based on the phasing and the agreement that's in place.

Kevin Hall – I guess I'm just asking because I haven't been here, but are the breaks on there like they are everywhere else because of the economy? Or are they slamming homes up there still? I haven't been up.

Dan England – No. Andy's not here: our chief building official. But they are continuing to build, but I don't think that they are building as fast. We have a plan for a phase. This is the last one before they're under, no, this is the first one under the new agreement that they have submitted and they cut the size of the number of lots in half of what they could have done. They're putting the brakes on a little bit as well of how they're developed but they're not stopping. They'll continue to build and go forward with it.

We are asking them for an overall plan for it so we know how all these utilities are going to work on that side. Where things are going to be and they're working on it, but they haven't provided it to us yet. We're pushing as best we can to get the information that we want and we feel that it is needed to protect the future citizens of Grantsville.

Kevin Hall – Well, and I feel a little bit for the people that are there. Right?

Dan England – Agreed.

Kevin Hall – You know what I'm saying? Those are nice homes. It's not like they're, you know what I mean? And I think is there a liability issue to the city when they're not getting adequate water?

Mayor Critchlow – Jason, what's the fire flow up there on Northstart on the west side?

Jason Smith – I was going to go do phase eight, but my foot is slowing me down. You got to give me another week Already scheduled. I'm trying to get as close to phase nine as I can. I just, yeah, it was too cold before my surgery. I didn't want to make an ice drink and now you got to give me at least another week before I can get up there and do it. But I'm going to get them before-

Dan England – Well you still might get an ice rink if you could right now.

Jason Smith – It's like 34 today would've been a good day. By the end of the month it'll happen. For sure. I promise.

Dan England – And the developers were looking for that information so we can verify that all the lots in his subdivision are going to have good pressure. And so that was one of the things that we're doing on the plan checking process is looking at that.

Brett Coombs – So Commissioner to answer your questions. The city only has liability if there there's a public safety issue that's created and the city doesn't do anything to address it.

Kevin Hall – So if the fire flows aren't correct...

Brett Coombs – And then the city just ignores it? Then yes, the city could have some liability.

Dan England – We will not ignore it.

Kevin Hall – Again, I think I'm just saying if there's a way, I think we should be pushing them so that we don't add any more homes with the same problem, right?

Dan England – You're right, but-

Jason Smith – We try to keep fire flows consistent to new developments and we haven't had any fail yet.

Dan England – Well one of the things that ended up happening that made it difficult for us was a new water tank and went in and a waterline came down Mormon Trail and they were allowed to tie into it to increase the pressure. They have not tied into it yet, but this will tie into it and help pressures throughout that area.

What we don't want to have that do is delay them putting in the well in the tank. With all of this we're pushing as best we can, but still following the development agreement that's there and going forward with it.

Kevin Hall – And so that opportunity to tie into that line that comes, is that by another developer? Did the city allow them to do that? How does that come about? Where they tied into somebody else's line coming off the trail.

Dan England – All water lines belong to the city.

Kevin Hall – So the city said that's okay I guess.

Dan England – The city allowed it them to package to us.

Jaime Topham – Okay. I'm going to wrangle us back. We've gone way off topic. Really good discussion but-

Dan England – So the last thing is this plan should be done in about two months. Any other questions?

Rick Barchers – Not questions, not a question. I want to start a discussion.

Jaime Topham – On track.

Rick Barchers – Yeah, yeah, I know. The purple areas is office? That's not a zone. Right?

Dan England – Right, it will end up being a commercial area.

Rick Barchers – Right, I'm just Yeah, I'm just saying... I'm just pointing that out. Also, your top color here, green sensitive areas, I believe just about encompasses that entire area according to what we talked about when we came up with a sensitive area.

Dan England – That's correct.

Rick Barchers – Okay. Just pointing that out. Also, we had a prior master plan that may not have included all of these things that we all went through this big process over four or five years ago or something like that.

To my recollection, a lot of these areas, especially towards the south end, are going to be closer reflected to half acre lots or not because this isn't real specific. As I recall, that's kind of the direction that whole discussion went then. Am I wrong with that? Am I wrong with that mayor or?

Jaime Topham – I guess the question is, so you have this, and I'm piggybacking off of what you're saying. We have this plan that we're putting out to the public and then you assume that somebody's going to want to adopt this plan, but it's not actually in our, it's not putting in the zoning, the future land use zoning.

Dan England – This is, yeah, we're not there yet for this zone.

Jaime Topham – So this is not saying that this is what eventually the future land use zing would be in these areas?

Dan England – This is a step in that direction to help us understand what's there or what makes sense. The lighter yellows are less dense. The darker yellows become denser as it goes.

In the green parks or more of the open space. And then you've got the grays that are more industrial and commercial and then we've got some purple spots that are more civic like libraries or firehouses or whatever.

Jaime Topham – The blue, it means more than just schools. That's a whole lot of schools.

Dan England – Yes. And those schools are elementary schools, middle schools and depending on the size-

Cavett Eaton – Libraries, fire station, police station and a shooting range.

Jaime Topham – The Then they're all within that blue thing called schools.

Dan England – No, not quite. Most of those schools, they're based off of an area that's coming in for them and I will get more of that answers for that in a few weeks, when we come back in, to look at this in more depth.

Jaime Topham – The Okay, and when it comes back in, when we're being asked to decide whether it should be adopted or not, it will have our coloring for our current future land use right?

Dan England – That sounds like a great plan. I will make sure that happens.

Jaime Topham – And designated for the right things.

Dan England – Yes, it'll be a zoning that is there. And then we'll also have utilities of sizes and locations and where those need to be. The roads, I mean the roads, utilities and all that, that will tell us what the size and locations, but it's all... It's drawn with fat crayons so to speak it. It is not an exact location. As developments come in, it could slide a little bit one way to the other as they develop.

Rick Barchers – Okay, one more stupid comment.

Dan England – Promise?

Rick Barchers – I promise. I mean I've got about five more, but anyway... This looks like a road down along the bottom. I can't touch the screen and yeah...To the right, right there. Is that, are these guys...

Dan England – That would be Depot Road out there.

Rick Barchers – There are these guys planning on developing this master development agreement with running a road down along there because that's not included in our Transportation plan.

Dan England – This is not developing anything. All everything on here is going to be built by developers.

Rick Barchers – Sure, sure.

Dan England – Not by city. Now is there some plan for the Depot Road to be built? Yes, there is. There's a whole lot of hoops before that ever gets there. One of it being that-

Rick Barchers – That's not on our master plan. It's what I'm getting at.

Dan England – Part of the problem is that that road coming through there is on Depot property.

Rick Barchers – I understand.

Dan England – Okay. So first you have to get the property, then you can go through and figure out how you're going to get the money to build it and who's going to build it. Probably going to be the city at this point because he didn't come in with the rest of it.

Rick Barchers – Hold back on my other 25 questions.

Dan England – Wonderful.

Jaime Topham – You can get with Dan and ask him directly and then update us. Anything else Dan?

Dan England – Nope, I'm good.

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

City Attorney Brett Coombs present this item

Jaime Topham – Can you bring that up for us? It's not in our packet.

Brett Coombs – I send it out.

Cavett Eaton – There was nothing submitted.

Jaime Topham – Cavett, did you guys get the email? We got the email.

Cavett Eaton – No we didn't.

Brett Coombs – It was sent to the planning commission email approved.

Jaime Topham – Or if you can find that email...

Brett Coombs – I can screen put it up here.

Mayor Critchlow – He's doing that just as a way of an announcement. Grantsville girls won the state wrestling championship by 90 plus points.

Kevin Hall – There's a company in my ward that I wouldn't wrestle with even if I was a girl. They're tough.

Brett Coombs – Okay. This ordinance, I'm proposing for your consideration and discussion. Right now, as you know, the city asks developers to enter into a development agreement with the city anytime they want to begin a development in our city. By state code, we're not allowed to require them to enter into a development agreement. Typically, it's in both sides interest to have the development agreement. Obviously, ours because we can designate certain requirements and things that they need to do as part of their development and it's beneficial for them because it vests them and gives them certain rights and at certain times as well. Most developers now expect to enter into a development agreement with the municipality or county that's going into.

With that being said, we've had some changes over time of when the development agreement is brought in. Initially, when I came here about six years ago, we didn't have development agreements typically with development. When I started them, they were coming in at the beginning of the process. We found that wasn't working great, there was some problems with that. We moved it to just after preliminary. Actually, it came in at the same time as final. When final was being approved, the development agreement would be approved. Then we moved it more recently to after final approval. So, after the final plat is approved, then the development agreement comes through Planning Commission and City Council.

Well, what we're seeing as staff is we are getting more and more developers that want, are requesting that a development agreement come at the beginning of the process. And in my view, that is more beneficial to the developer than it is to the city. The reason why is because developers are coming in and requesting all sorts of variances that can properly be granted through the development agreement. But that is before this body, the city council, even really the staff has all the information necessary to understand are these variances going to help or are they going to hurt? I've created this ordinance to kind of lay out a little bit more our process and procedures for a development agreement.

If I can just kind of walk you through it.

Purpose: The city and developer may enter into a development agreement that outlines the duties, responsibilities, obligations, commitments, and promises of the developer/property owner, and the commitment to the City

A development agreement may be considered in conjunction with any residential, commercial or industrial subdivision application regardless of whether it is to be constructed in a single phase or multiple phases. That was a question we've had is if they only have one phase, then why do they need a development agreement? They may not, but this allows us to still consider considerate it.

The development agreement shall be prepared or reviewed by the city attorney prior to being considered by the planning commission and shall incorporate all agreements between the parties. So that means that we can't have a developer can't come in and say, "Well, the staff told us that we're going to be able to do the X." The development agreement is going to have to say it, "Okay. We want everybody to be on a fair playing field." The city included.

If a development is proposing construction of parks, open space, clubhouses, trail improvements, and/or recreational areas within a development, the development agreement shall include proposed phasing, if any,

and terms of completion of these improvements. This is something that we've run into as well is we get promises for this open space and then it doesn't come about because they build phases one, two, and three and the phase, the park's supposed to come in phase four and they end up not building phase four. They sell off phase four, and the next developer doesn't know anything about the park. Then we're left without a park and they get all of their homes.

Any special agreements, conveyances, restrictions, or covenants which govern the use, maintenance, and continued protection of common areas shall be included in the development agreement. Basically saying who's going to take care of it.

The development agreement may provide limitations on the number of building permits issued and or phases of the project to be approved subject to the completion of the improvements. So that gives us the authority that we can say, "We're going to stop you from building unless you give us our parks." This ordinance will allow us to do that.

The development agreement can only be considered by city council after it's been reviewed by the planning commission. So right now, state law says that the only development agreements that have to come before planning commission are those which would amend or grant a variance to a city ordinance. This is a little bit more expansive. It says that all development agreements would come through planning commission first before it goes to city council.

I added that in because I personally think it's helpful to have the planning commission in the loop because we've had instances where city council will grant variances and then for some reason it comes back through planning commission. And now we're kind of in a bind because planning commission doesn't always know, or even if it's not even a bearing, you're just having planning commission up in the loop. So that's why I'm proposing that.

The development agreement for residential subdivision shall be considered by the planning commission only after final plat approval by the city council. So that's the way that we have it set right now. And I personally in fine leaving it that way or having it in conjunction with final plat. So, I'll leave that for your consideration, how you would want to do that.

Kevin Hall – Can I ask a question?

Brett Coombs – Sure.

Kevin Hall – If the development agreement comes just prior to the final, have we given up the opportunity, because they want a variance to improve a road or whatever it is there because they've already got the final plat prepared. It seemed to me like it should come before that so that you could negotiate those things, right? Because by final plat you've given them up.

Brett Coombs – Yeah, no, and that's an excellent point. The hope is the final plat, you've incorporated everything onto the final plat that's going to be part of the project. But if there are items that are not for some reason incorporated into the final plat, then you need to get them into the development agreement. And I think that a developer potentially could have an argument that says that we would be foreclosed from

including those in the development agreement because the final plat is supposed to be the final word on the project.

Jaime Topham – Yeah, I mean they're vested at preliminary, right?

Brett Coombs – Yes. So, in preliminary they're vested in their density and in the general layout.

Jaime Topham – That's kind of where all the issues come from is, well, really the density has been probably the biggest thing more so than even the general layout. We at least ought to be having a discussion of what goes into the development agreement at the time of preliminary, and then finalizing the development agreement at final once we know everything, how everything's laid out. But I mean, I don't think that we should be not considering the agreement in a vacuum, just the last minute. Isn't the purpose of the development agreement to get all of the information in writing signed as a contract? So, it could be fine that final because we're going to have all that stuff that we've said, now you've got this final plat. Here's the agreements that go with it. Maybe you say in the meeting, here's a development agreement and the plat.

Brett Coombs – And one thing I've done with my development agreement, so I include the final plat as an exhibit to the development agreement. So the final plat is incorporated into the development agreement. But if you were to do it that way, that then at the final plat approval, you could still say that, "Okay, before we grant final plat approval, we're going to tell you that we want to include X, Y, and Z into the development agreement." Both of them can be closed at the same time and you can add or take away anything you want.

Jaime Topham – Remind me is final plat goes to the city council or not?

Brett Coombs – Final plat does go to city council right now. Okay. That may be taken away from you soon.

Jaime Topham – Okay. That brings a whole different discussion.

Brett Coombs – Our state legislature is changing things.

Jaime Topham – Then if that's the case, then the development agreement needs for me dealt with and discussed it a preliminary.

Brett Coombs – Once I have a clearer picture of what's going to happen with the legislature this year, I will come back and readjust it next. Right now, I'll play it code.

Kevin Hall – But it seems like doing it up front like that to me because we hear all these things where it's impossible to work with Grantsville City. I've heard that. Right? And again, it's public clamor. I get all that right? But there's been a lot of frustration, right? And that's going to come no matter what we do.

It seems to me like anything we can do up front, if the codes and the laws are written to say we have this opportunity to require them to do something and they know it right up front, it seems to be like if we do it on... I guess we'd have those discussions maybe anyway. But it seems like once you do the preliminary,

they're vested. Right? So, it seems like you should have a pretty good blueprint of what's going to happen there.

Brett Coombs – I agree. I think with preliminary, especially our preliminary, we require a lot of information in our preliminary plats and that's for a good reason. It provides us the information that we need to make proper decisions hopefully.

I think the development agreement after preliminary, I think that would be fine. Like I said, that's the way we had it previously and it seemed to work okay. You just run it in connection with the final plat and they can both be approved together. If that's the case, then you could amend it a little bit to, if you come down here to... 2: A development agreement for residential subject division shall be considered by the planning commission only after preliminary plat approval by the city council. I guess preliminary plat does not go to city council, doesn't it? Or does it?

Dan England – It does right now.

Brett Coombs – Yep, it currently does. I'm trying to keep track of where everything's at. So it does.

We would say 2.a) The planning commission make grant an exception to (3)(b) if it finds on the record in a public meeting that the development agreement is necessary prior to preliminary plat approval due to one or more of the following.

These are some exceptions because there are going to be instances where it may make sense to have a development agreement at the very beginning of the project and not in the middle or at the end.

i.) The project proposes a mixed development of residential, commercial, and/or industrial and approval can be granted prior to consideration of the developer's (PUD) application.

We do have one particular project that I can think of that's going to be coming that they have a large commercial element to the project. And as part of the commercial element to get the funding, financing from the State of Utah to bring that commercial element into the city, they have to have development agreement at the very beginning for the residential that has to surround it and the residential has to have so much moderating income housing. And there's some things that have to be laid out. Having an exception like this that you guys would have the opportunity to look at it. It doesn't mean that you have to grant that approval up front, but it gives you that chance to do it.

ii.) The project proposes construction of apartments, town homes and/or condominiums, and the developer states in writing at the time of a subdivision application the development agreement is needed prior to final.

This kind of goes to some of those larger, maybe more complex projects.

iii.) The City Attorney requests a development agreement be considered prior to preliminary plat and states the reasons for such request in an open meeting before the planning commission.

That's just if there's some one-off situation, I would have that opportunity to come and request it from you.

iv.) Any other reasons so long as the majority of the planning commission agree.

So that's your catchall. If there's something that you or a reason you think development agreement would be necessary.

Then finally, the last portion is that
(4) The development agreement, and any included exhibits or addenda, shall be recorded by the developer at the Tooele County Recorder's Office. Recordation by the developer shall only occur after complete execution of the agreement, and all bonds and fees are posted. The development agreement shall be recorded prior to the recording of the final plat.

1.) A development property owner may begin construction required improvements after approval of the final plat, posting any bonds, payment, and fees prior to recording of the final if approved by the city attorney.

So that just basically says that the development agreement doesn't necessarily have to hold things up, but it's something that's going to be required to get that.

Jaime Topham – Can I ask, Gary, since you sit in all the DRC meetings, what would your input be?

Gary Pinkham – Brent mentioned that in the development agreement or as the developers come in, they're wanting waivers and variances to our code. By code in the PUD process and so on they're supposed to submit that in their very first application, their list of requested variances and waivers.

Until you guys have reviewed those and made recommendation to city council, they in fact have voted on those in favor of allowing them. The developer should not be incorporating them even into their preliminary plan.

The waivers, it kind of goes along with what Kevin's saying, is a lot of these waivers and variances are going to determine what their preliminary plan is. If they come in per code on a half-acre subdivision, they should have 21,780 square feet per block. But if they come in with a subdivision preliminary that has 10,000 or in some cases we've got one development out here that's down as little as 4,000 square feet, they have not been granted a waiver to our code yet.

To some degree, this portion of the development agreement needs to be done before they waste a lot of time developing a preliminary plan before we waste a long time reviewing it to see if it's really something the city's comfortable in granting.

Other aspects of it, as we get into the project, they have, and Shay and I have spotted things that, oh, by the way, we may need to do this. We may not have a vision of maybe a major water line or traffic improvement until after we've seen the preliminary and gotten some idea of look at the load we're putting on our city.

Kevin Hall – And that's exactly my point, right.

Gary Pinkham – If you look at our code on the PUD code, there's two things required. They need to give us a list, identifying each individual code they're in or waiver want they want, and then over in, what, 7.8, they need to give us another list of things they want. Until those have been granted through city council legally they can't have them. But right now, we haven't been doing that.

Jaime Topham – Right. Is your point still on that? Because I don't want to take away from what you were saying.

Kevin Hall – Well, and again, just to sort of make sure we're on the same page. Again, to me it simplifies the process not only for the developers, it simplifies the process in the DRC. It simplifies it for everybody, right? Because we know before we ever get to a preliminary, maybe not everything, but the major things we're going to know. I think it takes some of that, well you got to come back in 14 days. Right? So to me it covers, better on the front end than it does in the middle or towards the end.

Jaime Topham – My question is, though, if we have it at the beginning we get into a situation where they've already got vested because they have an agreement that says they get X number of density, but we didn't actually see their plan. Then they bring their plan in, and we're like, yeah actually no. You can't have that much density. It doesn't work. The variances aren't appropriate whatever. But now we're already vested. So, where's the right place to put this thing? So that the developer has enough information to of whether we maybe are going to do the variances or not, but we have enough information about what they're going to do so that we can say, yeah that's appropriate or not.

Brett Coombs – The development agreement should not take the place of a PUD application. If they're requesting variances, then that's really the only way that they should be going about doing that is through a PUD application. A way to do it would be to require that they get the PUD approval by city council and have them get that approval prior to preliminary. Get the PUD approval separately from the actual preliminary plat approval. If you get the PUD approval, then it makes it easy at preliminary plat to know which variances are going to be granted and which ones aren't.

Jaime Topham – Okay, so then if we're talking about that, the PUD has to come to us first, right?

Brett Coombs – It does.

Rick Barchers – And it has to have a list of variances.

Jaime Topham – And it has to have a list of variances, and we have to consider that. I'm just trying to think procedurally, how does that work?

Cavett Eaton – That'll add an extra month onto your process.

Mayor Critchlow – Can the language in the development agreement have a clause that says, you get this agreement when all of these steps are taken?

Brett Coombs – The development agreement we can include conditions in the development agreement that have to be met along the way. The State code related to development agreements basically says that the development agreements are meant to vest the developer up to the maximum amount possible that's allowed under the State code. It's hard for me to stand here and think of all the possibilities that that could entail. But yes, we could include conditions in there or limit some vesting as long as there is a ‘carrot’ on the back end for them to complete so that they get that benefit. I don't know if that makes sense.

Kevin Hall – I get the carrot part.

Rick Barchers – Clear as mud.

Jaime Topham – That makes sense to me, but I also just went through all of the possible scenarios and drafting it and all this and that. That's kind of what I'm saying to procedure process. I get that the developers need to know what we might do so that they can make their preliminary plan so that we can see it. I also understand we've had situations where they got the development agreement ahead of time, they were vested in something. Then when you're actually looking at it on paper, it doesn't match our codes and then we're forced into variances that we wouldn't have otherwise given. Or potentially forced because it's all hypothetical.

Brett Coombs – Yeah, and it was for that reason that the development agreement was moved to the very very end with the idea that it leaves us ultimate flexibility. But I don't know that that makes sense or not.

Jaime Topham – So back to Cavett, you said that if we did it, then the PUD has to come in, they get approved, then they get to bring us the development agreement and their final plat and everything it adds a month.

Cavett Eaton – The preliminary plat.

Jaime Topham – Preliminary plat, it adds a month to the process, but which I get, and I understand that that's time and money is important to the developers. But it's equally important for the city to make sure that we're doing things by our code and that are appropriate for the city and not making decisions because a developer wants to rush or get the process to go as quickly as possible. There's the balancing, and I don't know the answer, I'm just articulating.

Gary Pinkham – From my experience here, just one reason our review process is taking so danged long is because we're not discussing the variances and waivers up front. Dan is flagging stuff, Shay is flagging stuff, James and his group is flagging stuff that does not meet our engineering standards, does not meet our code. We're going over and over. We just had a review this morning that is the third go around on a subdivision here. They still have not addressed and corrected stuff we've brought to their attention on the first one. A lot of it has to do with they don't want to do what our code says so they've drafted a drawing that shows something contrary to our code and they don't want to give it up.

But they haven't gone through that process of asking and getting permission for those waivers up front. The two really big developments that are out in front of us right now between Desert Edge and Deseret Commons, I put together a list for Dan and Shay and everybody here a couple weeks ago after we had a discussion on them. There was like 65 code violations incorporated into their drawings. None of that has been discussed and or processed through planning and zoning and city council. None of it's been approved but they are already producing their preliminary drawings now.

Jaime Topham – So that's their problem. That's on them. They're creating it.

Kevin Hall – Well if the staff's leading them to believe that's what we want, isn't that what you're saying?

Gary Pinkham – Except that when that particular package, Deseret Commons came in, they didn't have that stuff in their preliminary. We rejected it. Somehow it got moved on to the agenda without that stuff.

Jaime Topham – And that's exactly the situation that I think that we're trying to prevent.

Gary Pinkham – And that's where I think if someone wants to come in with a straight up subdivision, meet to code, the only thing that might go into the development agreement might be how they handle an offsite issue. Upsizing the pipe or maybe winding the street. Everything else is per code, so there's nothing to write in there. Where we're getting in trouble is nobody does that anymore. Everybody comes in with a PUD and a Christmas wish list that they incorporated into the initial drawings without going through process of asking Sam for permission. We've been cut out of the loop and then it gets to us and whether it be you guys or in DRC with Dan, and Shea, and James it's like you can't do that.

Jaime Topham – So does the PUD have to come to planning and zoning?

Brett Coombs – No.

Jaime Topham – Would it make more sense to send the PUD application directly to city council first? Because they're the only ones who have the power to grant those variances?

Gary Pinkham – Except that within the PUD is the list of waivers and variances by city code. City council cannot grant those. City council can request planning and zoning to review and make a recommendation to council upon which council may act. But they cannot unilaterally grant those. It has to go through P and Z.

Brett Coombs – Well, yes. And that's accurate, the way our code is written is that city council has given the planning commission the authority to grant those variances.

Jaime Topham – Only sort of.

Gary Pinkham – The PUD needs to come to P and Z.

Brett Coombs – Or you amend the code.

Jaime Topham – Hold on Gary, I have a thought. I'm a pragmatist, I think they always say, I'm to the point. The problem is, how I've seen it, is that the developer comes to us and asks for these variances, should we or shouldn't we and we are like, well, we don't know. We think so. And then they have to go to city council, right?

Brett Coombs – Technically, no.

Jaime Topham – Well, that's how it's been going. Right?

Kevin Hall – But why, Jamie, why?

Jaime Topham – Hang on. You're telling me that the code, the only reason we do it that way is because the code says that we are vested in it. But it's not required by state law that it be that way. We could give that

say, city council, you guys are the only ones who have the authority to make these decisions. We're not always on the same page. It adds in another month of time for the people to come and do this. How about you take back your power and you guys decide what waivers and variances you will grant? They do the PUD, they go directly to city council for those things, city council says yes to this, no to that. Then it comes to us and their preliminaries, and we already know what they're entitled to or what they're not. So then when it goes to the DRCs, because it doesn't come to us before, it goes to the DRC and the staff, the staff already knows, yes you could do this, no you can't. Would that make more sense? Streamline it?

Gary Pinkham – The problem I would see there is many of their requested variances have infrastructure implications. They're building lots out to the stop sign on intersections, which puts driveways within a few feet of the intersection, which is a violation of our driveway code for public safety.

Jaime Topham – Right, but if they're saying, I want a variance to this and it's going to city council, shouldn't have staff looked at what they're asking for and be at the meeting to say, city council, if you consider this, this is the ramifications of this. We advise yes, or we advise no.

Gary Pinkham – Somehow her group needs to look at it. Because many of these things where we're getting down to 30-foot-wide house lots with zero setbacks, basically. Our utilities are now underneath the concrete, which is not something we want. There's a lot of things that have to be reviewed. Council isn't necessarily aware of all these consequences that these variances bring about.

Rick Barchers – Right. I agree with you on that, Gary. I think density almost every time without fail is the reason they want a variance. If we could put something in the code that directly addresses, you're allowed X density provided you meet all other codes and requirements just stated up front.

Gary Pinkham – For instance, the narrow lots that I just talked about. We get down to 35 feet, 34 feet in some cases. Some are narrower being proposed. If you put houses that close together, every lineal foot of sidewalk and or curb has a driveway across it, all of a sudden there is no street parking. That affects our parking ordinance. All of a sudden, the driveway is paving the full width of the lot. Puts the meters under concrete, which we don't want. By making the lots that narrow you can't park an RV trailer on it, which our code requires them to provide RV parking. A variance on lot width impacts the enforceability or the purpose of maybe six or eight different pieces of our code with regards to utility, with regards to public safety, of intersections for site distance, with regards to parking.

Jaime Topham – Okay. How I see this is a process problem. Right? We're trying to fix a process problem, but part of that is that there's all these obvious logistical things that happen through the process. Right? It sounds like one thing we need to do is educate city council. Why not to make these decisions. City Council, you got to step up. You're asking us who are volunteers, not professionals. You guys have a lot more in it than I do. I just understand legal and I understand processes. What I'm hearing is the developers is saying it's taking too long. The city's saying but if we don't slow it down, then they get a bunch of things that doesn't work for us that creates all these other problems because the developer's not looking at all these other things. We have to find a middle point. And maybe that middle point is we change the way that our process is. Maybe the middle point is, if you want a PUD and you want variances, you're taking it to city council. At some point we train city council. Listen, you can't just go, yes, because you have to consider X, Y, Z.

My understanding is the PUD application comes in, you have to give the application. Then shouldn't that application go to the parts of the city that have that affected? And then you guys write a report to city council that says if you grant, this happens. If you grant this, this happens. You have to consider all of it. Okay, PUD came in, city council looks at it. They say okay, our staff has said if we do X, Y, and Z, this will be a train wreck, so we're not doing X, Y, and Z. We don't care that you want X density. We're not doing it because it doesn't work for the city. Or they say yes, we can. And then once that PUD and all those variances are approved, then it goes to the preliminary, then it comes to us and the development agreement that you now have variances that you can put in it and density can be a part of that process. Does that make sense?

Rick Barchers – It does except that, in my opinion, the variances should be very first thing up front. To have to go in and explain to them, you can't do this one variance or it screws up 15 other different things. It's like, hey, these are for public safety reasons for the most part.

Jaime Topham – But they can do that, that's what the staff is for. They're the professionals. They better be writing reports that say those things to city council.

Rick Barchers – Okay.

Brett Coombs – And I like everything that you proposed, with one exception. And that is you are the subject matter experts on land use for the city. So, I don't know that city council is the best body to consider those.

Jaime Topham – I get that. But I also have sat through enough meetings to say, when developers ask us can we do this, will they grant this? We don't know. Maybe they will.

Brett Coombs – And maybe the training that needs to happen is that if you guys have said yes, the city council can't say no.

Kevin Hall – That's the clarification I asked about.

Jaime Topham – That too.

Kevin Hall – If it should be going to city council, why has it been doing that? Why aren't we doing that?

Mayor Critchlow – We've been a lot better at not doing that.

Kevin Hall – Because to me, if we have that, that's what we should follow.

Brett Coombs – The city council does not have the authority to overrule the decision that you've made for a variance in a PUD.

Jaime Topham – Only in a PUD.

Rick Barchers – That's the big issue all the time anyway.

Jaime Topham – And that's only where a variance or a waiver should be granted is in a PUD.

Brett Coombs – Well, no, that's not true. A property owner can also request a variance and it can go to the board of adjustment. Even then again, the city council doesn't have the authority to overrule the board of adjustment.

Jaime Topham – Okay, so then if PUD, they can't overrule our decision, the variances, then why does it go to city council?

Kevin Hall – Why would we waste that time? I just don't understand that part. Why would we do that? It doesn't make sense.

Jaime Topham – Is it only because that's what's currently in our code?

Brett Coombs – And honestly, the reason why is because the PUD has been combined with the application process. They're intertwined right now, they're not separate.

Jaime Topham – So then is that the part of the process that we need to fix so that they are separate so that you can get them?

Brett Coombs – That would be my opinion is you separate the PUD approval from the application approval.

Jaime Topham – So then let's look at that direction and go that way. Then maybe we should start looking at if we approve it, it doesn't need to go to city council.

Brett Coombs – The PUD doesn't need to go to city council. The plat will still need to be approved by city council according to our code.

Jaime Topham – Yeah, of course. But we're talking about that very preliminary step that doesn't need to go to city council because city council can't overrule us anyway. That's what I'm understanding.

Brett Coombs – Yes.

Jaime Topham – Okay, then let's just eliminate that. Application and PUD are separate, you got to do your PUD. It's got to come before us. We decide, then hey, that checkbox is done. Now you can do your application, which now you have the information that you need to know how to design your preliminary. Then it makes sense to have our development agreement at preliminary. Because you've already worked out the things that are really screwing the city up.

Mayor Critchlow – I agree completely. Okay? How do you do it?

Jaime Topham – I hope you've recorded it because I have no idea.

Rick Barchers – He's raising his hand. He's got questions, that's not good.

Kevin Hall – I'm all about it too, for sure.

Cavett Eaton – I know nothing. I've only been here six months. But many things that are found as problems that come in, and the PUD application is totally new. There's only two developments that have even given us what we're asking for and what we've been asking for two years. We rewrote their application and the way they have to present it, and we're finally getting some information. The problem I see is that the PUD application comes in, they ask for the things they ask, but until you see them in a plat, in a preliminary, you miss so much stuff. There's so many. As we compare them side by side, there's a lot of things that once it's on paper, once you see it, once you see, that's where DRC just tears it apart because they start to seeing things. There's so many things we will not see as a staff because we try to evaluate their ask. There's a lot of things we're going to miss.

Lanise Thompson – There's a big difference between the written and the drawing.

Brett Coombs – And that's why the PUD and the application have become combined.

Jaime Topham – Right and I get that too, but we have to figure that out.

Cavett Eaton – I'm not saying it can't be done.

Jaime Topham – Hopefully you stay forever, and Dan stays forever, and the team stays forever because you get better at it and you know it and you see it. But sometimes things come in front of us and we don't know how to answer it because we don't have them written out. But at the same time, they're asking and getting their density and their variances before we know what happened so I get that too.

Kevin Hall – When does the DRC fall into the process?

Cavett Eaton – After they submit a permit or a request for preliminary application. But there's a PUD separate from that. They fill out a PUD application, they fill out a preliminary plat application. There's a separate fee for it. Once we get the preliminary plat application, we take their money, the clock starts and we have to start the DRC. We have 180 days to finish it.

Rick Barchers – Part of the exceptions, though, is they have to list the benefits for the city. Right? That kind of lays that out ahead of time.

Cavett Eaton – Yeah, and often, often the benefits are their opinion and not anybody else's.

Jaime Topham – Would this be a good time while we're looking at reviewing this whole process, it'd be a good time to be looking at standards of PUDs. If you ask for this, this is what you get. I think you've referenced Tooele County has something similar. Can we start looking at that too?

Brett Coombs – Yeah. I started putting something together for us.

Jaime Topham – Fantastic.

Brett Coombs – If I have your okay I'll move forward and present it to you.

Jaime Topham – You have my okay.

Rick Barchers – The problem with that is it puts it into a rigid system. Okay, if we put it in there, well if you donate five pickleball courts, then we'll allow this in density. Right? Well, maybe we don't want five pickleball courts. You see what I'm saying?

Jaime Topham – Maybe look at Tooele County's counties because we partly do need rigidity because that's how we get in these conversations with developers and where they are asking for way more than any of us are comfortable with. And there's not any rigidity.

Kevin Hall – And I don't think what we'd write wouldn't be detailed to that point. Right? It wouldn't be detailed to specific things, would it?

Brett Coombs – The way Tooele County is set up is it's set up that they have a table put together and depending on what the developer's asking for, here's what they're going to have to provide for them to get what... If they want 10% extra density, then they have to provide a number of things from this list. If they're asking for 20%, then the list gets longer.

Rick Barchers – But then they get to pick and choose what they want and the city doesn't have to do those things.

Brett Coombs – Well, and I completely get where you're coming from. But from my office's perspective, I hate having that you guys can just treat one person and say we want five pickleball courts from you, but not from you. I'd much rather be able to treat everybody the same.

Jaime Topham – Yeah. And we define the list. And that means, so if we define the list, that's what we're good with. Whatever they pick on the list, we're good with.

Rick Barchers – Okay. I'd be okay with that as long as the list is up for review periodically, it's not something that stays the same 15 years from now.

Brett Coombs – You guys can do that however you want it. And so, what I can do is I'll prepare something kind of using that as a guide but apply it to what we would have here. And then you guys can tear it apart and make it the way that you want.

Jaime Topham – Let's do it. Let's work on that process change that I said.

Rick Barchers – Yeah, whatever she said I liked it.

Jaime Topham – Whatever I said, it's going to be in the minutes.

Cavett Eaton – We have it recorded, right?

Dan England – There are cities who have provided densities in exchange for amenities to the city. And what you're willing to do and so on type thing.

Brett Coombs – Yeah, no. And then that would also help you in your joint meeting with city council on open space. Because a big piece of those PUDs is how much open space are they providing?

Jaime Topham – What do we do with it?

Brett Coombs – Yeah. And so most of these cities or Tooele County, if you want 10% more density, you have to provide us so many acres of open space. This is how much has to be improved or developed open space. And these are the kind of amenities that have to be within that development. And it does a couple things. One, it provides clarity for them and for us. But then number two, it discourages all developments from coming in as PUDs.

Rick Barchers – One thing that I would like to add there, if at all possible, depending on what you guys think, is talking about variances to different things in the code. As long as the overall density of the project like they want to donate 20% of the land to the city. The initial density of the land before they did that, it's all slid to one side. But does that make sense?

Brett Coombs – Grouping the density. Yeah.

Rick Barchers – Does that make sense to you guys? So that we don't end up like they're asking for out north of town here, well now yeah, they slid everything on the original agreement. And now we want to come back in and double the density. No, I don't want that kind of thing happening.

Jaime Topham – Do you have enough direction from us?

Brett Coombs – Yeah, I do. I think I can move forward with the PUD development agreement. Do you want to hold this? Do you want to move this forward to city council? What do you want to do here?

Mayor Critchlow – Just hold it, take time to get it right.

Jaime Topham – Yeah. Get our process right.

Brett Coombs – All right. Well, just for information sake, we do have a couple development agreements that developers are requesting them to be right up front. One of them is one where it's the mixed commercial residential. That one might make more sense to take a look at upfront for CDRA funding. There's another one that is pretty much all residential. And so those are the ones that I have a duty to bring them forward. So you guys will need to consider those.

Kevin Hall – How far down the road do you think they are to come to this?

Brett Coombs – Probably within the next few weeks, if that.

Rick Barchers – They're going to be PUDs?

Brett Coombs – They will be, eventually. They're just not that far along in the process yet.

Jaime Topham – But we could say, if they come before us, we can say no we feel like this needs to wait. Okay. Thanks for letting us know. All right, thank you Brett.

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

A quorum was not present so the approval the past minutes was postponed to a later meeting.

6. Report from City Council liaison Mayor Critchlow

Mayor Critchlow – Okay. Very good. Well thank you for your meeting last night. Okay. Think we have to make sure that we get that checklist for what's going to be required for each one of those levels. So the staff needs to put that together so we can do a check off and be done with it. And as far as the PUDs, it's kind of like broad strokes that you're going to bring us. You want this but you're going to have to bring this to get this. You guys are going to have to do the horse trading down on this side of it. Okay? Broad strokes.

Jaime Topham – We can do that. Absolutely.

Mayor Critchlow – You can do the horse trading because I know that.

Jaime Topham – I at least keep it under control.

Mayor Critchlow – That's right. And just for Holly, there is no way that these people are going to accept this place with open arms and it's wonderful. I've talked to several people today that, in places where you have those in [inaudible 02:05:13] and [inaudible 02:05:14] and the people around us are not going to. Don't accept that as a wonderful place to be. But we have to do it. Okay? As bad as it is. And it's been a long day. Good luck in the morning. Come early. Thank you so much for your efforts.

Jaime Topham – I appreciate our meeting that we had yesterday with city council. It felt like we finally got on the same page. And I appreciate all the conversation and I'm hopeful that city council will continue to discuss all of the fees that they want to talk about. Because that's not really our domain.

Mayor Critchlow – I agree. We got in the weeds a couple of times, but we got her back out okay?

Jaime Topham – I was waiting for you to pull this back out of the weeds.

Mayor Critchlow – No, you're good. Thanks. Appreciate you.

7. Adjourn

Jaime Topham made a motion to adjourn the meeting. Kevin Hall seconded the motion. All voted in favor. Meeting was adjourned at 9:05PM

#1 Subdivision Preliminary Checklists	Pulled
#2 Subdivision Final Checklists	Pulled
#3 Waterwise landscape definition	Recommend Approval
#4 Chapter 2 Definition of Front Yard	More discussion needed
#5 West Bank Study cont. – Chris Hupp from Psomas	Discussion
#6 Prelim for Townhomes on Willow	Pulled
#7 Vince Anderson – Guzzled CUP	Approved
#8 Minutes for 11/17, 12/1, and 12/15/2023	Tabled
April 13 will be only meeting in April	Approved

PLEDGE OF ALLEGIANCE

ROLL CALL

Commission Members Present: Jaime Topham, John Limburg, Derek Dalton, Kevin Hall

Excused: Rick Barchers

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

Zoom: Consultant Shay Stark

Citizens and Guests Present: Chris Hupp, Dustin Barnhurst, Chris Frandsen

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

PUBLIC HEARING:

a. ~~**Proposal to Amend the Grantsville City Land Use Management and Development Code by adopting the Application – Subdivision Preliminary Plan Checklist and the Preliminary Plans Checklist**~~

b. ~~**Proposal to Amend the Grantsville City Land Use Management and Development Code by adopting the Application – Subdivision Final Plan Checklist and the Final Plans Checklist**~~

Jaime Topham – Items A and B have been stricken from our agenda so we are on to C,

c. **Proposed amendment of Chapter 2 definition of Waterwise to Grantsville City Land Use Management and Development Code**

No Comments

AGENDA:

1. ~~**Consideration to recommend approval of the adoption of the Application – Subdivision Preliminary Plan Checklist and the Preliminary Plans Checklist**~~
2. ~~**Consideration to recommend approval of the adoption of the Application – Subdivision Final Plan Checklist and the Final Plans Checklist**~~

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

Cavett Eaton presented the definition of Waterwise Landscape

Cavett Eaton – This is the same thing we've had and you've looked at it before. It wasn't noticed properly, so we're just doing it again and noticing properly so we can get it put into our definitions. This is the requirements for the water reduction fee, to do these things.

Jaime Topham – Does anyone have any comments or questions about this?

John Limburg – I don't remember what, we just agreed to all this.

Jaime Topham – Yes.

Cavett Eaton – Just got to do the-

Jaime Topham – Okay.

Mayor Critchlow – Did you define front and the side yards, as part of that letter.

Cavett Eaton – We're finding the front yard in a few minutes. I'll show you the information for that and answer that question.

Mayor Critchlow – Okay.

Cavett Eaton – Kind of.

Jaime Topham – So does this apply to all parts of the yards because it's not specifically defined where?

Cavett Eaton – No, this is just front yard.

Jaime Topham – And is that defined somewhere or stated somewhere else?

Cavett Eaton – Yeah. In the wording it says front yard.

Jaime Topham – Okay.

Cavett Eaton – This is just what the landscape would have to be.

Derek Dalton – Is this only for residences or businesses as well?

Cavett Eaton – It would apply to both but there's a few more things with commercial that would work into it.

Jaime Topham – Okay.

Cavett Eaton – And we're also in the process of getting a new language for a rebate for grass removal. It requires that we have to do some certain things with commercial so that'll change a little bit with commercial too. I'm just getting the final wording for that. So probably the next time we meet, we'll talk about that one.

Jaime Topham made a motion to approval of the Proposed Amendment of Chapter 2 Definitions of Waterwise Landscaping. John Limburg seconded the motion. All voted in favor. Motioned past.

4. Discussion of Proposed Amendment of Chapter 2 Definition of Front Yard

Cavett Eaton was present to answer questions about this item

Cavett Eaton – So this is the definition we're going to propose tonight. It's just a discussion, we need to do a 10-day notice with this one as well. The definition on the left on the right is a description that we'll add with it, a graphic image to help them understand. The side yards would not be part of this except on a corner lot, and then you consider the whole thing as the front yard. Again, discussion and ideas, concepts, whatever you have to say about that.

Mayor Critchlow – Have you got the letter cabinet that the state sent us?

Cavett Eaton – Not with me.

Mayor Critchlow – Could you give everybody a copy of that?

Cavett Eaton – Okay.

Jaime Topham – Do you want to give us a heads-up on what we're talking about?

Mayor Critchlow – The state sent us a letter as far as the requirements the city had to put together to qualify. If people wanted to take grass out, they could do it and they would pay them a dollar and a half per square foot of the grass that they got. But we have to have our ducks in a row first.

Cavett Eaton – So they're requiring us to change our ordinances to enforce a little bit more water wise kind of stuff. One of them is commercial things and there's a few things involved with it. I talked to the gal at the state who's in charge of this today and she said if we get it passed right away, we'll be the first city in Utah to do it. She's pretty excited that we get this rolling and it would allow some reduction of

lawn. As I remember that the one that caught my eye was nothing under eight feet would be allowed to have... Any strip under eight feet would be allowed to have grass on. So it's kind of strict.

Jaime Topham – Attorney Coombs, how does this language sound to you? Is this enforceable, defendable, understandable?

Brett Coombs – So anything we can do to make it easier, to shorten it up and make it easier to understand is always favorable to the public. It's hard for me to opine necessarily on what language to use, that's kind of the realm that you guys live in, but anything you can do to either make it like a list. Lists are easy for the public to understand or I think it probably could be shortened.

Dan England – In regards to the water wise areas, it's the front yard in front of the fence, whatever can be seen. And that's the part that needs to be installed with when the home is built so that they can qualify for it. I would also, since I've been doing the calculations for reducing the water shares, if they do water wise I'd also like to propose that we make it some percentage of the lot. Instead of trying to go through each lot, figure out where the house is sitting and what area that is in the front yard so that we can have just a certain percentage of that yard being a front yard. It's similar to what we do with percentage of a home covering a lot. We use 65% of that lot is considered open and it would be irrigated. I'd propose that a certain percentage of that would be considered water wise if they choose to do that.

Kevin Hall – And that only pertains to new construction, correct?

Dan England – That is correct.

Cavett Eaton – This language is taken from several cities in Utah that already have that. Shay Stark and Robert Russo both vetted this and this is the one they felt like was the best. The image on the right came from Robert Russo as part of our definition, he's the one that suggested to include that.

Jaime Topham – So the front yard stops at the front corner of the house? So not to be picky, but your yellow lines go beyond that.

Cavett Eaton – On the corner lot.

Jaime Topham – Not just on the corner lot, on that top left. It goes beyond the front of the building.

Dan England – I'm sorry, I did my best with the electronic pen.

Jaime Topham – So if we're going to put a diagram though we have to be specific if it's only the front part.

Cavett Eaton – Yeah.

John Limburg – Pull out your AutoCAD.

Jaime Topham – I'm wondering if it would be helpful to have a space. Okay. Means a space on the same lot with a building comma between the front of the building and the front of the lot line and

extending across. Because you're talking about space on the same lot as a building, and then it's between the front of the building and the front of the lot line and extending across the full width of the lot. Right? So, two separate thoughts?

Cavett Eaton – If we can make this simpler, that's good.

Kevin Hall – Do we care at all about the size of the lots? So, for instance, if a person builds on one acre and puts his out house in the back and if he calls out his front yard, would it still be applicable to him?

Cavett Eaton – Well according to that definition, no more than 35% can be in lawn. So, whatever, we just can't have more than 35% of it in lawn.

Jaime Topham – Can you go back to what we're working on? So, on this corner lot, explain to me how we know where it stops on the corner. Why does it go so far back in the yellow on, I guess, on the right-hand side of the corners? Wouldn't it just be the same plane as the front of the house? When you say on corner lots, the front yard is the yard which is faced by the primary entrance to the building. So why does the yellow go around the corner?

Dan England – The reason I took it around the corner was because the side yards on smaller lots is what I had in mind as I was doing this. Smaller lots, they all use that basically you got two front setbacks on those lots and that's all typically exposed. Typically, they don't fence in that side yard on corner lots. With that being front yard, it wasn't going to be fenced in that's exposed to the street and so I used that as part of the area that wouldn't be water wise.

Jaime Topham – Okay.

Christy Montierth – And what if you moved it to only be what had to be legal for the cross-section of fence?

Cavett Eaton – The site triangle is one of the things we're considering here too. They can't put their fence any closer than that 30-foot site triangle, which is probably a little more than that.

John Limburg – When you're saying site triangle, you're just saying when you stand in the middle of the lot, what you can see?

Cavett Eaton – Back from where a car comes up 30 feet across from the center.

Jaime Topham – So that should probably be in the definition as well for a corner lot because I mean this just says on the corner lots, the front yard is the yard which is faced by the primary entrance of the building. There's nothing that says that they can go around the corner, but we have a diagram that shows it going around the corner.

Dan England – You're right, the diagram is...

Cavett Eaton – Do you think the diagram is just confusing? Not use it at all?

Jaime Topham – Oh, I don't know. I would probably get rid of the... I don't know. It could be either way but if you have them conflicting, now we're back to the there's a loophole.

Cavett Eaton – Okay.

Jaime Topham – So if you want it really clear, like work on the language to get the language really clear then get rid of the diagram, or diagram be the specific thing that they follow. I don't know. Language is probably better than diagrams.

Kevin Hall – I think a picture for some people or maybe most people is helpful in my opinion.

Jaime Topham – But you're going to be bound by that picture. That's what they're going to come and say, "Look it shows right here I can go."

Kevin Hall – Well, can't we change the-

Jaime Topham – I can go five feet past the right. Well, and that's why, so back to my original question of the side yard, I don't have a problem with it going back that far but is it they can go X number of feet down the side of the yard? Or it's where we have to cut it off at the front of the house? We just have to want to define that.

Dan England – Agreed. And what I took it back to was this detail was one that showed where a privacy fence was so I took it back to the fence.

Jaime Topham – So what if they don't have a fence?

Dan England – Then they can't do it. No, I'm kidding.

Jaime Topham – See the problem? Just define it. Even on the corner lot you have to stay with the front plane of the house, the primary entrance or...

Cavett Eaton – From our standpoint, there's no disadvantage to them water wise more. They can do the whole yard if they want. They'll only get the break for the front.

Jaime Topham – But that's the problem is the break, right? The discount we have to have.

Cavett Eaton – So it has to be at least-

Jaime Topham – So it has to be defined. If we were just saying we want you to be water wise but you're not getting a discount or there's nothing else, then it wouldn't matter

Cavett Eaton – If we just cut it off and made it the same square footage as the lots without and said that's what you can do and not require anymore, that's fair. It's not exactly that fair for everybody.

Dan England – Is the city okay with the fence going, that privacy fence as it's shown there, if it goes all the way up to the front edge of the house, are we okay with that?

Christy Montierth – Only if you consider the site triangle. And it usually isn't.

Cavett Eaton – It probably won't fit that. Yeah.

John Limburg – Well, it'll kind of be lower along a three-foot fence. It can't be above the fence.

Dan England – Okay. Yeah, because in this picture it would be back far enough but there is potential that it could get in the site triangle.

Christy Montierth – I don't know why you would need to tie it to a fence, back to what Jamie was saying.

Jaime Topham – Yeah. I don't think you have to tie it to a fence, you could just say it can go 10 feet down the house. Whether they have a fence or they don't have a fence, that's not the defining line. It's here's the front of your house, you get to go an additional five feet to make this work or you get to go two feet or 10 feet or whatever. Then along those lines, because I almost lost this thought and then it finally came back to me, what was your suggestion about a percentage?

Dan England – The percentage I was thinking it was somewhere, I had seen something like 16, 18% of the lot would be water wise.

Cavett Eaton – What we're doing is we're just restricting the amount of water or grass. All of it would be a drip system except for a maximum of 35% of the lot.

Dan England – I'm talking a percentage of the entire lot.

Cavett Eaton – It all has to be water wise.

Dan England – You mean the backyard does too?

Cavett Eaton – Oh no, no just the front yard.

Dan England – The percentage of the entire lot that is water wise is about 16, 18% I think. But that would need to be calculated and figured out. Everybody has different house setback or every place has different house setbacks and things like that. I don't have a set number for that but I would like to propose that we come up with one that would be reasonable for.

Jaime Topham – Okay, so just so I understand. So 16% of the lot, I'm just picking a number, it's arbitrary. 16% of the total lot space is the maximum you can do for water wise? Or no you have to do at least 16% of the lot space as water wise in order to get the discount on the water, to get the reduced water share thing.

Dan England – That would be the percentage that I would be giving them for is a certain percentage of the entire lot, 16% or 18% or whatever. And that way I can reduce that percentage of the lot to the lower rate.

Jaime Topham – I feel like there's some other information that I'm missing to understand that.

Mayor Critchlow – Do you reference that letter I was telling you about? They're very specific about front and side yards and how much can be up there.

Cavett Eaton – That's all for new construction.

Mayor Critchlow – For new construction. Which is what you're talking about here.

Jaime Topham – If they've already invented the wheel, should we perhaps look at their wheel? If they've already invented the wheel, should we perhaps look at their wheel? Attorney Coombs, do you have any thoughts on that with what the state has said?

Brett Coombs – I was trying to. I was hard for me to hear

Jaime Topham – Oh. Mayor Critchlow referenced a letter from the state that's kind of regarding all of this that has specifics about what a side yard is in the front yard and the dimensions. Should we be looking at that?

Cavett Eaton – Have you seen that letter, Brett?

Brett Coombs – I don't think I've seen that.

Cavett Eaton – I just got it this afternoon. What they've sent me is the actual wording that they're looking for. Let me see if I can pull it up. This is the letter that was sent to me today from the state and this is the wording from what we've seen, this is their examples.

Lanise Thompson – It's on your screen too if it's easier to read it on your screen.

Mayor Critchlow – 20% of the total land use area.

Jaime Topham – So it doesn't really give us anything.

Dan England – Yeah, that's just that. I'm not seeing the defining of the front yard or limits. It's just kind of where the lawn and percentage of that.

Jaime Topham – So it's just talking about lawns, it's not talking about...

Cavett Eaton – It's just to be able to, in order for us to give the rebate, we have to have this in our code.

Brett Coombs – So I see it looks like this would apply commercial, industrial, institutional, and multifamily but not...

Mayor Critchlow – Up at the top, Attorney Coombs, where it talks about the right of way between the curb cutter lawn areas, not be less than eight feet.

Jaime Topham – It's new residential.

Brett Coombs – Lawn area shall not be less than eight feet wide. All right.

Dan England – Yeah. That's talking about lawn but not the size of the water wise. I think that's something that we can

Cavett Eaton – We're already more restrictive on our proposal in lawn areas.

Jaime Topham – Yeah. This doesn't actually tell us about how you define a front or side yard.

Kevin Hall – And this is including front and side, right?

Brett Coombs – There are jurisdictions that have already defined side yard and so I don't know how ours matches up with that.

Jaime Topham – Okay. This doesn't really answer our question

Brett Coombs – But that's something we could look at.

Jaime Topham – So I'm going to ask this of Cavett, so does that mean that particular letter and what they're wanting us to do, does that mean that anyone who builds a new home cannot have more than 50% of the landscape area as lawn?

Cavett Eaton – In their front and side yard.

Jaime Topham – Or it just means if you want a rebate, then you can?

Cavett Eaton – No. It means our code would change and that would be our restriction for every home that's built in Grantsville after that ordinance is passed.

Kevin Hall – And that's what the state's saying we should do?

Cavett Eaton – Uh-huh. If we wanted to get the rebate, we need to offer the rebate.

Mayor Critchlow – So if John wants to take it half of his lawn, we have to have this in our ordinance so he can get a rebate from the state.

Jaime Topham – But do we have to adopt that?

Mayor Critchlow – I don't know. But if you don't then we don't get that part. Okay, you can do whatever you need to.

Jaime Topham – Maybe that should be something that the...

Chris Hupp – The State is starting to push more of this waterwise. So if you don't do it now, you'll probably be forced to within a few years.

Dan England – Unless we go to wet years.

Jaime Topham – Maybe that's something that we should ask the community if they want us to adopt.

Kevin Hall – Well, and just a thought, I sort of think because I'm old country I guess that when you look around and I guess it won't be any different, people who take care of stuff are going to take care of it, right? And people who don't, I just worry in some situations that if they can only have 35% or whatever it is, that they let the rest of it just go to the weed patch. And again, that's determined by individuals but it's certainly a thought. What does it look like really in the end?

John Limburg – I'm thinking about my front yard, and I don't know how wide it is, but I'm sure that only 35% of its grass because you've got driveway was always straight and then I have the land fines on the side of that. And then I put my swells, like there's no way that I have more than 35%. It's not that hard to meet that really.

Jaime Topham – My entire front yard is of course, it's native grass but...

John Limburg – But you could get a rebate. [inaudible 00:23:26].

Calvin:
I don't think that counts.

John Limburg – I have 30,000 square feet at my house, if I rip half of it up I'll probably get like $20,000. Better get started on that job.

Mayor Critchlow – It'll be a long day, chump.

Cavett Eaton – Sell that grass to somebody else and you can make money on that.

Jaime Topham – It's probably way beyond the discussion but have they done studies about all of these adding rocks and things, like that actually increases the heat. Whereas if you have grass and more native vegetation, then it decreases the heat?

Kevin Hall – It's a lot more expensive to do, too.

Jaime Topham – Yeah.

Kevin Hall – It's a lot more expensive to desert landscape than it is to... A lot more.

Jaime Topham – I don't know, maybe we should ask the community if they want us to adopt this instead of rush ahead.

Mayor Critchlow – We can do that.

Kevin Hall – I think it would be a good idea myself.

Cavett Eaton – Just a side note, we started our water waste landscape classes last week, the Localscapes class, and we had 37 people show up to do that first class. We're expecting 45 or 50 for the second class and that'll go all summer long, every two weeks through the months. A lot of people are interested in knowing how to do this right and make it look right. And the idea of too much heat from mulching, that is addressed there that they talk about quite a bit. So there's some good ways, education helping. Even the mayor came and he knows everything. He could have taught the class.

Jaime Topham – So back to this particular definition, probably I think it needs a little bit of work. We have to decide if we're going to keep the graphic or not.

John Limburg – So I thought when we were first talking about this, it was to get a rebate when we brought this up originally.

Cavett Eaton – Just to get a fee reduction on developers and builders for building new homes.

John Limburg – Well, yeah. And I didn't think it was everybody was going to have to do it if we accepted this.

Cavett Eaton – But the rebate came just two weeks ago from the state saying, "We will now provide this if you'll adopt these other conditions"

John Limburg – So I think that was probably not communicated well because originally, I thought we were talking about that. Now it sounds like it's something else.

Cavett Eaton – No, that's something the mayor brought up. It's another thing that kind goes with-

John Limburg – That should go out to the community. They should decide that.

Jaime Topham – Yeah, because that would apply to all new buildings. You don't get to opt out. By what I read through there if we adopt it, you don't get to opt out of that.

Kevin Hall – I hear that's what you do.

Derek Dalton – Might have heard you wrong, did you say that the developers get a rebate if we adopt this or is it?

John Limburg – So originally the developers, they got a rebate if they hit the water wise requirements.

Cavett Eaton – It's not a rebate, it's a water reduction on their acquisitions.

Dan England – So it saves them money to just if they do that, but in return we required them to install the landscaping with the house so when they buy the house it's pre-landscaped to the front yard water

wise. That way we know that it's there and most likely they won't change it once it's already in, that way we don't have to go and police it because 90, I just made up that number.

Cavett Eaton – 70% of the people with waterwise landscaping will keep it. There's a good chance that it's going to stay. Doesn't mean that they'll pull all their weeds but at least they won't be using a lot of water.

Derek Dalton – I just wanted to make sure. I thought they were getting a rebate and then the homeowners was going to have to put in their yards afterwards. Okay.

Cavett Eaton – No. The rebate is something it just came back if we reduce grass in your yard.

Jaime Topham –This definition is necessary so they know what the front yard is.

Cavett Eaton – Because we're using the front yard as part of our explanation for the water wise reduction.

John Limburg – Right. So, we need to get this cleaned up. Do we need more discussion on this? Would you like more discussion on this?

Cavett Eaton – We'll do an edited version and send it out and see if they can give us some feedback on it.

5. Follow-up Discussion of West Bank Study – Chris Hupp, PSOMAS

Chris Hupp from PSOMAS was present to lead the discussion

Chris Hupp – I'm going to do a quick version of this and then we can come back to any specific slides that you have questions on.

That said, just a quick synopsis of our process. We did the kickoff back in August. We went over all alternatives for this West Bank, about 11,600 acres public visioning process. Right now,we're on the preferred scenario and capital facilities plan. Once that's completed, the city will be able to review that, give us comments, we'll put it back out and then it'll go into the public hearings.

Some of the existing information that we looked at, we looked at the general plan and future land use, map zoning, transportation maps plan on a proposed and improved developments. Then interacted a future annexation expansion map just to ensure that we are in line with a lot of the things that have already been worked through the city. These are the land use designations. I know there was a question about how these land uses equate to the existing zones within the city. You'll see how those zones reflect each of the land uses there. That will be in the final document. It's in our draft document currently, you'll be able to see how those work together.

Here are the concepts that we had originally developed. You'll see there's those black circles are specific nodes to where intensity would be more targeted. Keeping a lot of that intensity away from existing

residents and Main Street and others, as part of the goal, push some of the development away from Main Street and the traffic away from Main Street.

Some of the land use models, inputs that we put into this to right size land uses and development are these. Again, I can go over these in specific. They will be in that master development plan, but there's a lot of data that goes into this land use model to make sure that the amount of commercial, residential, and other uses are appropriate for this area.

We then went through the public engagement. We had 967 website visits, people looking through the information, 131 comments and responses both on the interactive map and through the surveys, and then there's 15 stakeholder interviews. You'll see the breakdown of how those responses came in specific to the interactive website part.

We came up with this preferred scenario. This is what is currently in draft form but this is the current draft today, with those nodes being pushed a little bit more to the north for that loop road that comes through the city, again to try and pull that traffic away from Main Street and give extra avenues to and through the city. Part of the reason for some of the intensity is the moderate-income bills that keep going through the house. It's required once you hit 5,000 residents, you have to do these things as part of the state requirements. We also touch on the open space in this. We left it out in the previous concept to help residents focus more on the transportation networks, and the general mandates is how those get distributed. Within a quarter mile of each resident there should be either a pocket park, and we define that trails or regional parks, or an open space facility of that nature. Again, we also delineate where cemeteries, fire, library, schools, churches, water tanks, all things that a city would need would go on this plan.

The capital facilities plan is what we're working on in tandem with the finalized part of this master development plan. We're going through the water system analysis, wastewater facility planning, stormwater, all these different pieces including the park's recreation, public safety, timing and response times, and then schools, churches, and coordination with utility companies. One big piece with this that we've noticed with a lot of residents and when we're doing the initial vision process is agricultural ground is incredibly important for residents in the city in general. We did some calculations on the amount of acreage that currently exist within Grantsville city, just shy of 8,000 acres of agricultural ground. Of those 8,000 acres, or 7,800, 1679 is currently within the study area with 394 of those in Grantsville city boundaries today. Of that, 420 of those acres will be, that fall over current agricultural ground, will be preserved in open space agriculture, sensitive lands, and things of that nature with an additional 1359 of planned open space. And again this, it's actually 10,600 acres.

Some of these specific things that can be done to preserve agricultural ground land use regulations. It's a temporary fix. It typically doesn't hold out for very long but temporarily you can say, "Hey this is what this ground is designated" and it'll stay until someone buys and really pushes to get rezoned. It can be a little patch, but more of the better opportunities to preserve some of the agricultural ground is the conservation subdivisions and farmland preservation easements agriculture. The ACEP is funding that so you can get to buy some of this ground to maintain it as agriculture. There's also the green belts, green ways, and green wedges, which essentially is a growth boundary. Stansbury Park currently has a growth boundary. That's why it's everything outside of what's compact there is open or agriculture land.

In addition to that, we can potentially touch on the transfer of development rights programs. A TDR bank is specific to that transfer of development right program where the city can actually go in, buy those rights, and hold them and sell them whenever they want. That money, some of those easement monies can be utilized towards the TDR bank to purchase those grounds specific to preserve them as agricultural grounds. There's also private land trust and easements. For example, Utah open lands program and then BLM and the United States Forest Service. You guys have a massive amount of forest service ground just west of here. There's BLM throughout the valley and the Utah Open Lands does have some properties in the valley as well.

This is information about the transfer of development rights program if you're interested. So that's a quick synopsis of everything. If you do have questions, feel free to ask now.

John Limburg – Why does the West Bank go all the way over to Burmester?

Dan England – We had a property owner who owned quite a bit of property to the north, who requested to be part of the study and said that he would pay his portion.

John Limburg – And then there's that secondary reservoir for the irrigation system that's in there somewhere. Is that going to have any effect on that?

Chris Hupp – To the south.

John Limburg – Yes. The main reservoir is further south but there's a smaller reservoir, and I don't know what it is called but...

Mayor Critchlow – It's called Little Dam.

John Limburg – Yeah.

John Limburg – That sits inside of that area.

Chris Hupp – Yeah. Actually, you'll see it southwest of the larger green piece, just along Mormon Trail. That piece is green and it's connected to the drainage corridor.

John Limburg – So they're going to keep that?

Chris Hupp – Yeah. Maintain that.

Dan England – I think it belongs to the irrigation district, doesn't it? So it does.

Chris Hupp – Yeah.

Kevin Hall – Well, it's actually where the distribution comes from. It goes from the reservoir to there and then it just distributes to the city from there.

Chris Hupp – I was told there's a lot more questions.

Dan England – Rick's not here tonight.

Chris Hupp – I'm ready.

John Limburg – Well, I got a question. He was talking about bike pass out there. I don't know if that has anything to do with this or not.

Dan England – You're welcome to throw any questions you want at him. He's good at answering.

John Limburg – I'm really concerned about bike paths in Grantsville. I would love to see that incorporated into this. I'm still going to push some of my other stuff on other stuff but what they're talking about. But you said they were projecting some sort of trail system that going to go through there. And somebody else was talking about that on the comments.

Chris Hupp – So you do see all those green trail systems? That's dedicated specifically to those trail networks. They are in tandem with the drainage because it's easiest to just say, "Hey there's drainage here, let's throw a multi-use 10 to 12-foot trail along that." Or you can even potentially do horse pass on the other side. We can delineate some of those cross sections if you'd like to see what that would look like.

Dan England – The other thing that we had talked about is that on the Nygreen road as it's coming through, instead of a parking lane on the side of that which doesn't make sense on the arterial, that would be open for a bike lane coming along the side of. So, you'd have one on going each direction.

Chris Hupp – On major roadways you can stick the bike lane there. In rural communities, it is safer to ride on a detached bike lane. So, if we could instead of having a five-foot sidewalk go to a 10-foot trail and pull the bikes off the road, it's significantly safer.

John Limburg – That won't work here because we have goat heads. You can't, like Quirk Street has a sidewalk and you ride your bike five feet down that sidewalk, you'll have a flat.

Chris Hupp – Yeah. But I'd rather have goat head flats than death.

John Limburg – I get that. Trust me, I know.

Dan England – He's had one of those near-death experiences.

John Limburg – So I guess what I'm saying though is on sidewalk, I'm going to go off on a tangent, but people are not going to ride if they're riding out recreationally. If they're just going out for a little ride, they're going to ride on sidewalks. But if they're going out to get real exercise, train, they're not going to ride on sidewalks.

Chris Hupp – Right. And that's why I'm saying multiuse path, it's different. So, a sidewalk has got cuts over 10 feet or five feet or whatever. A multiuse path would be a paved surface without those, and it was dedicated specifically to that use.

John Limburg – If they could have it so the goat heads weren't growing on it. But like Quirk Street has a farm field that's right on the side of it, there's just no way they're going to keep it off of it.

Chris Hupp – Yeah, yeah. I understand. So typically, the cities just don't go in and they put these right of ways in, it's built in as part of a neighborhood and a community or a developer comes in and they build up. With the water wise discussion that you guys just had, if you now put some of the water wise landscaping in between that and keep the plants that actually produce the goat heads are now further away from those locations.

Kevin Hall – Well, and that seems to me that we keep talking about our and we require all these open spaces, right? And my concern about that is the maintenance, who's taking care of them? And in my mind, if we're going to do those kinds of things, I'd like to see the developers instead of provide open space, create that trail system and put it in.

Chris Hupp – Well, that's part of it.

Kevin Hall – And I realize that that's going to have some sort of maintenance as well but at least it's established there. And instead of just we got all these open spaces full of weeds, do we have the resources to maintain them? I'm all about open space certainly, but you know what I mean? If we're not careful there then pretty soon we got all this stuff that's not taken care of, and then the goat heads are really going to be back.

Chris Hupp – Right. So larger open spaces are easier for cities to maintain. As soon as you start getting into the pocket parks in smaller acre and less, more often than not, the cities that we've worked with aren't willing to take them on. They want at least a two acre or larger. The ones that you're seeing here, at least a 10-acre piece or larger, which are easier to maintain, larger open spaces, you can have the crew go and work on it. But to break one 10 acres into several one acre, you're now having all the travel and extra time to distribute your workforce to maintain those. So larger facilities like this within X amount of distance from each resident are easier to maintain than loads of small.

Kevin Hall – And then can I just ask? Because I'm a farmer, I'm a hobby farmer and I'm just curious when you talk about the agricultural ground, the definition of that. Are we talking irrigated agriculture? Are we talking grazing agriculture? I mean what is the definition of that?

Chris Hupp – So in that number that I delineated there, I actually went through aerial photography of Grantsville and calculated it. Every single irrigated field that currently sits within the future growth boundary of Grantsville. It's not the grazing land, it's not where you've got horses and whatever.

John Limburg – I'm looking at the map right now. It's all between old Lincoln Highway and Burmester.

Chris Hupp – Right. And south, south of Main Street and north of Main Street there's ground and then there's some... You actually, so the Chris Robinson piece north, there's a significant piece up there which is irrigated ag land. And then there's some pieces further east of your growth boundary closer over to Deseret Peak.

Kevin Hall – So this West Bank, does it go to the mountains? How far does it go to the west? From that 138.

Chris Hupp – Yeah. You can see 138 is the one that goes all the way up and off the page. That's 138. We originally had a smaller boundary for this project. We have extended that boundary to try and incorporate where a growth boundary could be implemented. A growth boundary, as I sort of alluded to, means no growth to a certain date. You can establish that and what that does is it forces development to happen within a certain area, which to your point as far as maintenance, who's going to maintain these roads and everything else, it forces the residential and commercial and whatever happens into areas where it's easier to maintain. Currently, you have that development on the south side just north of the depot, which is fairly significantly separated from the rest of the city. And I know more development come down that way. But for fire, for police and other services to be able to access that, it's incredibly difficult to. When you add these growth boundaries in it, again, consolidates that to areas where it's congruent with existing development to try and maintain that service ability for police, fire, and other.

Jaime Topham –So is that the light gray?

Chris Hupp – Right.

Jaime Topham – All right. What is the brown that's kind of by the reddish pink?

Chris Hupp – So that's high intensity residential. And to respond to exactly what that is referencing, let's go to this page right here. So high intensity residential supports commercial office and mixed-use areas. The zones that are equivalent to it are the RM-7 and the RM-15. Those stars that you see there, that density, we are leaving all densities off. That is why we're showing land uses and not zoning, because currently each and every one of these zones has the density associated or allocated to it. If we come in and say high intensity residentials an RM-15, then everyone thinks immediately day one they can go and get that. We wanted to distinguish this to say for this, you can get these zones but it's based on density allocated by city council, planning commission at the time of the project submittal and its context. So, that context portion's incredibly important. The reason we write it this way is because if you're 10 years down the road and you're looking to develop an area, and you haven't rezoned or done any of that, and all the residents and all the things develop next to yours are half acre lots, your density should be context specific. That means you shouldn't and won't be able to put in a town home next to a half-acre lot. It's got to be context specific. If you have town homes next door, that makes sense. Or if you have 10,000 square foot lots and you want to do eights, that makes sense. But it's got to be context specific. We actually have as part of this development document, sort of those steps. If you're a town home you can't do, or if you're wanting to put in town homes and next door to you are 10,000 square foot lots, then you have to go to a smaller detached lot before you can do town homes further in your project. To help with the buffer zones.

Jaime Topham – So can you go back to the map. So, the agricultural is the green?

Chris Hupp – Yeah.

Jaime Topham – Well, the dark green.

Chris Hupp – So the dark green is open space parks.

Jaime Topham – So the light green is the agriculture?

Chris Hupp – Light green is agriculture.

Jaime Topham – So that's not a whole lot.

Chris Hupp – Yeah. We had more agriculture and the difficulty, and this is why TDRs and other things like this that may be a curse word to mayors and things, come into play. When you go and you say, "Hey, our future growth, and this is like 30, 40 years out", this will not be developed in 30 years the way that they're seeing it. It's just not going to happen. We have some statistics to that. But the landowner's like, "I'm not doing ag. Why are you telling me I have to do ag on my ground? What I want to do is this." And then you get the residents that come and say, "Well I want what our density is and continuing our community character, which currently is about 2.8 units to the acre." Finding the medium ground there is difficult. This is why some of these programs are incredibly important to help find the difference between those two things. For example, in Spanish Fork we ran this transfer of development rights program for something called the River Bottoms. Currently, all ag ground, and there's a few homesteads there, but the city all wanted that ground to maintain as agriculture ground. Those people that own the land are like, "I'm done farming, I don't want to do it anymore." I want to sell it. -

John Limburg – You can't control that.

Chris Hupp – So there's this issue where the landowner doesn't want that and the whole city wants it. What do you do with that? You can't force that landowner not to sell their ground. You create something like this TDR program which allows somebody to sell their ground or the development rights off of their ground so it's maintained as agriculture ground, and you take that area around... Just as an example, let's go back to this concept.

You take that area around Walmart distribution and say, "You know what? You have five units to the acre there. You can do two more units to the acre, but you have to buy the right from that ag person's ground." You take a hundred-acre piece that's agriculture ground, let's say that's one unit to the acre. You now have a hundred units that you can put in that other project up to that density increase that you can get. Does that make sense? That's why you're not seeing ag ground here because you talk to the property owners and they don't want it shown that way, but you talk to the residents and they want it show them that way.

John Limburg – Yeah. I hear that all of this. I hate to see these farms going, "Well, they own the land and they can sell".

Chris Hupp – Buy the ground. Buy the ground, then it won't happen. It's expensive. But that's why some of these other programs are also important, because let's say the person wants to continue to do it and they want to be able to retire and pass the farm off to their kids. Well, there's these programs where you can actually get funding to buy that ground, to buy them out, and then it goes into an agriculture or easement preservation program. There's several programs that can be utilized to do the same thing. That said, for TDR program to work, you need to establish a land use and a zone because if there's no zone to

send that density away, let's say it's one unit to the acre, if there's no density to that, it can't be sold. You can't do anything with it. You have to have a density allocated to it so that those units can be sold to someone else.

John Limburg – I got it.

Jaime Topham – Thanks for that explanation.

Chris Hupp – There's actually several slides in here, but if you want I can share these. If not, that's fine too.

John Limburg – You've said something about anytime you get over 5,000 residents in a community, then the regulations change. That's with like Moderate-Income housing or high density housing you have to have a certain amount. Where are we at right now? How many units?

Dan England – We have 13,000.

John Limburg – 13,000 residents?

Chris Hupp – 13,500 ish residents currently in Grantsville.

John Limburg – It's not homes, it's residents.

Chris Hupp – Residents. Right. And currently Grantsville has 3.7, a little bit over 3.7 residents per unit, per home. So, you can do a little bit of math and figure that out and say, "Okay, we've got this many homes, that many residents."

John Limburg – And what happens if you don't meet the requirements?

Chris Hupp – You get fines. And that comes from the state. State legislature just came out with some updated, they had 575 bills passed this last legislative session. Several of those touch on this moderate-income housing piece. Again, some of those stipulations for general plans, once you hit 5,000 residents, you're now required to do X. And it's different. You're not going to be required to do what Salt Lake's doing. It does step up from designated city sizes.

Jamie Topham – Thanks for the information. Can you send us or is this online already?

Chris Hupp – If you want, you can just pull that off the flash drive and you can distribute that.

Cavett Eaton – I'll send you all a copy of the PowerPoint.

Chris Hupp – Yeah. I purposefully stacked it with loads and loads of data so that you'd be able to go through.

Jamie Topham – All right. Any more discussions then on this? Thank you for your time.

~~6. Discussion of Preliminary Plat for Townhomes on Willow PULLED~~

7. Discussion of Conditional Use Permit application for Vince Anderson/Guzzle
Dustin Barnhurst was present for this item.

Dustin Barnhurst – I'm not Vince. You guys probably know that.

John Limburg – I figured that out earlier.

Dustin Barnhurst – Vince is in Kansas City right now so he's on his way back tomorrow. So I'm Dustin Barnhurst.

Jamie Topham – You're representing him today?

Dustin Barnhurst – Yes. We're partners and co-owner.

John Limburg – So this has nothing to do with it but we grew up together. Which means he's good people.

Jamie Topham – Do we have questions specific to this item? I mean this is on for discussion tonight, not necessarily consideration.

John Limburg – So all we're doing is we're amending it so that you can put that storage unit on there and you're going to increase the waiting line by almost double, right?

Dustin Barnhurst – That's the plan. Yes.

Jamie Topham – That's awesome.

John Limburg – How many cars will take that?

Dustin Barnhurst – So I think currently we have seven, so it should a little more than double that. We should get about 15 in that, with the goal being that we move a lot of that line off of Main Street. Also, out of the residential neighbors next to us so that access to their property easier. We'd get rid of those Conexus so that it beautifies the spot in the city a little more.

John Limburg – There's a drain back there, is that going to go around the drain

Dustin Barnhurst – So what's back there right now is just actually the... It's a pond. So it doesn't have a drain in the bottom, it's just a pond.

Mayor Critchlow – It's a retention basin.

Dustin Barnhurst – Yeah. We'd basically moved that back.

Cavett Eaton – That diagram shows it there.

Dustin Barnhurst – Barry Bunderson helped us put some of this stuff together. I don't know exactly the answer to that question, it looks like he's got it going around that pond so maybe that pond would stay.

Dan England – It's a bigger pond because he's got it paved.

Dustin Barnhurst – Yeah. The idea would be to pave it.

Dan England – In phases.

Dustin Barnhurst – More retention, because it’s got more surface.

Kevin Hall – And is that where their storm water goes, into that?

Dustin Barnhurst – So part of it goes there and then we do have a big drain box in the front.

Dan England – It's an underground like manhole, perforated manhole for the water to go into the cap.

John Limburg – Surely that's probably on the note. Why is the pavement being redone?

Dustin Barnhurst – I don't know the answer to that.

Kevin Hall – Maybe he did a crappy job to start with. It's bad too.

John Limburg – You see it? You know what I'm talking about?

Dustin Barnhurst – So part of it is because of that crane's been there twice to put that on and put it off. I mean when you get a big heavy piece of equipment like that, we were anticipating just passenger vehicles not cranes like that. So that's a big part of the reason why that's currently the way that it is.

John Limburg – You're good with everything?

Dan England – I did work with him on the layout of this. Some of the things that I'm working with him on that I can't tell if it's in the wording or not, is that back part. When he first comes in around it for the short term, immediately he's supposed to put the handicapped parking right next to it and use the existing pavement and make the loop a little bit longer. The back part is all gravel and he's going to be parking back there on that. The dumpster is not going to be way back in the corner because you'll never get a dump truck in the wet season back there to be able to use it. So that'll be back up right off the edge of the pavement back on just next to the basin.

On the other one what he ends up coming back around the backside, he's asked for a year to pave that area. He's going to come around on gravel for a period of time until... and he said within a year he would do that. And based off of what his promise was last time he did one of these, he did come back and pave like he said he would. Based off his past experience, I was okay with the delay in paving for the parking area back there.

John Limburg – I think they're doing a little bit more over there to just take the cars off Main Street.

Dan England – Yes.

John Limburg – Can we just put a stipulation on the conditional use that he has that in by a certain date?

Dan England – Cavett, do you remember when he said he was going to put it in?

Cavett Eaton – What we recommend on here is that reasonable timeline for the immediate site plan and when it's future timeline. So, you can stipulate those timelines. He was hoping to get to get the first phase done, which is the one on the left. He was hoping to get that done as soon as the spring/summer comes, and he can actually work on that. He wanted to be summer of next year to be able to pave clear back here and do the big strips.

Dustin Barnhurst – That one will be the end of next summer.

Lanise Thompson – That one's '23, this ones '24.

Cavett Eaton – And it says that on it.

Jamie Topham – Have any issues with any of that? Dan, do we have enough information to move this to an action item?

John Limburg – I think we do. I feel comfortable with that.

Jaime Topham made a motion to move item number seven, discussion of conditional use permit application for Vince Anderson and the Guzzle to an action item, Kevin Hall seconded the motion. All were in favor. Motion passed unanimously.

John Limburg made a motion to approve the conditional use permit for Vince Anderson/Guzzle, Kevin Hall seconded the motion. All were in favor. Motion passed unanimously.

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

Jaime Topham – We do not have a quorum for those of parties who were actually present, so we will have to table that. Do I need to make a motion to table it?

Jaime Topham made a motion that we table number eight. Kevin Hall seconded the motion. All voted in favor. Motion carries unanimously.

9. Report from City Council liaison Mayor Critchlow

Mayor Critchlow – I think it's a great idea to take this and put it out for a survey just about whether or not we do these things. Okay. My feeling is the state's going to require us to do it whether or not the survey says yes or no.

Jaime Topham – Someday

Mayor Critchlow – Sooner than you think. They were really pushing.

John Limburg – Well, with this whole great Salt Lake report and everything else and everybody's, they're be pushing.

Mayor Critchlow – Yes, they are. And that's gone up two feet, but it's going to have to go up a lot more to make up for things. So, anything you want me to take back to the council?

Kevin Hall – Mayor, can I just ask a question? I'm just curious. With this water deal, are we doing anything currently to control what people are watering outside of their water meter? You know what I'm saying? I guess obviously the irrigation company provides irrigation water, and because the good lord hasn't sent much, people are watering with city water.

Mayor Critchlow – Yes.

Kevin Hall – And it seems to me like if that's the case with the situation with the water, shouldn't we be saying, "Hey, wait a minute here. I know we're getting a revenue from it." Nonetheless, it seems that there should be an avenue to sort of curtail a little bit of that.

Mayor Critchlow – We have a tiered system, Kevin. If you're down on the normal thing, if you're watering a lot more, then that gets... the price goes up. The more you water, the higher the price is.

Kevin Hall – But that's the only control then so if I've got lots of money, I don't give a crap about that. I just keep flooding, right? That's my point is that.

Mayor Critchlow – And they would pay any fine or do whatever if that's their attitude.

Chris Hupp – Mayor, can I address that a little?

Mayor Critchlow – Sure.

Chris Hupp – So when we put the tiered system in about three years ago, I guess four years ago, we did have a lot of usage. Because I mean you basically you had an unlimited use prior to that. So, we put the tiered system in. That first year there were several water users that were like, "Why is my bill $300?" And they were like that consistently. When they finally came to us, we educated them that they'd been notified several times. Anyway, those water users have come down significantly.

Kevin Hall – I'm just curious about that because I know that.

Chris Hupp – Yeah. We haven't imposed water restrictions and those types of things yet. That would be something we might look forward in the future, but right now that's kind of the way that we're regulating that is with people's pocket books.

Kevin Hall – Anyway, I was just curious about that I guess. I wondered about that.

Jaime Topham – So how do we balance this? Jesse, maybe this for you as well, but how do we balance this? We don't have enough water so we want to restrict everything. We restrict the plants, we restrict all of this other stuff with you have to do higher density building in your house because of the moderate income. How does that balance out? We're bringing more and more people in, at the same time saying we don't have enough water for more people.

Mayor Critchlow – It really is, the state has done some things the last two years with the legislature that really has affected us. They're requiring so much affordable housing, that low income affordable housing, all of those things. Basically, their threat was if you don't do what we tell you, we're just going to over your zonings.

Jaime Topham – That doesn't address the fact that we don't have more water. You're saying more smaller houses, smaller plots, more people, higher density, and we don't have more water. If you have bigger houses, you'd use less water because you have less people on that lot.

Mayor Critchlow – It's still the same amount of people per unit. 3.7. Just a little over that. But if we make smaller lots, I like half acre lots. I like five acre lots. Isn't that what I tell everybody? They said, "What do you want?" Like I said, "Five acre lots, leave me alone." But the fact is that our zoning and the state has is going to or has put some things into place that we're having to do some things. By making them do water wise, cutting the amount of water that they have to bring to the city is really helping, is going to help us. The amount of use in a home with all the new appliances, the toilets, the bathtubs, everything, water heaters, the average se is going down because of that. Okay. It affects our sewer plant because of that because there's not as much water going into there. Does that make sense?

Jaime Topham – Yeah.

Mayor Critchlow – Okay. And what I'd like to do is just stop the building but...

Jaime Topham – That's the part I was going to say. Everything just sounds good-

Mayor Critchlow – That's what I would like to do.

Jaime Topham – Acre and bigger, nobody builds. You have less water use because you have less people.

Mayor Critchlow – Yep. The zoning that we have approved over the last... well everything on the west bench was changed and in 2000 whatever, and up here was changed in 2010 up on where the Romneys

are doing. There's lots of things that have changed over the years. It really has. If somebody's got a zoning we can't tell them no, right? Or we're going to get sued.

Jaime Topham – Right.

Mayor Critchlow – Okay. So, their numbers on the population is a little off so we have 4112 connections. W we average 3.7 per unit, and that's 15,000 something residents here.

Dan England – To go a little bit deeper on your question, Shay and I have had a number of conversations about that because I says, "How dense can you end up going before all of a sudden you end up getting... using more water than a farm?" And Shay, correct me if I'm wrong, but you said about six units per acre?

Shay Stark - Roughly. It's kind of interesting though. If we look at the city's requirement, we basically state that there's 0.45 acre feet per each home. That's what they're required to bring in. Then they're supposed to bring in another amount for their irrigation if they're not within the irrigation district. If all you were talking about was the houses, at 0.45 you're about 7.5 houses per... So let me take one step back. Alfalfa is 3.36 acre feet is required. You would get 7.5 houses out of that 3.36 acre feet. So, in one acre you could have up to 7.75 houses. That's just houses, that's not any outdoor irrigation. Realistically, when you're talking about single family lots, that number drops really quickly. And so roughly six, maybe five. A lot of it just depends on the size of the lots and how much area is being irrigated.

Jaime Topham – Thanks for that, Shay.

Kevin Hall – Can I just ask Dan a question? And I was hoped to ask it of whoever was going to talk about the town homes. In the traffic study that they did there, and the reason I ask this question is because of the kickbacks from the residents in that area about the traffic. That traffic study that they did, does that take in the development that's already improved there or what's happening at the time they built? Do you know that?

Dan England – In which area?

Kevin Hall – Town homes on Willow. They did a traffic study there. And I'm just wondering if it's-

Dan England – It's an old traffic study.

Kevin Hall – So, it doesn't consider that that Durfee street corner's been done and all of those developments are not in the-

Dan England – I don't remember the date on the study.

Lanise Thompson – It's February 11, 2022.

Dan England – I know I've asked him to give us an updated study on that and he said he was going back to the traffic people to provide that.

Kevin Hall – The other question is, should it or can it include that legally?

Jaime Topham – It's the standard.

Kevin Hall – That takes all that in? Even though there's nothing built there, it's approved and that traffic's going to affect what happens there.

Dan England – The way our code reads is that if, I think it's a hundred daily trips or something or less, he can do a small study which basically says, "Okay, where's your cars coming from?" If it gets above that, then they have to do a bigger, wider study to say, "Okay, How is everything? How is what are we doing impacting everybody else too?" So what he's provided at this point is just the smaller study. And we're looking at that saying okay. Part of the problem that we had, Shay brought this to our attention also, is that during the peak hour of the morning when most people are going to work in the morning, only half of the residents were leaving. And we said, "How do you make that work?"

Kevin Hall – Yeah.

Dan England – And so it didn't make sense. And so that's part of why we asked him, "Go back to your traffic people. Tell us why that's happening and give us some more information about what's actually going on here."

Jaime Topham – So for all other plans, if it's less than a hundred trips, they only have to take into consideration how they're impacting, their particular thing is impacting. But if it's more than a hundred trips daily, then they have to take into consideration everything around them. Not everything, but within a certain whatever.

Dan England – Basically, yes.

Jaime Topham – Okay. That helps.

Shay Stark – Can I point out one thing with this just really quickly? Even on those small plans, there is still a growth element that is included in there on that existing city street that they're going into. And so they still add a certain percentage for growth that is outside of the development on that street with each of it. They'll do, for instance, they may do it, look at it initially, look at it when their development is finished, and then look at it 10 years later which may be 20 years out or 25 years out, depending on how big their development is. But they usually do, as they look at each one of those different steps, there usually is a component of growth that's put on there that's just a percentage.

Kevin Hall – Okay. Thanks.

Jaime Topham – All right. Anything else?

Mayor Critchlow – Yeah. Holler if you need something, you guys can call me.

NEXT MEETING

Cavett Eaton – On 6th of April, which will be our next planning commission meeting, both Dan and I will be out of town. We would like to ask if you'd be willing to switch and have a meeting on the 13th instead of the 6th? If that would work for you guys or your schedules. Jamie said maybe.

Mayor Critchlow – So you'd only have one meeting in April.

Kevin Hall – I should know this, but is spring break the weekend of the 7th?

Mayor Critchlow – Yes.

Kevin Hall – So spring break is over by then, it's not the 13th weekend then, right?

John Limburg – The 13th works for me actually.

Jaime Topham – So we wouldn't have the 20th?

Mayor Critchlow – You can if you want, but I would just cancel that one and just one meeting.

Jaime Topham – I'm might be out of town so John wouldn't be here.

John Limburg – This is the only one of the whole month?

Jaime Topham made a motion to move the April 6 meeting to April 13. Kevin Hall seconded the motion. All voted in favor. Motioned past. There will be no meeting on April 6. Meeting will be held on April 13

10. Adjourn

Jaime Topham made a motion to adjourn the meeting. John Limburg seconded the motion. All voted in favor. Meeting was adjourned at 8:16PM

AGENDA ITEM #9

Report from City Council Liaison, Mayor Critchlow

AGENDA ITEM #10

Adjourn