March 7, 2024
Planning Commission
Regular Meeting
Information Packet

PUBLIC NOTICE

The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, March 7, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) PROPOSED DEVELOPMENT CHECKLISTS FOR GRANTSVILLE CITY COMMUNITY AND ECONOMIC DEVELOPMENT
b) PROPOSED PUD FOR WEST HAVEN, LOCATED AT CHERRY ST. AND CHERRY BLOSSOM LN.

AGENDA

1. Discussion regarding the interpretation of Land Use Code Chapter 19 – Mixed Use District.
2. Consideration to recommend approval of the Proposed PUD for The Estates at Twenty Wells.
3. Consideration to recommend approval of the Proposed PUD for Sun Sage Terrace Phases 4-9.
4. Discussion of the Proposed PUD for West Haven, located at Cherry St. and Cherry Blossom Ln.
5. Consideration to recommend approval of the Proposed Development Checklists for Grantsville City Community and Economic Development.
6. Approval of minutes from the January 4, 2024 Planning Commission Regular Meeting.
7. Approval of minutes from the February 15, 2024 Planning Commission Regular Meeting.
8. Approval of minutes from the February 22, 2024 Planning Commission Work Meeting.
9. Report from City Council liaison Rhett Butler.
10. Adjourn.

Cavett Eaton
Zoning Administrator
Grantsville City Planning and Zoning

Join Zoom Meeting
https://us02web.zoom.us/j/81936031633

Meeting ID: 819 3603 1633

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

CERTIFICATE OF POSTING: This agenda was posted on the Grantsville City Hall Notice Boards, the State Public Notice website at www.utah.gov/pmn/index.html, and the Grantsville City website at www.grantsvilleut.gov. Notification was sent to the Tooele Transcript Bulletin.

GRANTSVILLE CITY PLANNING COMMISSION

MARCH 7, 2024
PUBLIC HEARING

PROPOSED DEVELOPMENT CHECKLISTS FOR GRANTSVILLE CITY COMMUNITY AND ECONOMIC DEVELOPMENT

Notice is hereby given that in accordance with the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code, the Grantsville Planning Commission will hold a discussion and public hearing on March 7, 2024 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the PROPOSED DEVELOPMENT CHECKLISTS FOR GRANTSVILLE CITY COMMUNITY AND ECONOMIC DEVELOPMENT and make a recommendation to the City Council. You can view a copy of the proposed application online at the link below:

https://www.grantsvilleut.gov/departments/community___economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov All comments and concerns need to be sent in writing through email or mail and received no later than 12:00pm on March 7, 2024.

Dated this 26th day of February, 2024

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Cavett Eaton
Zoning Administrator

Scan QR Code above or use the link below to join zoom meeting
https://us02web.zoom.us/j/81936031633

Meeting ID: 819 3603 1633

GRANTSVILLE
INCORPORATED 1867

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF DISCUSSION AND CONSIDER ACTION ON PROPOSED PLANNED UNIT DEVELOPEMENT – WEST HAVEN PUD LOCATED AT CHERRY ST. & CHERRY BLOSSOM LANE

February 22, 2024

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion and public hearing on March 7, 2024 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion, public hearing and meeting are to receive public input and consider action on the proposed PUD for the Cherry St & Cherry Blossom Lane and make a recommendation to the City Council. You can view a copy of the proposed application online at the link below:

https://www.grantsvilleut.gov/departments/community___economic_development/planning_commission.php

Or by emailing jbassett@grantsvilleut.gov All comments and concerns need to be sent in writing through email or mail and received no later than noon March 7, 2024

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Cavett Eaton
Zoning Administrator

Join Zoom Meeting
https://us02web.zoom.us/j/81936031633
Meeting ID: 819 360 31633

AGENDA ITEM #1

Discussion regarding the interpretation of Land Use Code Chapter 19 – Mixed Use District.

Chapter 19a Mixed Use District

Enacted 02/11 by Ordinance 2011-04, amended 09/18 by Ordinance 2018-16

19a.1 Purpose And Intent

(1) The purpose of the Mixed-Use District is to allow for the establishment of commercial properties integrated with subordinate residential uses. Planned Unit Developments are required in this zone. 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.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the priority is to create a commercial core that is located on the City's major streets, and specifically along Main Street. To accomplish this goal, properties of less than one acre fronting major streets such as Main Street shall be developed as commercial only or a commercial/residential mix with the commercial fronting the street. All properties developed under the Mixed Use District that are one acre or greater shall include at least 50% of the land area as commercial fronting the major street. Master planning of multiple contiguous properties is encouraged in order to integrate the proposed development harmoniously into the surrounding neighborhood.

(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.

(4) Architectural design, scale and heights of development are designed to fit the scale and aesthetics of the surrounding properties in the district..

HISTORY
Amended by Ord. 2021-13 on 4/28/2021
Amended by Ord. 2021-35 on 8/18/2021
Amended by Ord. 2022-14 on 8/3/2022
Amended by Ord. 2023-07 on 7/19/2023

19a.2 Permitted Uses

(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.

19a.3 Minimum Lot Sizes

(1) The minimum lot size for single family and twin-home dwellings is 4,000 square feet per unit.

(2) Attached dwelling unit residential development shall meet the minimum lot requirements found in GLUMDC 4.34.

HISTORY
Amended by Ord. 2022-14 on 8/3/2022

19a.4 Setbacks/Yard Requirements

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

(a) Front: 25 feet.

(b) Sides (single family and twin homes): 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 (single family and twin homes): In order to maintain an adequate site triangle, there shall be a minimum setback on corner lots as follows: 25 feet on each side fronting a street, with 10 foot setback for the interior side.

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

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

(g) Commercial buildings (excluding residential) shall conform to the commercial requirements found in the applicable commercial district (CN, CS & CG) for the equivalent type of use and size.

(h) Attached dwelling unit residential development shall meet the setbacks/yard requirements found in GLUMDC 4.34.

HISTORY
Amended by Ord. 2021-13 on 4/28/2021
Amended by Ord. 2022-14 on 8/3/2022

19a.5 Minimum Lot Frontage

(1) For single family and twin homes, the minimum lot frontage/lot width shall be not less than 50 feet.

(2) Attached dwelling unit residential development shall meet the requirements found in GLUMDC 4.34.

(3) All other uses in this district shall have at least 100 feet of frontage along a public street.

HISTORY
Amended by Ord. 2022-14 on 8/3/2022

19a.6 Maximum Height Of Structures

(1) No structure in this zone shall exceed a maximum of three (3) stories in height or 35 feet above grade at street.

HISTORY
Amended by Ord. 2021-13 on 4/28/2021
Amended by Ord. 2022-14 on 8/3/2022

19a.7 Minimum Dwelling Size

(1) Every dwelling unit in this zone shall contain a minimum of 900 square feet of living space.

19a.8 Landscaping Requirement

(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. This requirement may be calculated by including open space, landscaped setback areas and landscaped common areas.

19a.9 (Repealed)

HISTORY
Adopted by Ord. 2021-13 on 4/28/2021

AGENDA ITEM #2

Consideration to recommend approval of Proposed PUD for The Estates at Twenty Wells.

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

File# 2023152

The Estates at Twenty Wells PUD Summary and Recommendation

Parcel ID:	01-069-0-0004, 01-069-0-0063 01-069-0-0078, 01-069-0-0104 01-069-0-0085, 01-069-0-0086 01-069-0-0090, 01-069-0-0106 01-069-0-0107, 01-076-0-0002	**Meeting Date:**	**Jan. 04, 2024** **March 07, 2024**
		Public Hearing Date:	**Dec. 21, 2023**
Property Address:	South of Hwy 112, East of Anderson Ranch Subdivision	**Current Zone/Proposed Zone:**	A-10, MU / PUD

Applicant Name: Priority Builders LLC

Request: Planned Unit Development Approval

Prepared by: Cavett Eaton / Shay Stark / Robert Rousselle

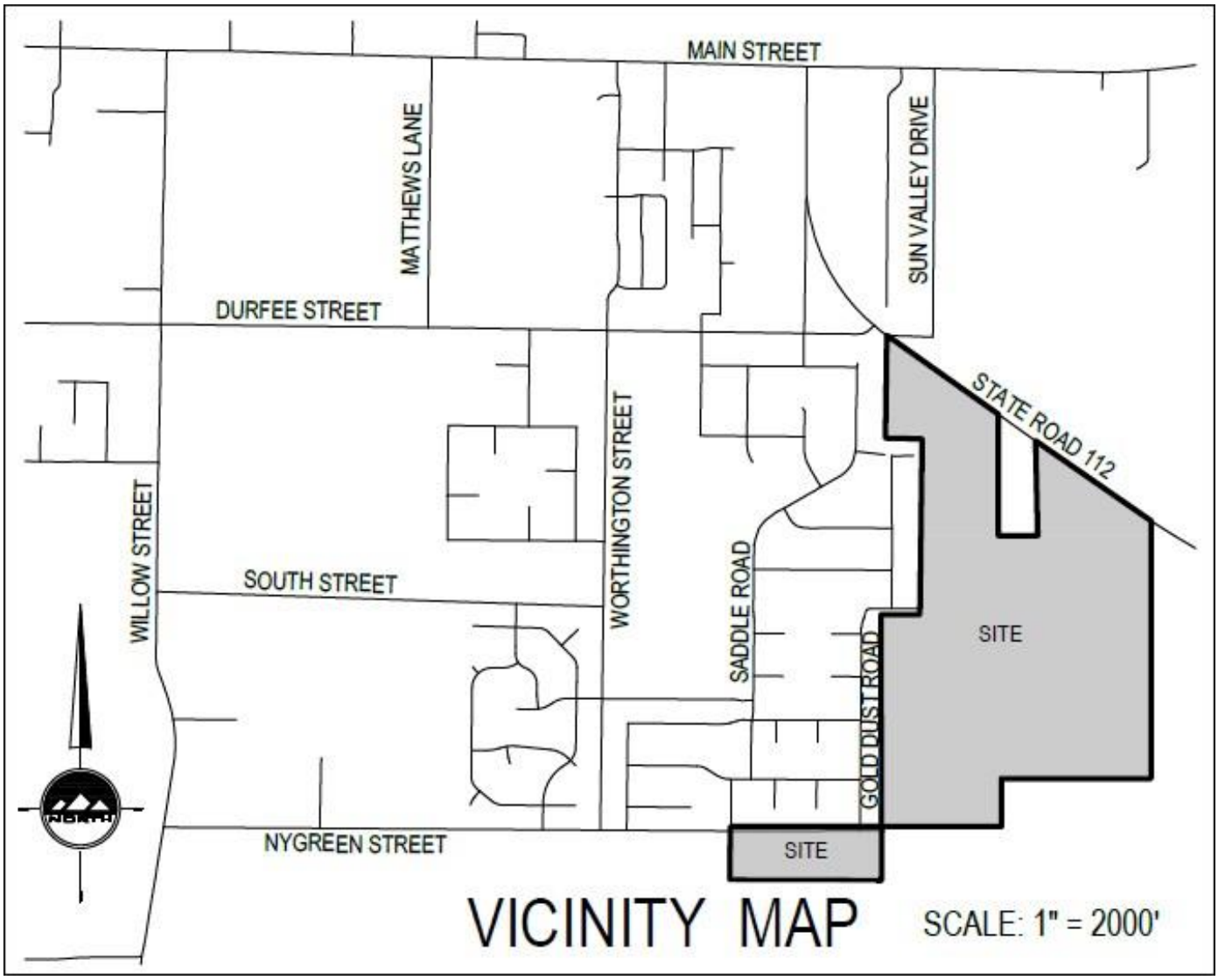
Planning Staff Recommendation: This updated Staff Report and proposal is presented for Consideration after multiple meetings and presentations to City Staff and the Grantsville Planning Commission.

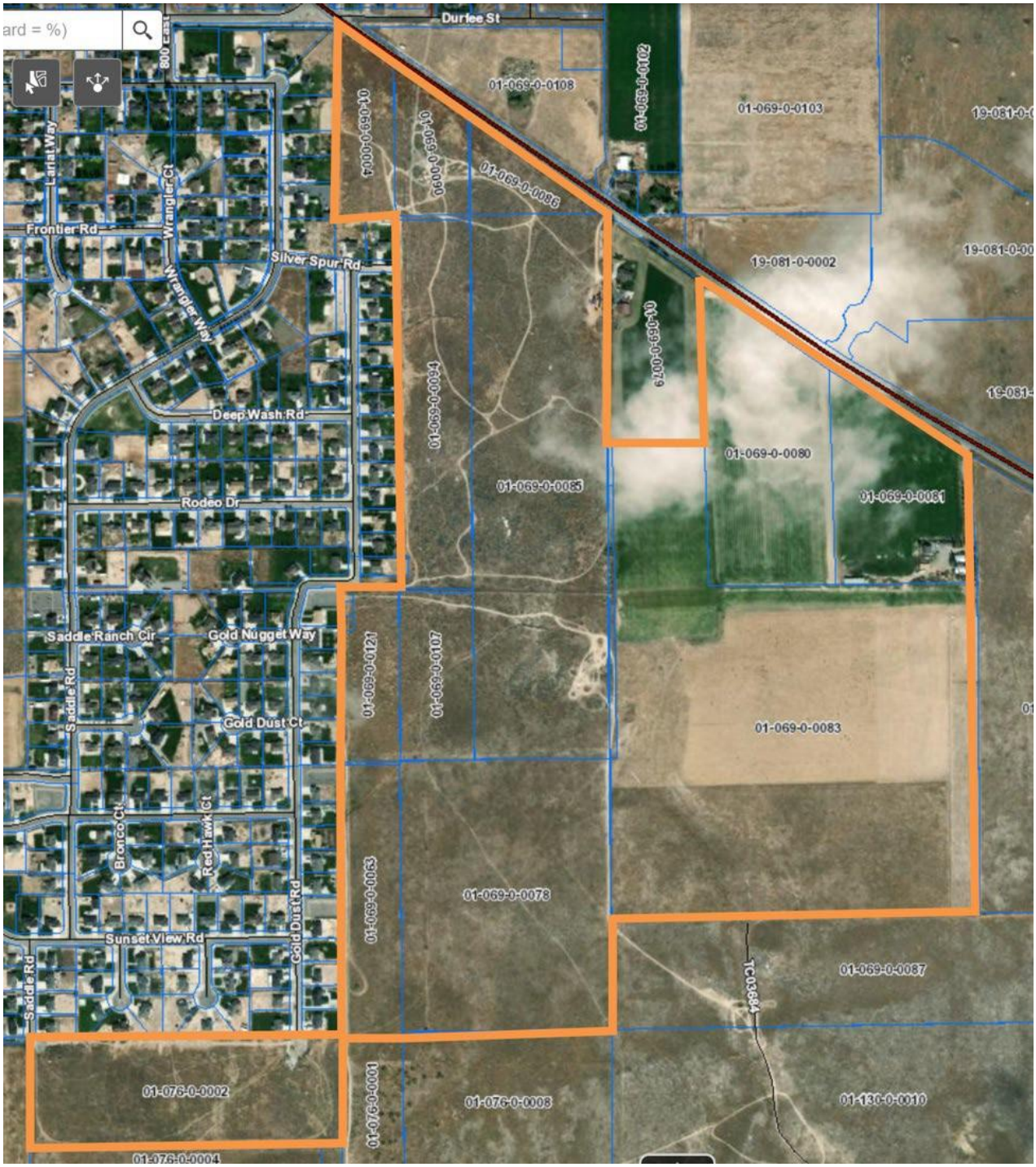
The applicant has submitted all applicable information for this proposed project. The applicant has taken comments from Planning Commission and City Staff, and implemented them where feasible for their project.

City Staff supports this PUD application, and recommends it for approval by the Planning Commission and City Council.

This PUD requires a Development Agreement as part of the PUD process. If the Planning Commission is ready to recommend approval for this PUD, one of the conditions that should be required is that there be a Development Agreement approved prior to final plat. This is supported by GLUDMA 12.4(2)(d) *The approval of the PUD application final plan or final plat (if required) shall include approval of all special conditions applicable to the planned unit development. All special conditions and approved variations to the GLUDMC shall be included in a Development Agreement which shall be approved by Planning Commission and City Council.*

SITE & VICINITY DESCRIPTION

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19-081-0-0
Lariat Way
Wrangler Ct
Frontier Rd
Wrangler Way
Silver Spur Rd
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01-069-0-0090
01-069-0-0001
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19-081-0-00
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01-069-0-0094
Deep Wash Rd
19-081-
01-069-0-0080
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Rodeo Dr
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Saddle Ranch Cir
Gold Nugget Way
Saddle Rd
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01-069-0-0107
Gold Dust Ct
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Bronco Ct
Red Hawk Ct
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Sunset View Rd
Saddle Rd
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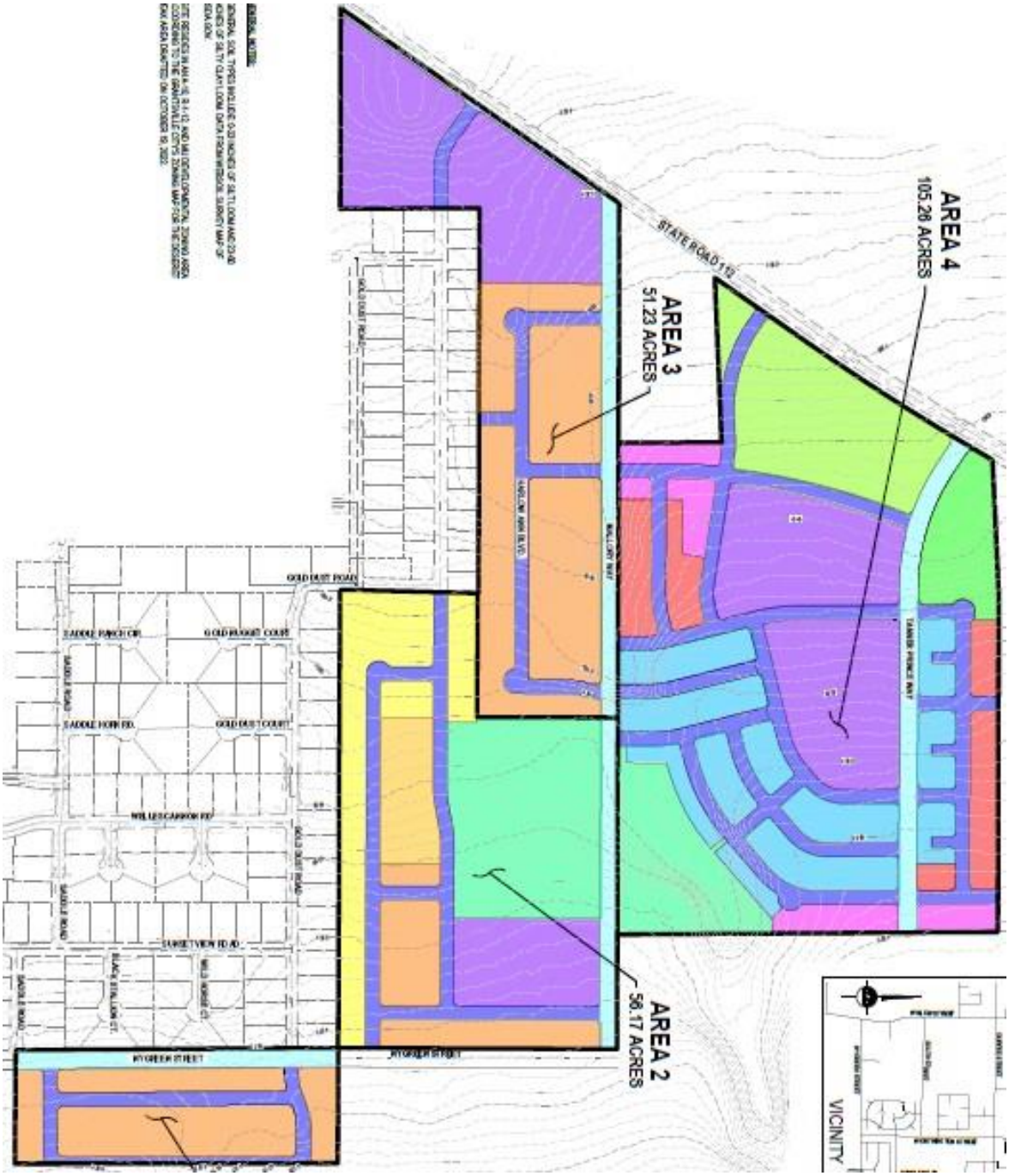
THE ESTATES AT TWENTY WELLS CONCEPTUAL LAYOUT



The full concept plan begins on
page 22 of this staff report.

NEIGHBORHOOD RESPONSE

Responses to Radius Report, read during Public Hearing on 01/04/2024.

To the Grantsville Planning commission,

Regarding the notice we received dated December 14th, 2023 we would like to make our concerns known. Originally Area One directly south of us was supposed to be Anderson Ranch Phase 3 half acre lots. We are very concerned of the purposed change to quarter acre lots. If approved this will increase the traffic drastically to the area from what was originally planned. We are also very concerned with construction access. We are at the very end of Saddle Road with the future road Nygreen St. to be directly to our South. In the purposed plans it appears Nygreen St. will not go further West than Saddle Road and not go all the way to Highway 112. This will greatly effect the residential neighbor of Anderson Ranch and Saddle Road.

We are also opposed to the Twenty Wells PUD as a whole because of the high density housing which does not make sense for Grantsville. We do not feel we have the infrastructure in place or planned properly to accommodate the increase in population. We feel like the timing of this notice was also in bad form during the holiday season when people will be traveling and unable to address their concerns in person.

David and Haylee Kenney

To whom it may concern,

My name is Alicia Ciulla and I live at 326 W. Wrathall Ln., Grantsville. As a homeowner in this town I would like to make it known that I am fully against the proposed development of twenty wells!!! Although my one voice might be futile against large corporations/ politicians, I at least have to make my opinion known. I think I speak for more than myself when I say that Grantsville as a community feels that our voice is not valued when it comes to the development of our town. The infrastructure of this town cannot handle more development nor do we want it. We would like to keep this town a small town if you want to introduce more housing and big corporations and big business take it elsewhere not here. I will be unable to attend this meeting that is coming up on the 21st, so I would appreciate if this email could be presented at that time.
Thank you for your time,
Alicia Ciulla

Michael Vanwyke-

Michael was present at the Public Hearing to comment on this. Expressed concerns about the floodplain, irrigation system, storm drains, sewer system, and infrastructure. Stated that Grantsville has enough parks and the 26-acre park is not needed. Stated that high density housing benefits only the developers. Michael asked how much longer public comment will be open for this item. Jaime confirmed this is the only meeting for public comment. Expressed concern that there was not enough time to address these issues with how big the proposed development is. Michael stated Grantsville should focus on the issues we already have before adding to them.

PLANNING STAFF ANALYSIS and COMMENTS

Background:

City Staff have been working with the developers and engineers of the Estates at Twenty Wells PUD (Formerly Elk Ridge PUD) development for several months. What follows is a description of the applicant's response, along with City Staff's analysis of the PUD and the exceptions requested, to aid in understanding the PUD application.

The proposed project covers approximately 226 acres with mixed types of residential and commercial. A little over 55% of the project by acreage is residential. Almost 9% of the acreage is proposed to be commercial. A little over 12% is fully improved amenity rich active open space. Five acres is proposed to be a dedicated church site. The remainder of the parcel is dedicated to public facilities such as streets and utility corridors. See Attached Concept Plan.

In a prior discussion with Planning Commission the applicant was asked to swap out some of the townhouse/multi-family area along SR-112 to provide additional commercial space fronting the highway. The Applicant made the switch which reduced the overall number of residential units from 954 to 891 reducing the number of multi-family units from 441 to 378. There are now 20 acres of commercial proposed in the project. The location of the proposed commercial property fronting SR-112 will complement the Lakeview Business Park and due to its easy access has potential to draw a regional customer base.

Various types of residential dwellings are proposed on the Concept Plan. 86.3 acres is proposed for single family residential housing with lots sizes ranging from ½ acre to 4,000 square feet. The bulk of the lots are in the smaller sizes. Of the 513 single family lots 4.48% (23) are ½ acre lots, 38% (195) are 10,000 to ½ acre with the bulk being in the 10,000 to 12,000 square foot range, and 57.52% (295) of the lots are in the 4,000 to 10,000 square foot range with the bulk of the lots (203) being in the 4,000 to 6,000 square foot range. The townhouse/multi-family housing comprises of 42.4% (378) of the total (891) residential units.

The project proposes providing a 27 + acre public park for the benefit not only the developments residents but also equipped with amenities that the residents of Grantsville desire. The park is proposed to include amenities such as pickle ball courts, baseball/softball fields, football and soccer fields all which are designed for league practice and play with score boards, stands, fencing and other accoutrements. The park will include parking restrooms and other buildings that will allow the capability to host large groups of people for community events. A 20-acre park in this general location is desired by the community and is included in the General Plan. See the attached Recreation Plan adopted in January 2020 as part of the General Plan. This park is also a priority that is included in the Grantsville City Capital Facilities Plan. The proposed park in spilt by Mallory Way to allow those traveling from other locations in town to access the portion of the park that they are interested in using directly from SR-112 or Nygreen without having to traverse the local neighborhood residential streets. Splitting the park also allows for multiple events to occur with minimal conflict. This project would be required to provide approximately 20 acres of open space per the open space requirements found in GLUDMC Sections 21.1.12 – 21.1.22. The proposed park including the land costs, landscaping and construction of the amenities has been estimated by the applicant to cost just over $14 million. This cost has been reviewed by the City Engineer and has been found to be generally accurate for the level of improvements that are being provided.

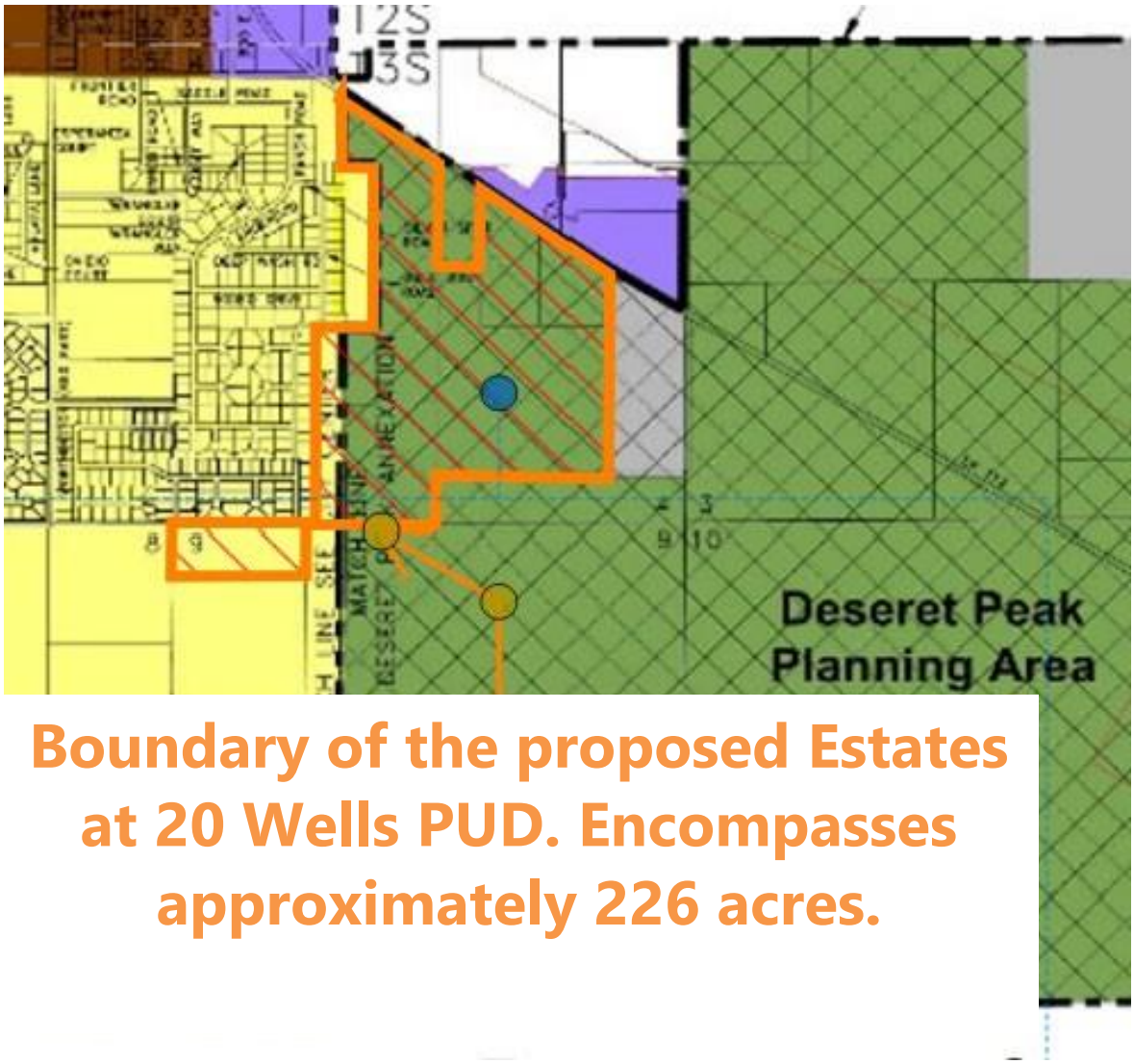
The proposed project is also offering other improvements such as the purchase of property from the Soil Conservation District and extension of Nygreen Street to Mallory Way (estimated cost $2.2 million), Extension of a 12" water line across the Conservation District property and purchase of the necessary easements running from

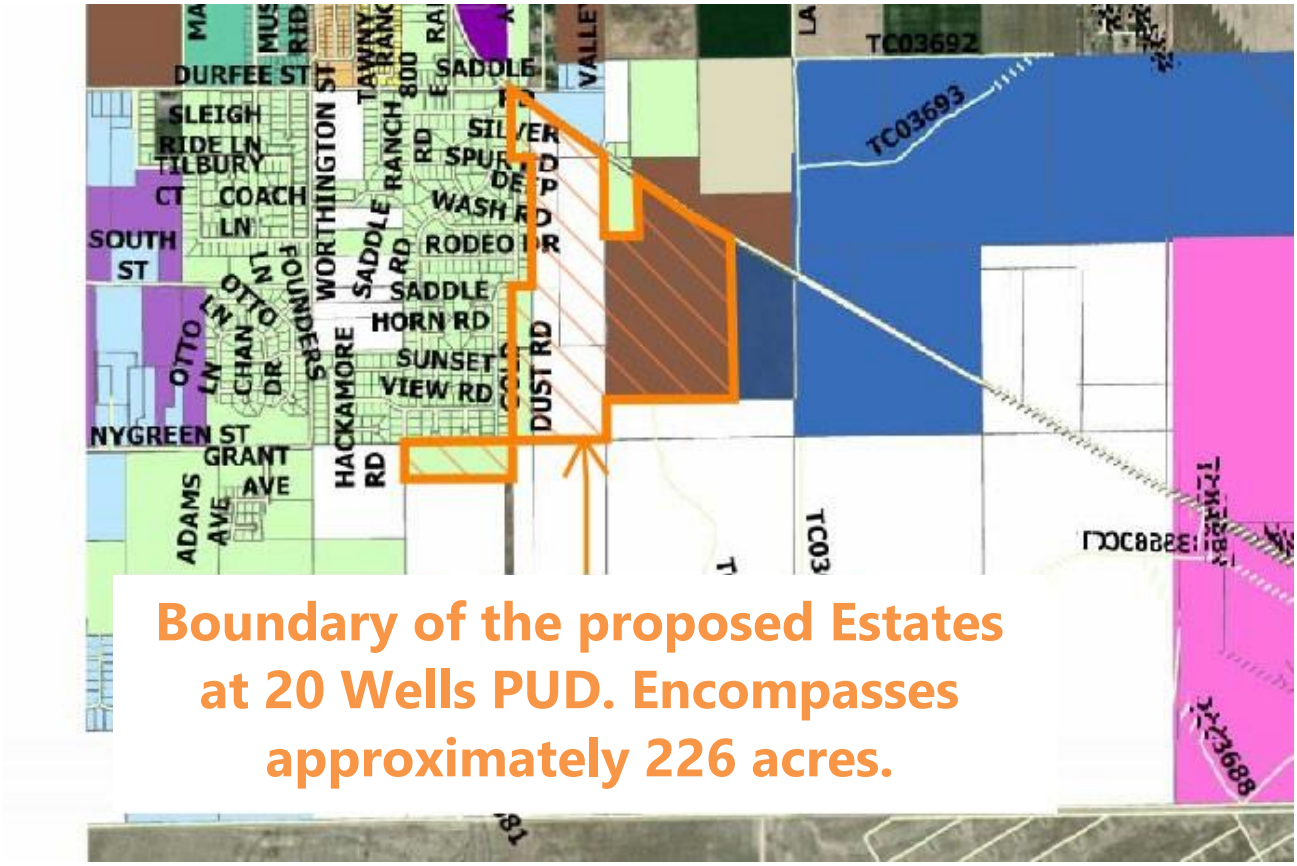
the depot fence through the subdivision (estimated cost $1.1 million), and extension of a new upsized sewer line from Main Street along SR-112 through the project comprising of 10" to 18" lines (estimated cost $1.1 million). While each of these projects benefits the proposed development they have been sized and located with the greater community in mind so that the benefit extends beyond the project boundaries. The City appreciates the added value for the community that is being proposed.

Land Use:

This project lies within the 500 acres of the Deseret Peak Special Planning Area. Although the applicant does not have control over the entire 500 acres, it is a significantly sized project that will shape the outcome of the area that is outside of the control of the Lakeview Business Park. It is important to note that since the Special Planning Area was created a large portion of the land within the area has been consolidated into the Lakeview Business Park. This makes it very hard for the property owners come up with 500 acres of land to Master Plan. It is noted that the proposed PUD application covers land held by three different property owners. The concept of master planning a couple hundred acres is no less beneficial than 500 acres. It is recommended that at a point when the General Plan is amended that the 500 acre minimum requirement be removed and a more feasible alternative be applied.

The Deseret Peak section of the Grantsville City Land Use Map is attached.





The Deseret Peak section of the Grantsville City Land Zoning Map is attached. 105.26 acres of the proposed project is currently zoned MU. 107.4 acres is currently zoned A-10 and 18.95 acres is currently zoned R-1-21. As a master planned project in the Deseret Peak Planning Area consideration may be given to allowing for zoning that will provide a balance of uses that is beneficial to both the development and the surrounding community. It is not known how the new City Attorney will desire to address the underlying zoning. This may be addressed through the development agreement as part of the master plan or could also be addressed by rezoning to a zone that best fits the intent of the master plan. If the PUD is approved the zoning questions may be addressed with the new City Attorney before or concurrently with the submission of a preliminary application.

Consider: As an exercise to help get a feel for the impact of the total number of residential units that are proposed with this project it is helpful to consider the number of residential units that would be allowed by GLUDMC Chapter 19a Mixed Use District and GLUDMC Section 4.34 Multi-Unit Residential Development on the 105.26 acres that is currently zoned mixed Use. This exercise assumes that no exceptions are being asked for and no increased density above what is allowed by the two sections of code is being granted. The exercise utilizes a very basic layout of 8 townhomes located on a street with intersections at both ends, accounting for the half width street frontage and corner lots as well as removing 10% of the ground for open space. This is a very efficient use of the land and thus the number of units would very likely be a few less than the outcome of this exercise. It so happens that the combination proposed is about 100 square feet shy of 1 acre. For simplification of discussion a density of 8 units per acre will be used. This density calculation has the 10% open space built into it. Without open space factored into the density, the density is just shy of 10 units per acre. (The proposed density of the multi-family housing areas in 20 Wells PUD is 10 units per acre with the open space previously removed and thus not factored into the calculation.) The simplified calculation is as follows:
The MU ordinance requires 50% of the property be used for commercial uses. That equals 52.63 acres.

The provision of open space is only required for residential uses. The residential portion of the project is also 52.63 acres and thus the calculation is 52.63 acres multiplied by 8 units per acre. This equals 421 residential units and 5.263 acres of open space. That calculates out to an overall project density of 4 residential units per acre. The overall density of the 20 Wells PUD is 3.94 residential units per acre.

As was stated in the exercise, the calculations for the exercise utilized an extremely efficient use of land. It also did not take into account the need for additional parking due to the tight nature of the townhomes and the blocks. The calculation also assumes a strict grid layout that spaces the streets to fit the 8 units perfectly. The reality of the Estates at Twenty Wells design is that it is not a clean apples to apples comparison. It is utilizing exceptions such as 9% instead of 50% commercial, a park that is larger than 10% required open space and the multi-unit housing being only 42.4% of the total residential units to provide a more balanced development with a variety of housing types.

PUD Objectives 12.1:

Staff feels the proposed project has made an effort to meet the PUD objectives (See the attached PUD Application Worksheet):

- Objective A. Creation of a more desirable environment than is possible through strict application of city Land Use regulations. The project is providing a mix of residential use types as well as 20 acres of commercial along SR-112. The proposed project is trying to provide added value for the city by providing a fully landscaped, amenity rich park space as well as addressing utility needs on the east side by upsizing key section of water line and sewer line as well as purchasing land from the soil conservation district to allow Nygreen to extend to the proposed Mallory Way.
- Objective B. Providing improved open space. The proposed project provides 12.3% of the project as active landscaped amenity rich open space. If the 20 acres of commercial is removed from the overall open space calculation per code then the actual percentage of open space is 13.6%.
- Objective C. Preservation of historic buildings is not applicable in this case.
- Objective D. Connecting paths, trails and streets. The project provides connections and right-of-way for future connections of Nygreen to SR-112 via Mallory Way which will help move traffic from the southeast area in town to SR-112 without having to go to Durfee or Main Street. This will also be beneficial for residents in the proposed development that may be trying to access the elementary school.
- Objective E. Elimination of blighted structures and incompatible uses is not applicable in this case.
- Objective F. Providing residential housing that meets State moderate income housing requirements. This application was submitted before the approval of amended Chapter 12 which includes this requirement, so it is not applicable to this application.

PUD Standards for Determination 12-14-2

As the PUD is a type of conditional use it is required to consider the standards for determination found in Section 7.8 of the Conditional Use Ordinance. The Applicant's responses to the standards are located in the attached PUD Application Worksheet. The applicant has addressed all of the standards that they feel are applicable. Standards H and I are determined by the Planning Commission. Those standards are:

(h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;

(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;

Exceptions Requested:

The applicant has provided a table of deviations to the ordinances (see attached) and noted some of the same deviations on the PUD Application Worksheet.

The applicant will also be looking for an exception to the City definition of a Private Street in the town house / multi-family residential areas. The City is working on an updated standard for this type of street. These streets will be private and will not be maintained by the City. At this point since the process for updating the street standard is in the early stages staff would recommend that any approval include the statement that *the applicant will work with the City to find an acceptable standard that will meet the necessary requirements for fire and other large service vehicles to be able to access the community, adequate stormwater facilities, parking, and safe pedestrian pathways are provided.* Some of these issues may be addressed separately from the private street cross section.

It is recognized the specific exceptions requested are not referencing specific ordinances. Many of these items may be addressed in multiple ordinances and by considering the specific request without reference to a specific ordinance, it will apply to any ordinance that inadvertently did not get referenced. This will lessen the conflicts as each of these exceptions is specific to the item requested and not the remainder of the language in the ordinance.

Please review the table and discuss which exceptions on the applicants table are acceptable and which are not.

If something else comes up through the review and approval process of the various subdivisions that will be constructed that requires an exception the process will need to be put on pause and a request to amend the PUD shall be required.

Buffer:

GLUDMC Chapter 9 discusses Landscaping and buffers between disparate uses. GLUDMC Section 4.17 discusses the need for fencing. While this application was submitted before the current Amendments to Chapter 12 were approved the Applicant has been willing to utilize the concept of buffering by transitioning to smaller lots and other types of residential uses through locating similar or slightly smaller single-family lots along the existing Anderson Ranch Subdivision. They were also willing to create a landscape buffer between the townhouses and the Anderson Ranch Subdivision in earlier versions of the concept. The current concept shows commercial located on SR-112 adjacent to neighbors to the west in Anderson Ranches. This will also require a landscaped buffer, fencing and controls on lights and types of uses to mitigate the potential negative effects on the neighboring residents.

Parking:

Per GLUDMC Chapter 12.2 1 notes that the Planning Commission does not have authority to waive public health and safety issues such as the quantity of parking required by the code. Parking is considered a public health and safety issue because inadequate parking availability typically leads to vehicles parking in restricted areas such as in front of fire hydrants, driveways, sticking out in the street blocking sidewalks and impeding traffic and other restricted areas which impedes the ability for emergency ingress and egress. Therefore, it will be important that the proposed development comply with the necessary parking requirements found in GLUDMC Chapter 6 off-street parking and loading and GLUDMC Section 4.34 Multi-Unit Residential Development.

Site Triangle:

The site triangle is another public health and safety issue that Planning Commission is not allowed to waive. GLUDMC 4.16 regulates this requirement. At intersections the site triangle must be 30 feet along the inside of the sidewalk running both directions. A driveway may not encroach in the site triangle.

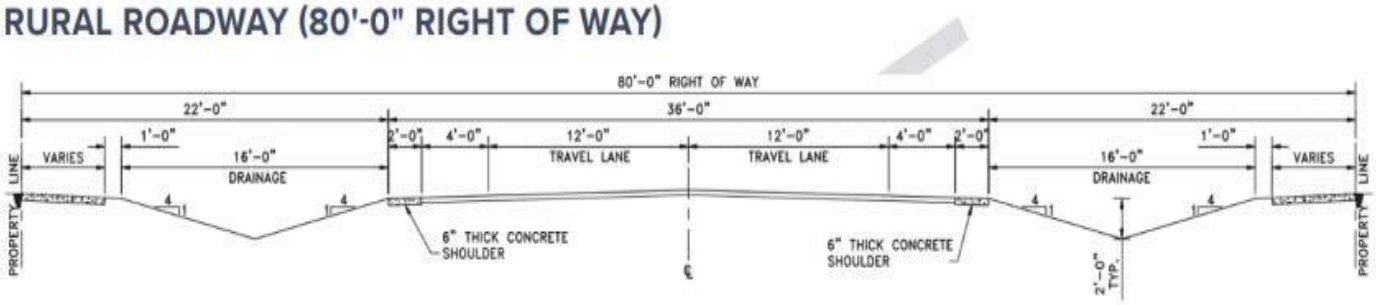
Public Utility and Access Easements:

Provision of utilities and services public services requires easements on lots. The easement requirements are described in GLUDMC Section 21.6.8 As there is not a great deal of detail and specificity at this point it is assumed that the proposed project will comply with dimensions found in the code for the required easements. This again is considered a public health and safety issue that Planning Commission is not allowed to waive.

ENGINEERING STAFF ANALYSIS and COMMENTS

Comments from Engineering:
Comments have been provided from the City Engineer concerning issues that will need to be considered if the proposed project moves forward. The City Engineers recommendations are included in the staff recommendations.

- **Roads**
  - Nygreen will be constructed to a standard collector which is a 90-foot right-of-way as shown on drawings.
  - Mallory Way will be constructed wider than a local roadway to convey storm water in roadside swales. ROW appears to be 80-feet which would be similar to the City's Rural Roadway section which has 16-foot wide, 2-foot deep swales on both sides, see below. Channel sizes might need more capacity from the typical roadway section to convey all the offsite storm drainage through the site.
  - All other roads are 66-feet ROW which meets the local roadway section.



Source: Grantsville City Transportation Master Plan by Horrocks dated 2022.

- **Drainage**
  - The drainage study for offsite and onsite storm water will be crucial.
  - Soils are noted as silty loam and silty clay loam. Infiltration will need to be confirmed with a geotechnical report and percolation tests.
  - Main offsite drainage through the project will be conveyed along Mallory Way via roadside swales. These drainage channels have stormwater runoff through the Tooele County and Army Corps flood protection facilities from South Willow, Coal Pit, and North Willow Canyon along with West Army Creek and East Army Creek drainage areas, see images below.

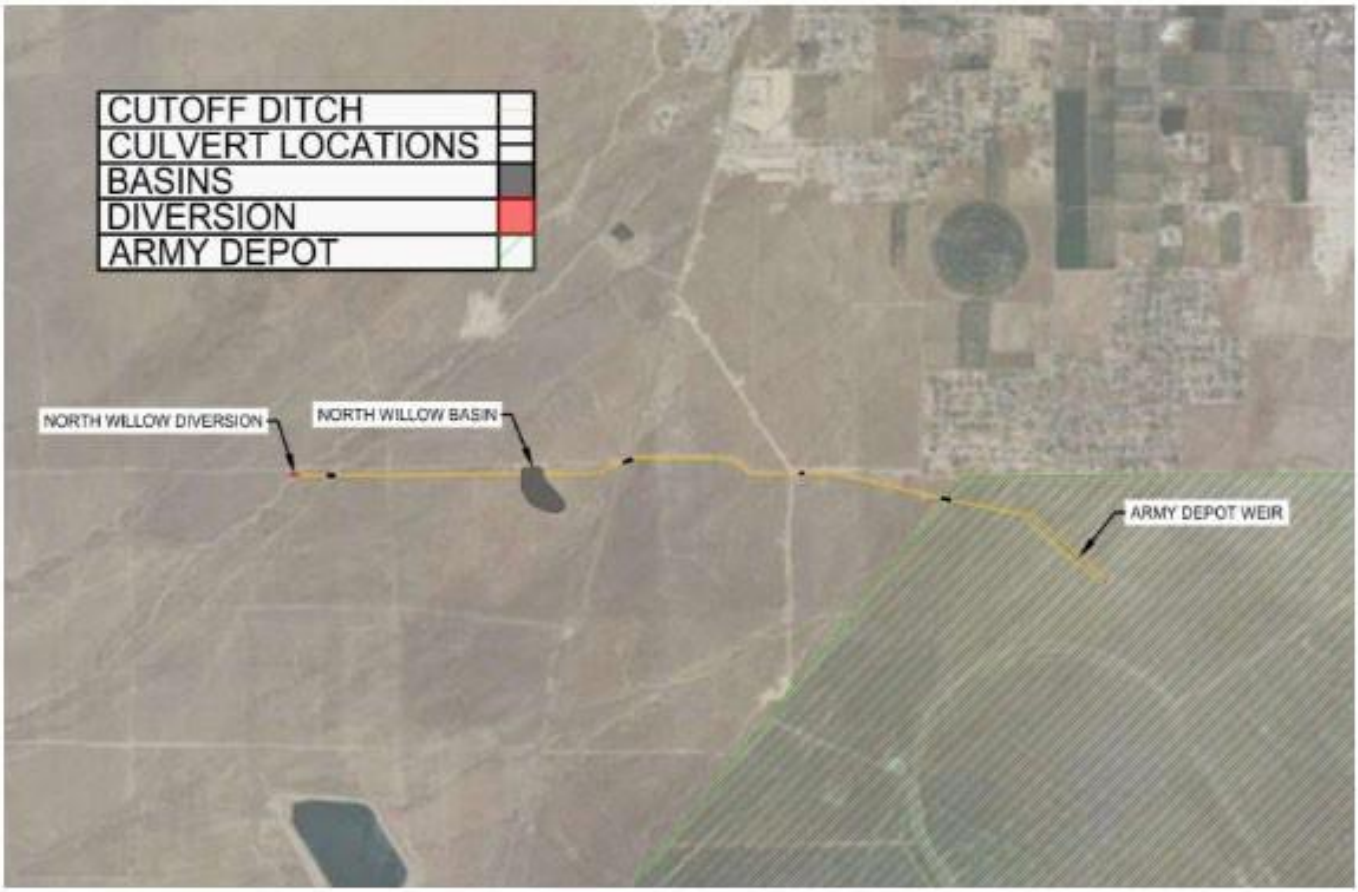
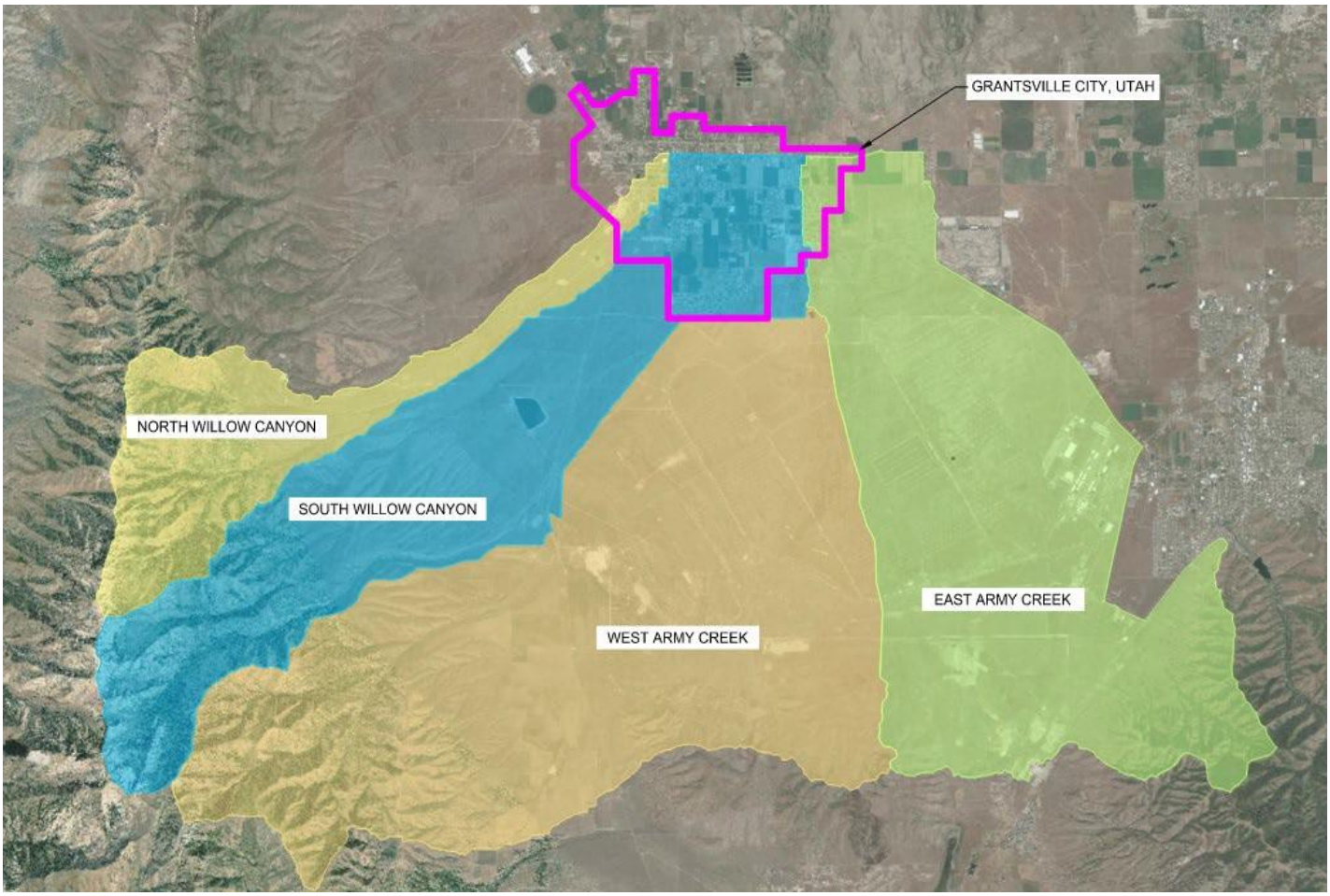


Figure 4-1. Existing Flood Protection Infrastructure

Source: Grantsville City FEMA BRIC Flood Protection Scoping Study by Jones and DeMille Engineering

Dated February 6, 2024



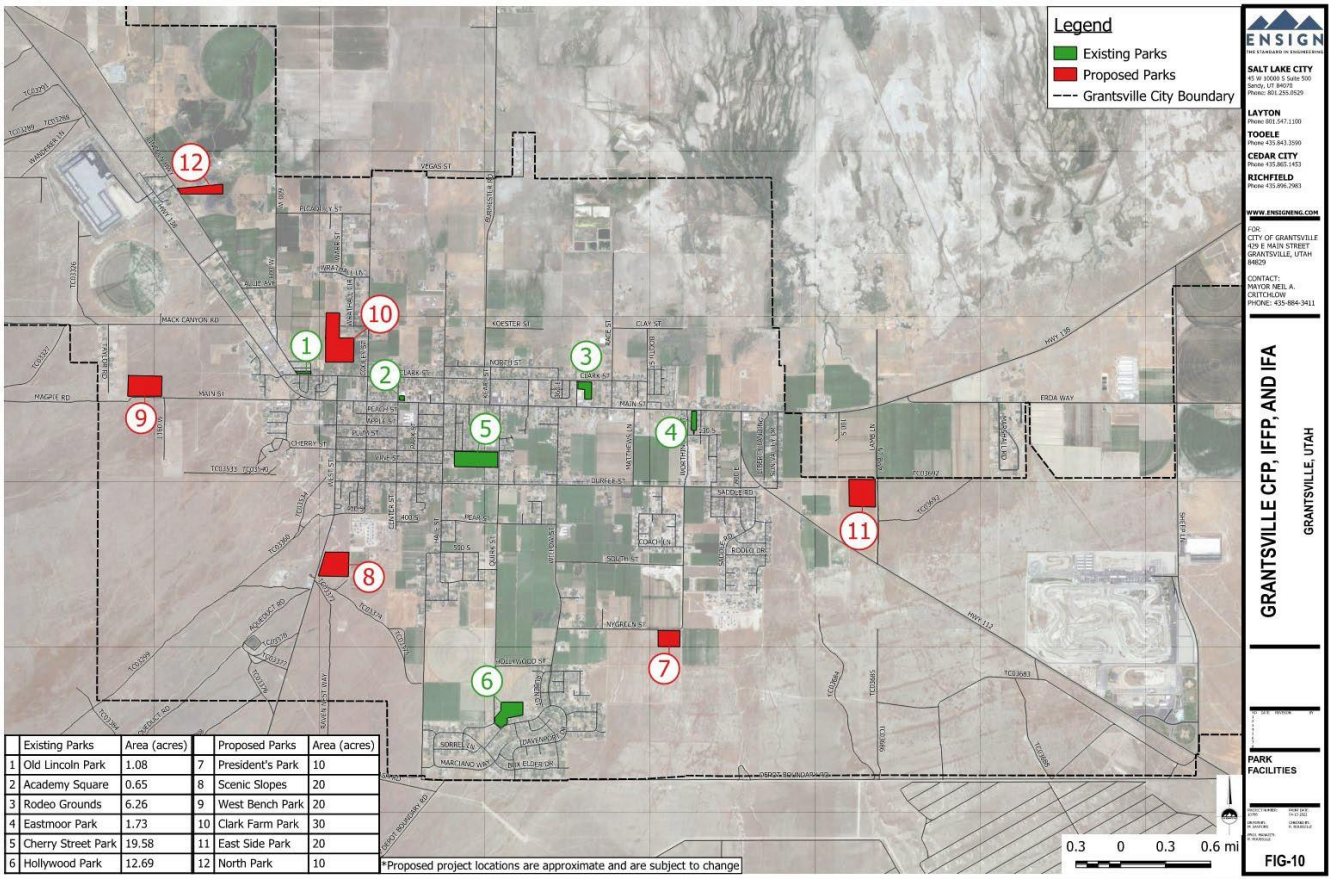
Source: Watershed Map from Grantsville City FEMA BRIC Flood Protection Scoping Study by Jones and DeMille Engineering dated February 6, 2024

- The roadside swales in Mallory Way should have check dams or swales, if feasible, to slow down flow allowing a portion to infiltration incorporating low impact development features.
- Strom drainage for the site will be routed through an existing culvert under State Route 112. Developments north of State Route 112 will need to adequately continue to convey this flow and ultimately a larger culvert may need to be installed under SR138 to not affect downstream properties. This will need to be coordinated with Development, City, and UDOT.

- **Offsite Water Line**
  - When taking in consideration the water line connections of Nygreen Street and Durfee Street, the 12-inch water line through the development connecting to the 16-inch transmission line along the north Depot property could have been an 8-inch to address fire flow. However, the developer is proposing the 12-inch upsize to benefit other future developments. Installation of an additional connection off the 16-inch transmission line provides opportunities for additional development along SR-112 while allowing future benefits of looping with future water lines through Lakeview Business Park and along SR-112.

- **Offsite Sewer Line**
  - The proposed upsized sewer line allows future additional growth along SR-112.
  - Connection at Main Street is required as the line in 700 East is shown at capacity in the sewer model.
  - It is recommended, but not required of the developer to divert sewer flows from Durfee Street flowing into the 700 East sewer line into the new SR-112 sewer line. This would alleviate capacity issues on the section of 700 East sewer line.

- **Sports Park – Land**
  - Based on previous discussions and public comments from citizens and the City a park with ball fields is needed. The 2022 Grantsville City CFP, IFFP, and IFA had shown a 20 acre East Side Park in this vicinity, see below. The sports park proposed will be 27 acres.



	Existing Parks	Area (acres)		Proposed Parks	Area (acres)
1	Old Lincoln Park	1.08	7	President's Park	10
2	Academy Square	0.65	8	Scenic Slopes	20
3	Rodeo Grounds	6.26	9	West Bench Park	20
4	Eastmoor Park	1.73	10	Clark Farm Park	30
5	Cherry Street Park	19.58	11	East Side Park	20
6	Hollywood Park	12.69	12	North Park	10

- **Estimated Costs for Upsized Utilities and Sports Park**
  - The estimated costs ($14,060,375.00) for improvements provided by the developer appear to be in the within reason with all the improvements proposed.

CONCLUSIONS & RECOMENDATION

Project Benefits to the City and the Project Residents:

- The City will receive a fully improved 27+ acre park as has been previously described.
- The City will receive upsized water and sewer lines that will provide for future development to the east and get the City one step closer to being able to provide a loop for the terminal waterline that currently feeds Sheep Lane. Further discussion is needed to better define the description and the cost of the upsized lines.
- The proposed PUD also locates a large portion of the higher density behind the commercial and near the public park so that the residents without their own private yard have access to a public space outdoor space within walking distance as well as have access to commercial areas within walking distance. This may serve to reduce the number of vehicular trips generated by the high density residential areas.
- The project will provide commercial property along SR-112.
- Staff's preference would be to relocate this small pocket of higher density residential development to an area within the PUD near the park so that it is convenient for the residents to utilize the park. This will allow for ¼, 1/3 or half acre lots to abut the existing lots in Anderson Ranch and provide a buffer between the commercial and the existing residential at Anderson Ranch.

Mitigation Efforts:

- The proposed project locates ½ acre single family lots along the backs of the lots fronting Gold Dust Road so that the transition in lot sizes occurs within the proposed project.
- The proposed project locates 10,000 square foot or greater lots in other areas such as across the Nygreen Street extension and to the east of the undeveloped rectangle lying directly east of Anderson Ranch.
- The project is providing a 26+ acre park located near the townhome/multi-family housing area which will provide the residents of those types of housing with a active outdoor public open space to utilize in place of having their own yard.
- The extension of Nygreen Street to Mallory Way will provide direct access to the elementary school for the residents of 20 Wells PUD and also provide convenient access to SR-112 and to a large Public Park for residents in the south part of town. This should help to reduce traffic congestion on Durfee Street and Streets leading To Durfee Street and help keep outside traffic out of Anderson Ranch.
- 20 Wells will have at least two major street connections to SR-112 and possibly at least two minor street connections to SR-112 that will provide quick access to the state highways and to routes leading to regional locations.
- It is preferred that single family lots are extended along the boundary with Anderson Ranch all the way to SR-112 to provide the residential buffer from the commercial on SR112.
- It is preferred that the townhomes / multi-family housing proposed along SR-112 be relocated near the public park with direct access on one of the major collectors to minimize congestion on the local residential streets.
- - (left blank for additional Planning Commission notes)
- -
- -

Conditions:

- The Development Agreement must be approved prior to the final plat.
- The future development agreement, along with the PUD needs to sufficiently address the different types of developments being proposed, or possibly a Rezone of the 107 acres needs to be done. The City Attorney will be involved in this process. This should not hold up the PUD as the rezone would be an action to protect the City if something changed within the project that would cause the a portion of the project to revert back to existing zoning.
- Note what exceptions to code are not acceptable.
- Locate single family residential lots next to the boundary with Anderson Ranch out to SR-112 to act as a buffer to the commercial and higher intensity residential uses in the proposed project.
- Relocate the proposed townhomes / multi-family housing that is currently shown fronting SR-112 further to the south near the Public Park with access provided at intersections on Mallory Way to reduce the congestion on the local residential streets.
- Address timing of park improvements. If it is phased, specify what will be completed with each phase. The Public Works department requests improvements come in with each phase.
- The Applicant has stated that the major water and sewer utilities will be completed at the beginning of the project. This should be clearly addressed in the development agreement.
- - (left blank for additional Planning Commission conditions/notes)
- -
- -

Recommendation:

The applicant has worked with the City Staff and has taken comments from Planning Commission and other

city officials and tried to implement them where they have been feasible for the proposed project.

The applicant has submitted all applicable information for this proposed project. The applicant has taken comments from Planning Commission and City Staff, and implemented them where feasible for their project.

City Staff supports this PUD application, and recommends it for approval by the Planning Commission and City Council, with the following recommendations:

- Approval with the following recommendations:
  - . (left blank for additional Planning Commission recommendations notes)
  - .
  - .
  - .
  - .
  - .

ADDITIONAL NOTES

The following additional comments were received from the Developer and Engineer, after the completion of this staff report. Staff responses are also shown. A resolution to these points is not included in the final version of this Staff Report. The comments are provided to stimulate discussion and agreement regarding the conditions of this PUD.

Jacob Clegg to City Staff 2/28/2024:

Cavett,
I have reviewed the packet and believe you have covered most of what has been discussed. There are two items that should be clarified.
1. Scott does not have ownership of the property along SR112 where the PC requested additional commercial. In the meeting Scott informed the PC that he did not own it, so he could not commit to having commercial there but said he would ask the owner to consider it.
2. If the commercial were to be placed there the units would not be removed from the development but rather redistributed throughout the entire development. Scott has said that in order to give the requested amenities to the city, he needs to get between 1000-1100 units. It will take a long time for the commercial to develop so they need the units to offset the cost of the amenities in the project.
Please let us know if you have any questions.

Shay Stark in response 2/28/2024:

Jacob,

The concept drawing that we received does not reflect 1,000 to 1,100 units. The older version of the concept stated 954 units. The updated version has 891 units. This is a significant point that needs to be accurately reflected as once this PUD is approved I don't think the City will approve an increase of units at a later date.

Scott Yermish in response 2/28/2024:

Shay,
That is the final target with the variances we are hoping to get, How this will be accomplished is two-fold, one we are going to have to move the park to one side of the road thus making additional room for houses, In my conversations with members of the city council they are pretty adamant about the park being on one side to eliminate the need for the kids to cross a major road to get to the other part of the park, since we were told this recently, and keeping that in mind we will have some shuffling to do but to redesign the concept at this point since it is ever changing is pretty redundant and serves no real purpose. We are seeking PUD approval and the jest of this is that because rates and costs have increased, and the city is taking so long in getting this project approved I can't lock in pricing nor funding. This is our 3 rd or 4 th trip back for the same item and really, we are only getting a recommendation. We have nothing but a preliminary drawing with what we think the final development will look like in the end but until we absolutely know the actual variances and wishes of the City council we won't be able to finalize numbers, I believe the essence of what is being said is that I am not okay with having our homes cut below the 950 or so homes, I'd like to stay within those parameters, if we can pickup a few additional ones then it would help relieve the financial burden we are undertaking in providing the extra amenities to the city.

Estates at Twenty Wells PUD

ZONING

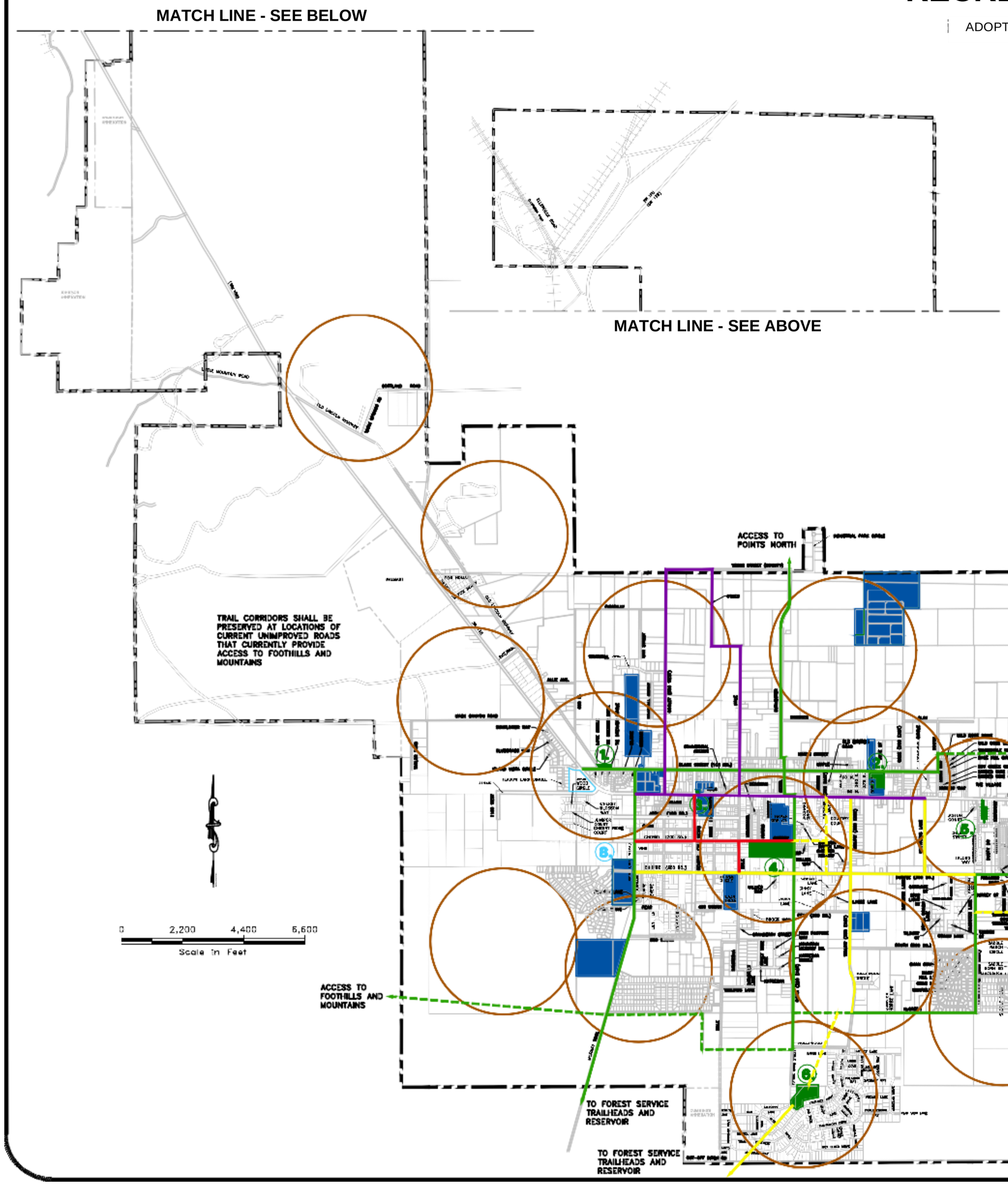
DEVIATIONS

	Estates at Twenty Wells PUD - GRANTSVILLE, UT									
	Development Standards					Proposed Changes				
Code Requirement	**R-1-21 SFD**	**RM-15 SFD**	**Mixed Use - Comm**	**Mixed Use – Multifamily**	**Mixed Use - SFD**	**Estates at Twenty Wells PUD SFD 50-ft Lot**	**Estates at Twenty Wells PUD SFD 50-ft Lot**	**Estates at Twenty Wells PUD SFD 60-ft Lot**	**Estates at Twenty Wells PUD Townhomes Option 1**	**Estates at Twenty Wells PUD Townhomes Option 2**
Maximum Density		15 DU/Ac		15 DU/ac 4)		8 DU/Ac	6 DU/Ac	4 DU/Ac	15 DU/Ac	15 DU/Ac
Minimum Lot Size	21,780 SF (1/2 ac)	8,000 SF 10,000 SF Corner Lots	½ acre	7,000 SF 1st unit + 4,000 SF for each additional ground level unit in the structure. Lot size for units in a structure on a corner is 10,000 SF	4,000 SF	5,000 SF (50'x100')	7,000 SF	10,000 SF	1,600 Per attached home (22' x 50')	1,800 Per attached home (28' x 50')
Minimum Lot Frontage (1)	70-feet	60-feet	100-feet	50-feet	50-feet	50-feet	50-feet	60-feet	22-feet	28-feet
Minimum Yard Setbacks										
Front Yard	40-feet	25-feet	25-feet (5)	25-feet (5)	25-feet (5)	20-feet	20-feet	20-feet	10-feet	25-feet
Rear Yard										
-Main Building	30-feet	20-feet	20-feet	20-feet	20-feet	10-feet	10-feet	10-feet	5-feet rear loaded garage	5-feet rear loaded garage
-Accessory Bldg.	1-foot	1-foot	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA	NA	NA
Side Yard										
-Main Building (3)	5(2) /15 feet	7.5-feet	7.5/10-feet (2)	20-feet (2)	7.5/10-feet (2)	5-feet	5-feet	5-feet	0-feet on attached side; 5-feet on end units	0-feet on attached side; 5-feet on end units
-Accessory Bldg.	1-foot	4-feet (2)	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA		
-Corner Side Yard	2 front yards and 2 side yards required	2 front yards and 2 side yards required	25-feet each side on the street 10-feet other two sides	2 front yard setback	25-feet each side on the street 10-feet other two sides	10-feet	10-feet	10-feet	10-feet	10-feet

GRANTSVILLE CITY

RECREATION PLAN

ADOPTED JANUARY 15, 2020



PARK LOCATION CRITERIA:

1. The circles on the map represent a ½ mile diameter in which a park may be located to serve the population within and surrounding the circle. These locations are based upon potential densities by proposed future land use and a ten acre minimum size park.
2. Parks shall be located in residential centers at a density of 4 acres per 1,000 population, or approximately 4 acres per 319 dwellings based upon an average of 3.14 persons per dwelling.
3. Regional parks to serve areas of ½ mile diameter or greater shall be 10 acres or greater. amenities shall be determined based upon the needs of surrounding community. Each park shall contain a unique amenity or be designed around a unique theme to provide a variety of amenities to support the varying interests of the residents and visitors.

EXISTING PARKS

	NAME	SIZE
1.	OLD LINCOLN HIGHWAY PARK	10.9 ACRES
2.	EQUESTRIAN PARK	8.26 ACRES
3.	ACADEMY SQUARE PARK	0.65 ACRES
4.	CHERRY STREET PARK	15.77 ACRES
5.	EAST SIDE PARK	1.74 ACRES
6.	HOLLYWOOD PARK	10.75 ACRES

PUBLIC PARCELS HELD BY THE CITY AND SCHOOL DISTRICTS:

The blue shapes represent parcels held by the city and the school district. Opportunities may arise to utilize a portion of an existing public parcel or create a joint use that provides additional recreational and improved Open Space. the city shall take advantage of these opportunities where they will benefit the community.

TRAILS

- MULTI-USE
- MULTI-USE (EASEMENT REQUIRED)
- BIKE ROUTE
- EQUESTRIAN
- EQUESTRIAN (EASEMENT REQUIRED)
- ENHANCED PEDESTRIAN ACCESS
- EXISTING TRAILS

LEGEND
Future Land Use Designations

Ensuring that the land and the proposed land-uses within the community are utilized to meet a unified community vision or goal is the first and often most important responsibility of a general plan. outlined on this map is the proposed Future land use map for the City of Grantsville:

Commercial
(A variety of commercial, retail, office and light industrial associated with a retail presence fronting street with special approval)

Mixed-Use Density
(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 fit the scale of the surrounding properties in the zone.)

High Single Family Density Residential
(Residential uses, allowing a maximum of 6 dwelling units per acre)

Medium Density Residential
(Residential uses, allowing a maximum of 3 dwelling units per acre)

Low Density Residential
(Residential use, allowing a maximum of 2 dwelling units per acre)

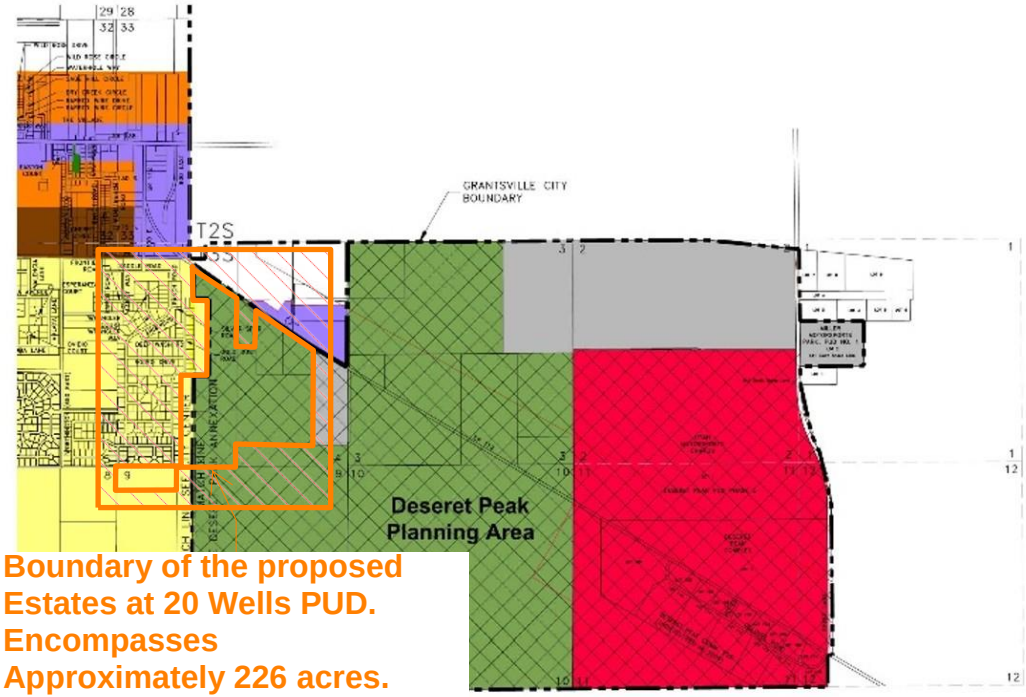
Rural Residential - 1
(Residential use with applicable rural land uses, allowing 1 dwelling unit per one to ten acres)

Rural Residential 2
(Residential use with applicable rural land uses, allowing 1 dwelling unit per five to ten acres)

Industrial
(Allowing industrial, light industrial and mining)

Municipal/School: This land use designates city-owned school district owned property serving a public purpose.

Parks & Open Space: Designates public parks, open space and recreational areas.



Boundary of the proposed Estates at 20 Wells PUD. Encompasses Approximately 226 acres.

GRANTSVILLE CITY GENERAL PLAN

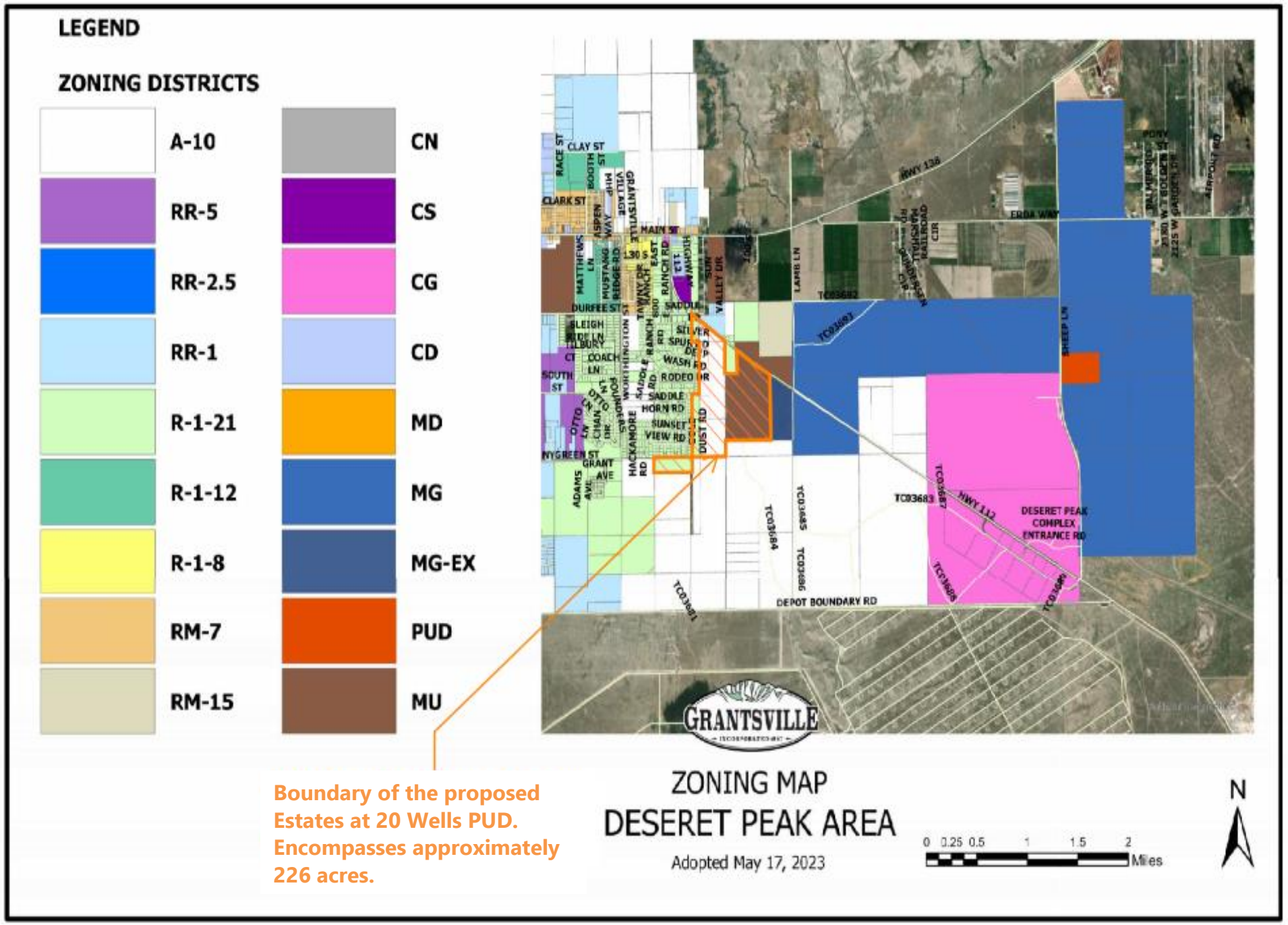
FUTURE LAND USE MAP

DESERET PEAK ANNEXATION

ADOPTED JANUARY 15, 2020

0 1,500 3,000
Scale in Feet

The purpose of designated Planning Areas is to foster a joint working relationship between the City and the landowner(s) of large parcels or groups of parcels 500 acres or greater, to create a Master Plan for the area with a balance of uses beneficial to both the development and the surrounding community adequately addressing the potential impacts on transportation, utility, and other public services and amenities.


LEGEND
ZONING DISTRICTS
A-10
RR-5
RR-2.5
RR-1
R-1-21
R-1-12
R-1-8
RM-7
RM-15
CN
CS
CG
CD
MD
MG
MG-EX
PUD
MU
HWY 138
MAIN ST
CLARK ST
CLAY ST
DURFEE ST
SOUTH ST
DEPOT BOUNDARY RD
DESERET PEAK COMPLEX ENTRANCE RD
HWY 112
SHEEP LN
GRANTSVILLE
Boundary of the proposed Estates at 20 Wells PUD. Encompasses approximately 226 acres.
ZONING MAP
DESERET PEAK AREA
Adopted May 17, 2023
0 0.25 0.5 1 1.5 2
Miles
N

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

811 Know what's below. Call before you dig.

BENCHMARK

LOCATED WITHIN THE NW, NE, AND SE QUARTERS OF SECTION 4,AND THE NW QUARTER OF SECTION 9
TOWNSHIP 3 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE, TOOELE COUNTY, UTAH
ELEV = 4394.49'

TOTAL AREA CALCULATIONS TABLE

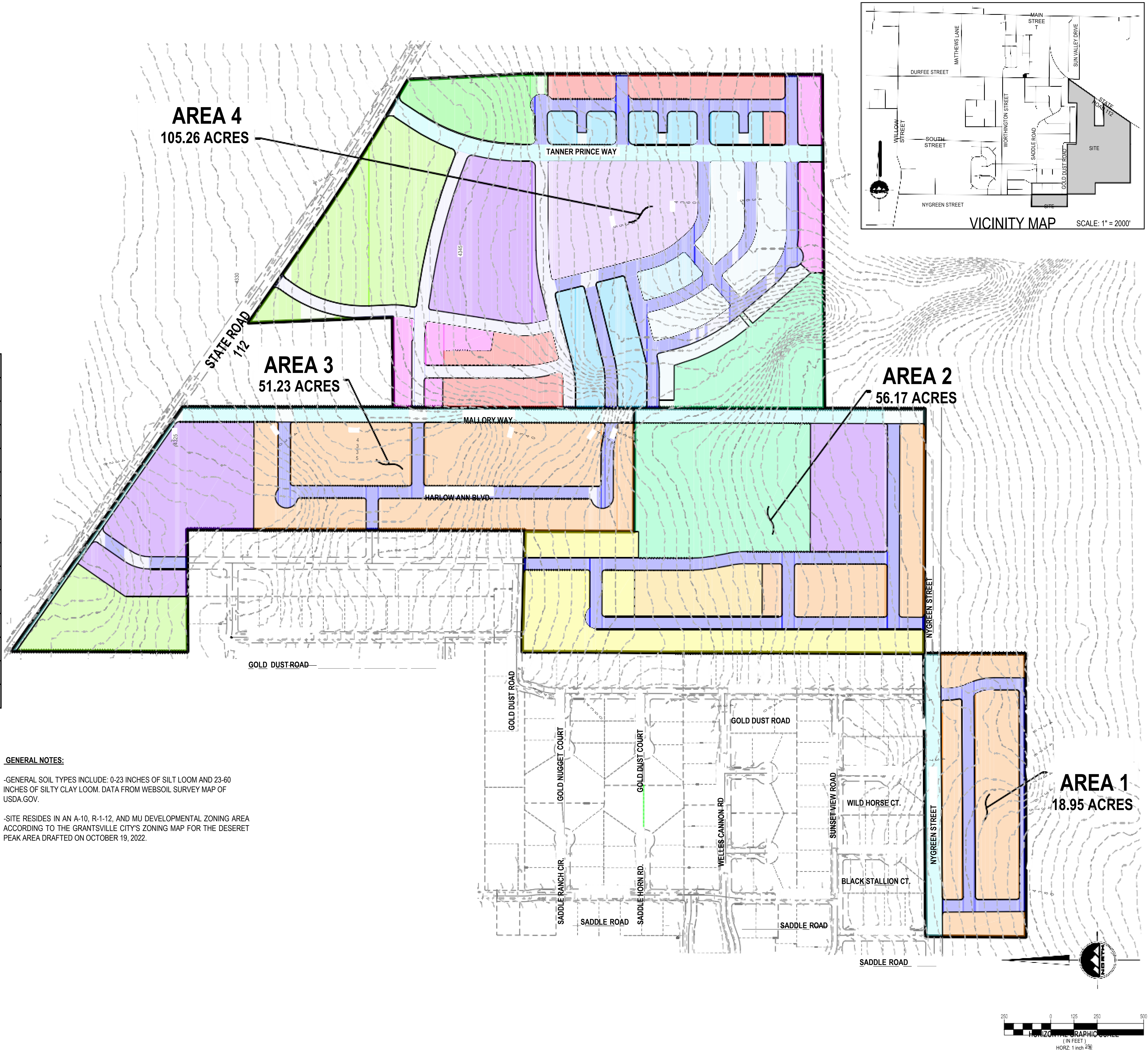
DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(513) SINGLE FAMILY LOTS	3,762,277.20 sq. ft.	86.37 acres	38.16%
~~(444)~~ 378 MULTIFAMILY UNITS	1,672,704.00 sq. ft.	38.40 acres	16.97%
PARKS AND OPEN SPACE	1,219,680.00 sq. ft.	28.00 acres	12.37%
COMMERCIAL	871,200.00 sq. ft.	20.00 acres	8.84%
MINOR COLLECTOR ROADS	703,929.60 sq. ft.	16.16 acres	7.14%
NEIGHBORHOOD STREETS	1,628,708.40 sq. ft.	37.39 acres	16.52%
TOTAL SITE	9,858,499.20 sq. ft.	226.32 acres	100.00%
CHURCH PARCEL	219,978 sq. ft.	5.05 acres	EXCLUDED OVERALL

NOTE: EXCLUDED CHURCH PARCEL TO BE DEEDED TO THE LDS CHURCH.
OVERALL DENSITY IS 891 UNITS / 226.32 ACRES = 3.94 UNITS/ACRE.

UNIT BREAKDOWN

AREA	HOUSING TYPE		TARGET	QUANTITY OF UNITS
1	MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 SQ. FT.	51
2	MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	65
2	MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 SQ. FT.	31
2	LDR	LOW-DENSITY RESIDENTIAL	12,000 SQ. FT.	15
2	LDR	LOW-DENSITY RESIDENTIAL	21,780 SQ. FT.	23
3	MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	115
3	MDR	MEDIUM-DENSITY RESIDENTIAL	10,000 SQ. FT.	98
4	MFR	MULTI-FAMILY RESIDENTIAL	10 UNITS/ACRE	198
4	HDR	HIGH-DENSITY RESIDENTIAL	4,000 - 6,000 SQ. FT	203
4	HDR	HIGH-DENSITY RESIDENTIAL	6,000 - 8,000 SQ. FT	61
4	MDR	MEDIUM-DENSITY RESIDENTIAL	8,000 - 10,000 SQ. FT	31
TOTAL SITE UNITS				891

NOTE: OVERALL DENSITY IS ~~954~~ 891 UNITS / 226.55 ACRES = 4.21 UNITS/ACRE.



- HIGH-DENSITY RESIDENTIAL, 4,000-6,000 SF LOTS
- HIGH-DENSITY RESIDENTIAL, 6,000-8,000 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL, 8,000-10,000 SF LOTS
- MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 10,000 SF LOTS
- LOW-DENSITY RESIDENTIAL (LDR) TARGET 12,000 SF LOTS
- RURAL-RESIDENTIAL (RR) TARGET 21,780 SF LOTS
- MULTI-FAMILY RESIDENTIAL (MFR)
- MINOR COLLECTOR ROADS
- NEIGHBORHOOD STREETS
- PARKS AND OPEN SPACE
- COMMERCIAL
- CHURCH PARCEL

GENERAL NOTES:

-GENERAL SOIL TYPES INCLUDE: 0-23 INCHES OF SILT LOOM AND 23-60 INCHES OF SILTY CLAY LOOM. DATA FROM WEBSOIL SURVEY MAP OF USDA.GOV.

-SITE RESIDES IN AN A-10, R-1-12, AND MU DEVELOPMENTAL ZONING AREA ACCORDING TO THE GRANTSVILLE CITY'S ZONING MAP FOR THE DESERET PEAK AREA DRAFTED ON OCTOBER 19, 2022.

GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS ________ DAY OF ____________________, 20________,
BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

ENSIGN
THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NEWMAN CONSTRUCTION
13331 S. REDWOOD RD.
RIVERTON, UT 84065

CONTACT:
SCOTT YERMISH
PHONE: 801.657.8352

THE ESTATES AT TWENTY WELLS PUD CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

OVERALL CONCEPT

PROJECT NUMBER	PRINT DATE
T1774I	2024-01-16
PROJECT MANAGER	DESIGNED BY
J. CLEGG	R. FISH

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

LOCATED WITHIN THE NW, NE, AND SE QUARTERS OF SECTION 4,AND THE NW QUARTER OF SECTION 9 TOWNSHIP 3 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH
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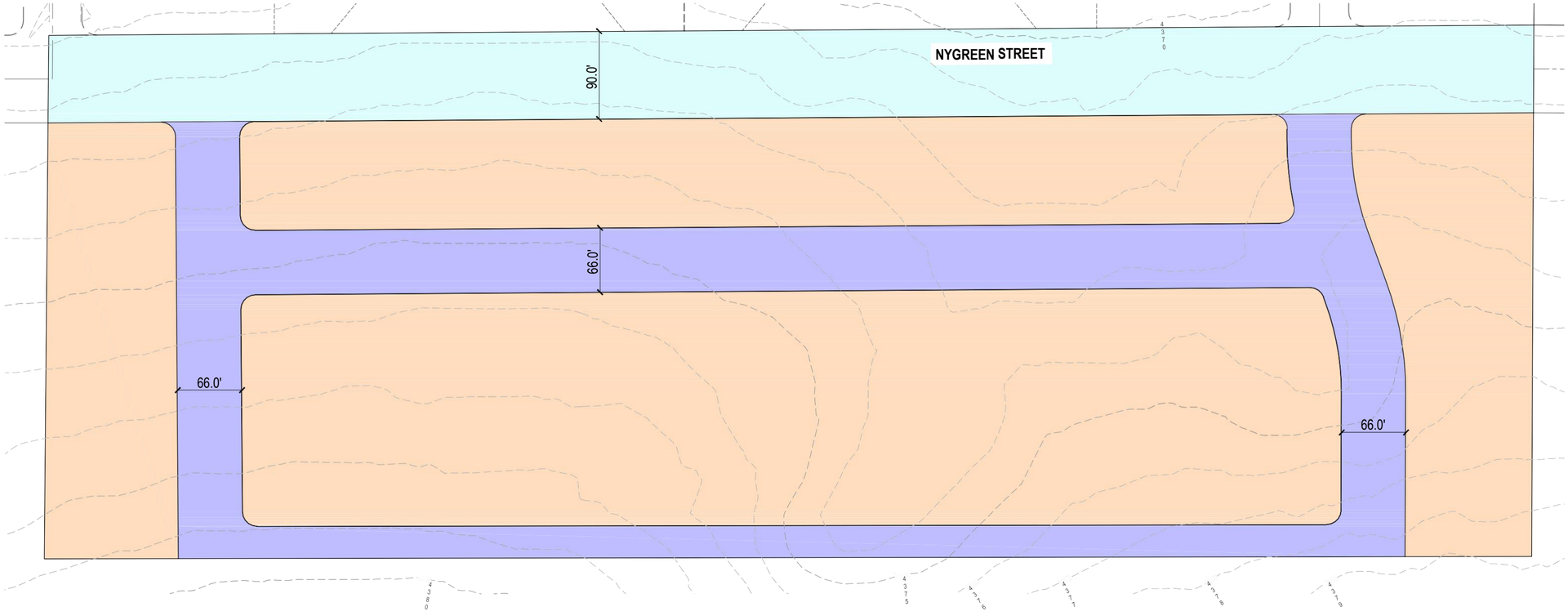

MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 10,000 SF LOTS

MINOR COLLECTOR ROADS

NEIGHBORHOOD STREETS

AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(51) SINGLE FAMILY LOTS	517,928.40 sq. ft.	11.89 acres	65.69%
MINOR COLLECTOR ROADS*	100,623.60 sq. ft.	2.31 acres	12.76%
NEIGHBORHOOD STREETS	169,884.00 sq. ft.	3.90 acres	21.55%
TOTAL SITE	788,436.00 sq. ft.	18.10 acres	100.00%
(51) TOTAL UNITS	UNITS PER ACRE = 51 / 18.10 = 2.82		

THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 1,525 L.F. OF 90' WIDE RIGHT-OF-WAY AND 2,165 L.F. OF 66' WIDE RIGHT-OF-WAY
* A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 90' ROW

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch =

GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
NEWMAN CONSTRUCTION
13331 S. REDWOOD RD.
RIVERTON, UT 84065

CONTACT:
SCOTT YEKIMISH
PHONE: 801.657.8352

THE ESTATES AT TWENTY WELLS PUD
CONCEPTUAL LAYOUT
GRANTSVILLE, UT

CONCEPT

AREA 1 CONCEPT

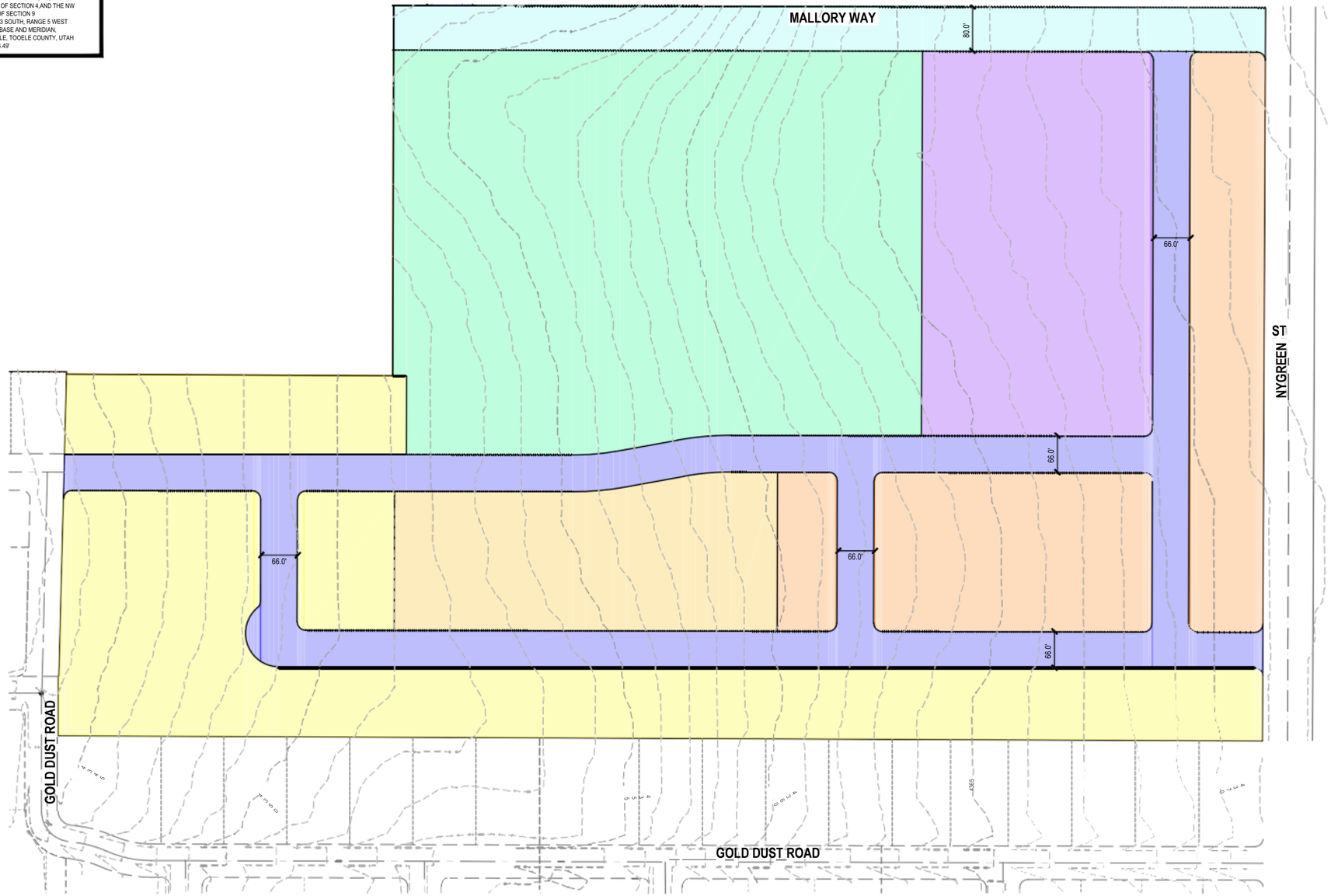
PROJECT NUMBER T17741
PRINT DATE 2024-01-16
PROJECT MANAGER J. CLEGG
DESIGNED BY R. FISH

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

LOCATED WITHIN THE NW, NE, AND SE QUARTERS OF SECTION 4,AND THE NW QUARTER OF SECTION 9 TOWNSHIP 3 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOELE COUNTY, UTAH
ELEV = 4394.49'



MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 10,000 SF LOTS

LOW-DENSITY RESIDENTIAL (LDR) TARGET 12,000 SF LOTS

RURAL-RESIDENTIAL (RR) TARGET 21,780 SF LOTS

MULTI-FAMILY RESIDENTIAL (MFR)

MINOR COLLECTOR ROADS

NEIGHBORHOOD STREEETS

PARKS AND OPEN SPACE

AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(23) ±21,780 SQ. FT. SINGLE FAMILY LOTS	516,621 sq. ft.	11.86 acres	21.31%
(15) ±12,000 SQ. FT. SINGLE FAMILY LOTS	179,902 sq. ft.	4.13 acres	7.42%
(31) ±10,000 SQ. FT. SINGLE FAMILY LOTS	313,283 sq. ft.	7.19 acres	12.92%
(65) MULTIFAMILY UNITS	286,668 sq. ft.	6.58 acres	11.82%
PARK	669,957 sq. ft.	15.38 acres	27.63%
MINOR COLLECTOR ROADS*	103,498 sq. ft.	2.38 acres	4.27%
NEIGHBORHOOD STREETS	354,926 sq. ft.	8.15 acres	14.64%
TOTAL SITE	2,424,855 sq. ft.	55.67 acres	100.00%
(134) TOTAL UNITS	UNITS PER ACRE = 134 / 55.67 = 2.41		

THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 1,610 L.F. OF 80' WIDE RIGHT-OF-WAY, 5,585 L.F. OF 66' WIDE RIGHT-OF-WAY, AND 1,325 L.F. OF THE 90' WIDE RIGHT-OF-WAY OF NYGREEN LOCATED ON AN ADJACENT PROPERTY (THE AREA OF NYGREEN WAS NOT INCLUDED IN THE AREA OF THE DEVELOPMENT).
* A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 80' ROW

GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE GRANTSVILLE CITY PLANNING COMMISSION

_____
CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NEWMAN CONSTRUCTION
13331 S. REDWOOD RD.
RIVERTON, UT 84065

CONTACT:
SCOTT YEAMISH
PHONE: 801.657.8352

THE ESTATES AT TWENTY WELLS PUD
CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

AREA 2 CONCEPT

PROJECT NUMBER T1774I
PRINT DATE 2024-01-16
PROJECT MANAGER J. CLEGG
DESIGNED BY R. FISH

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BENCHMARK

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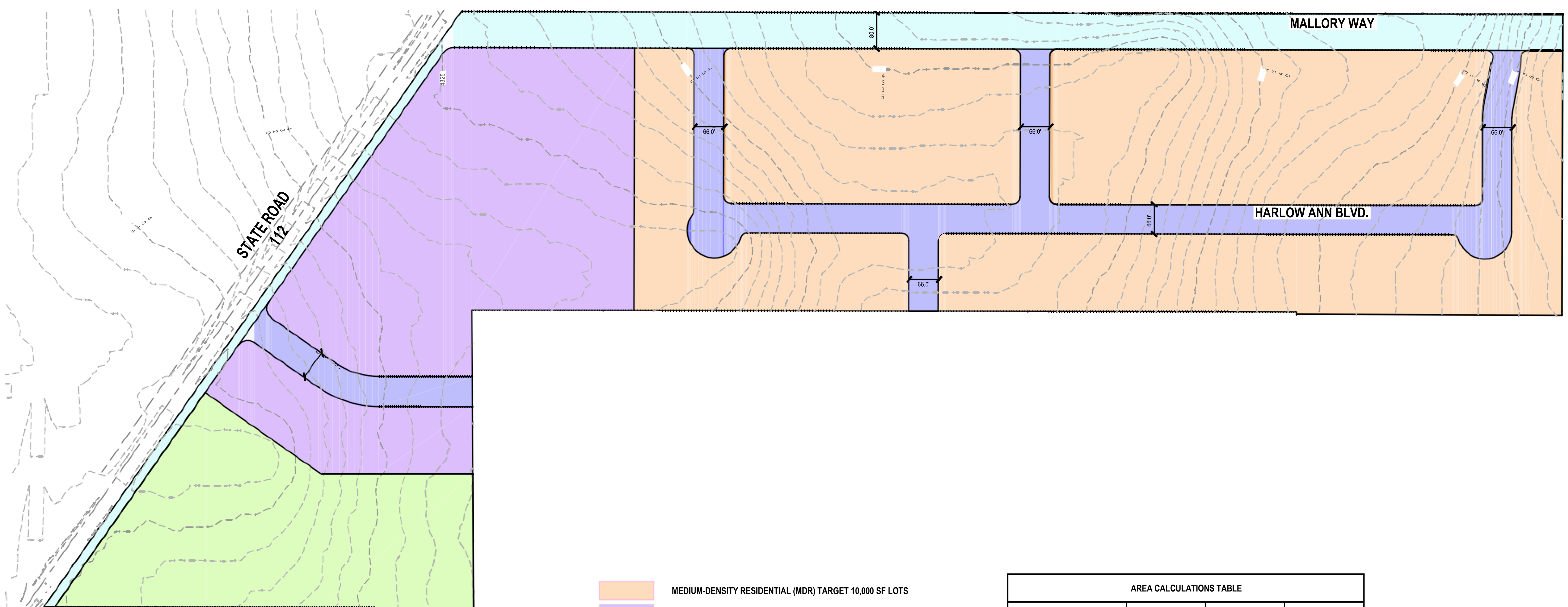
TOWNSHIP 3 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE, TOOELE COUNTY, UTAH
ELEV = 4394.49'

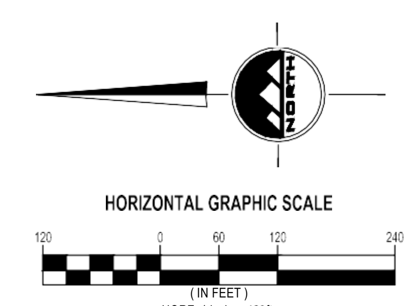


(orange)	MEDIUM-DENSITY RESIDENTIAL (MDR) TARGET 10,000 SF LOTS
(purple)	MULTI-FAMILY RESIDENTIAL (MFR)
(light blue)	MINOR COLLECTOR ROADS
(blue)	NEIGHBORHOOD STREETS
(green)	COMMERCIAL

AREA CALCULATIONS TABLE

DESCRIPTION	AREA PROPOSED (sq. ft.)	AREA PROPOSED (acres)	PERCENTAGE PROPOSED
(115) MULTIFAMILY RESIDENTIAL UNITS	501,243 sq. ft.	11.51 acres	22.81%
(98) ±10,000 SQ.FT. SINGLE FAMILY LOTS	981842.4000	22.54 acres	44.69%
MINOR COLLECTOR ROADS*	192,883 sq. ft.	4.43 acres	8.78%
NEIGHBORHOOD STREETS	244,197 sq. ft.	5.61 acres	11.11%
COMMERCIAL	276,873 sq. ft.	6.3561	12.60%
TOTAL SITE	2197038.4000	50.44 acres	100.00%
(213) TOTAL UNITS	UNITS PER ACRE = 213 / 50.44) = 4.22		

THIS CONCEPTUAL DEVELOPMENT'S ROAD LAYOUT INCLUDES APPROXIMATELY 2,499 L.F. OF 80' WIDE RIGHT-OF-WAY AND 3,770 L.F. OF 66' WIDE RIGHT-OF-WAY.
* A 66' ROW AREA TO BE CONSIDERED NOT THE FULL 80' ROW



GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS ________ DAY OF ____________________, 20________,
BY THE GRANTSVILLE CITY PLANNING COMMISSION

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
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WWW.ENSIGNENG.COM

FOR:
NEWMAN CONSTRUCTION
13331 S. REDWOOD RD.
RIVERTON, UT 84065

CONTACT:
SCOTT YERMISH
PHONE: 801.657.8352

THE ESTATES AT TWENTY WELLS PUD
CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

AREA 3 CONCEPT

PROJECT NUMBER	PRINT DATE
T1774I	2024-01-16
PROJECT MANAGER	DESIGNED BY
J. CLEGG	R. FISH

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TOWNSHIP 3 SOUTH, RANGE 5 WEST
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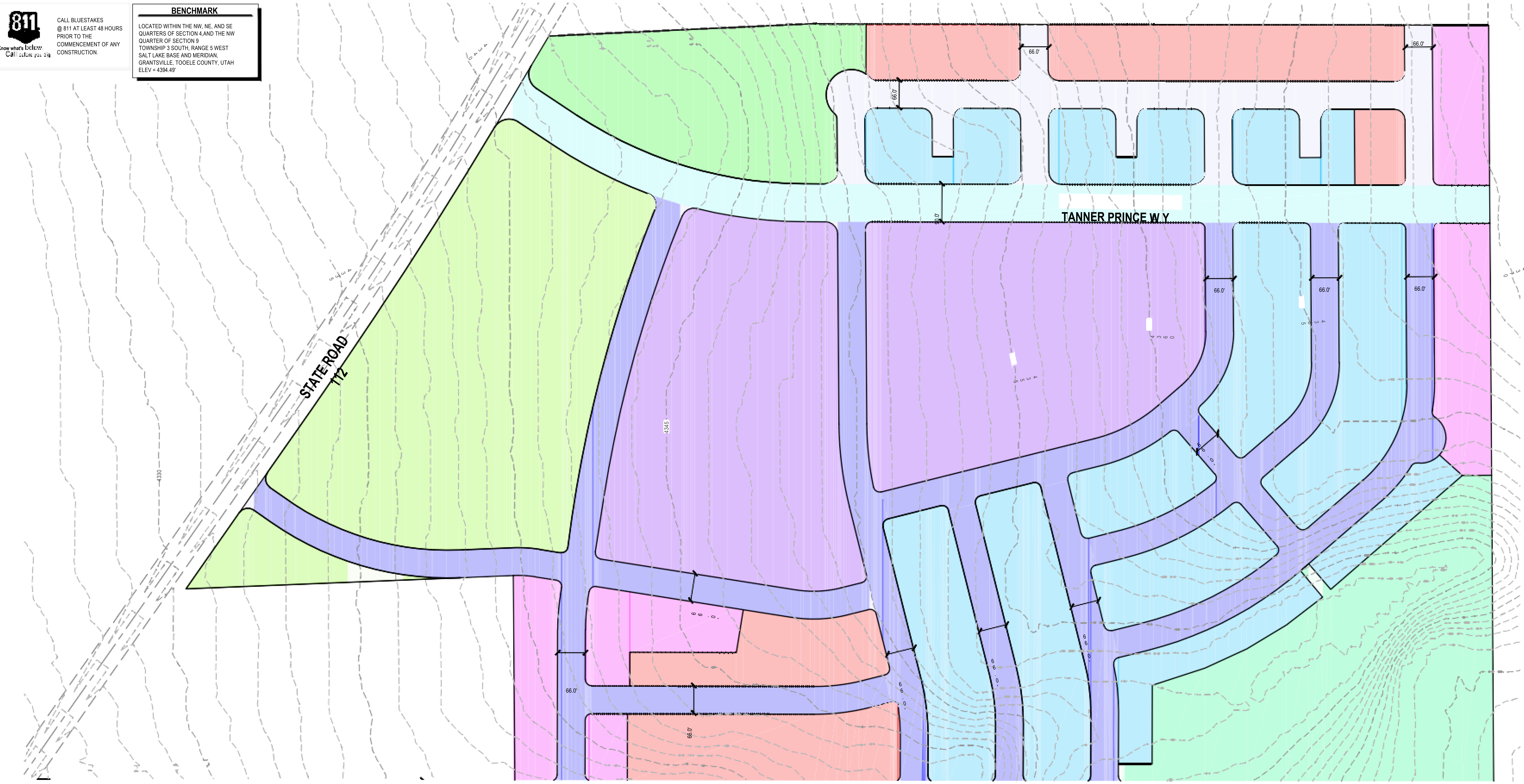

	HIGH-DENSITY RESIDENTIAL, 4,000-6,000 SF LOTS
	HIGH-DENSITY RESIDENTIAL, 6,000-8,000 SF LOTS
	MEDIUM-DENSITY RESIDENTIAL, 8,000-10,000 SF LOTS
	MULTI-FAMILY RESIDENTIAL (MFR)
	MINOR COLLECTOR ROADS
	NEIGHBORHOOD STREETS
	PARKS AND OPEN SPACE
	COMMERCIAL
	CHURCH PARCEL

GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS ________ DAY OF ____________________, 20________,
BY THE GRANTSVILLE CITY PLANNING COMMISSION

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

NORTH

HORIZONTAL GRAPHIC SCALE
120 0 60 120 240

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main St, Unit 1
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FOR:
NEWMAN CONSTRUCTION
13331 S. REDWOOD RD.
RIVERTON, UT 84065

CONTACT:
SCOTT YERMISH
PHONE: 801.657.8352

THE ESTATES AT TWENTY WELLS PUD
CONCEPTUAL LAYOUT

GRANTSVILLE, UT

CONCEPT

AREA 4 CONCEPT

PROJECT NUMBER
T1774I

PRINT DATE
2024-01-16

PROJECT MANAGER
J. CLEGG

DESIGNED BY
R. FISH

AGENDA ITEM #3

Consideration to recommend approval of Proposed PUD for Sun Sage Terrace Phases 4-9.

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

File# 2023081

Sun Sage Terrace PH 4-9 PUD Staff Report and Summary

Parcel ID:	01-065-0-0081, 01-065-0-0072, 01-065-0-0073	**Meeting Date:**	Jan. 18, 2024 March 7, 2024
Property Address:	1000 W Main St	**Current Zone/Proposed Zone**	R-1-21

Applicant Name: Larry Jacobson
Request: PUD
Prepared by: Cavett Eaton
Planning Staff Recommendation: This updated Staff Report and proposal is presented for Consideration after multiple meetings and presentations to City Staff and the Grantsville Planning Commission. The applicant has submitted all applicable information for this proposed project. The applicant has taken comments from Planning Commission and City Staff, and implemented them where feasible for their project. City Staff supports this PUD application, and recommends it for approval by the Planning Commission and City Council.

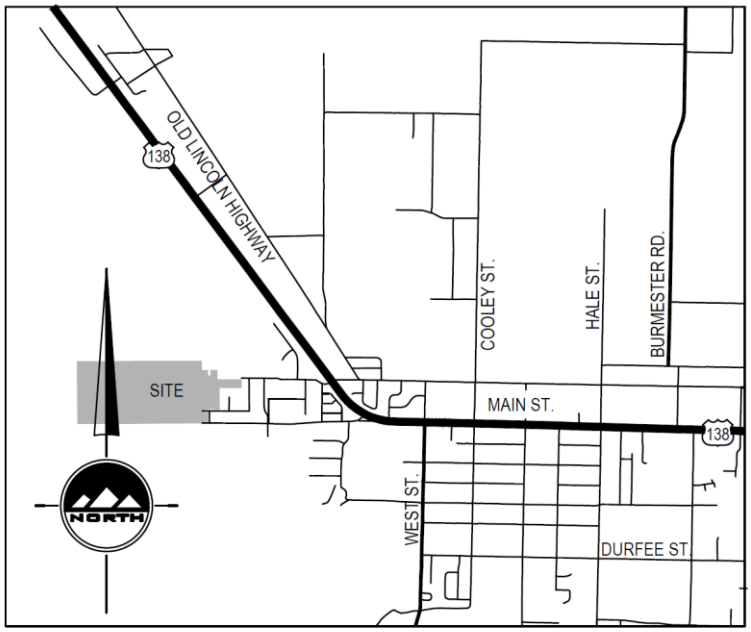
This PUD requires a Development Agreement as part of the PUD process. If the Planning Commission is ready to recommend approval for this PUD, one of the conditions that should be required is that there be a Development Agreement approved prior to final plat. This is supported by GLUDMA 12.4(2)(d) *The approval of the PUD application final plan or final plat (if required) shall include approval of all special conditions applicable to the planned unit development. All special conditions and approved variations to the GLUDMC shall be included in a Development Agreement which shall be approved by Planning Commission and City Council.*

PROJECT DESCRIPTION

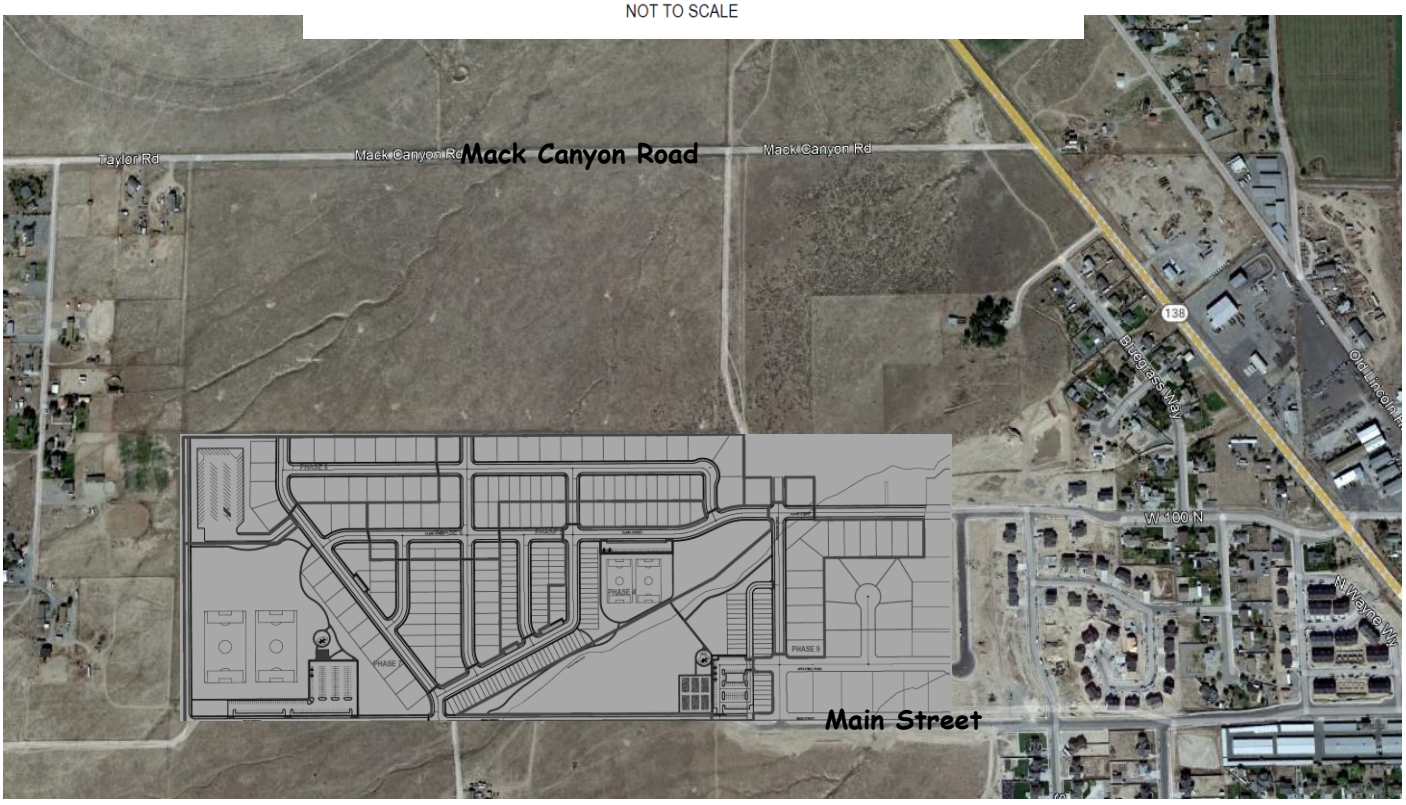
Sun Sage Terrace Phases 3-5 is located at approximately 700 West Main Street and encompasses 97.81 acres of property to the north of main street. This area is currently zoned under the Residential District, R-1-21, ½ acre zoning district.

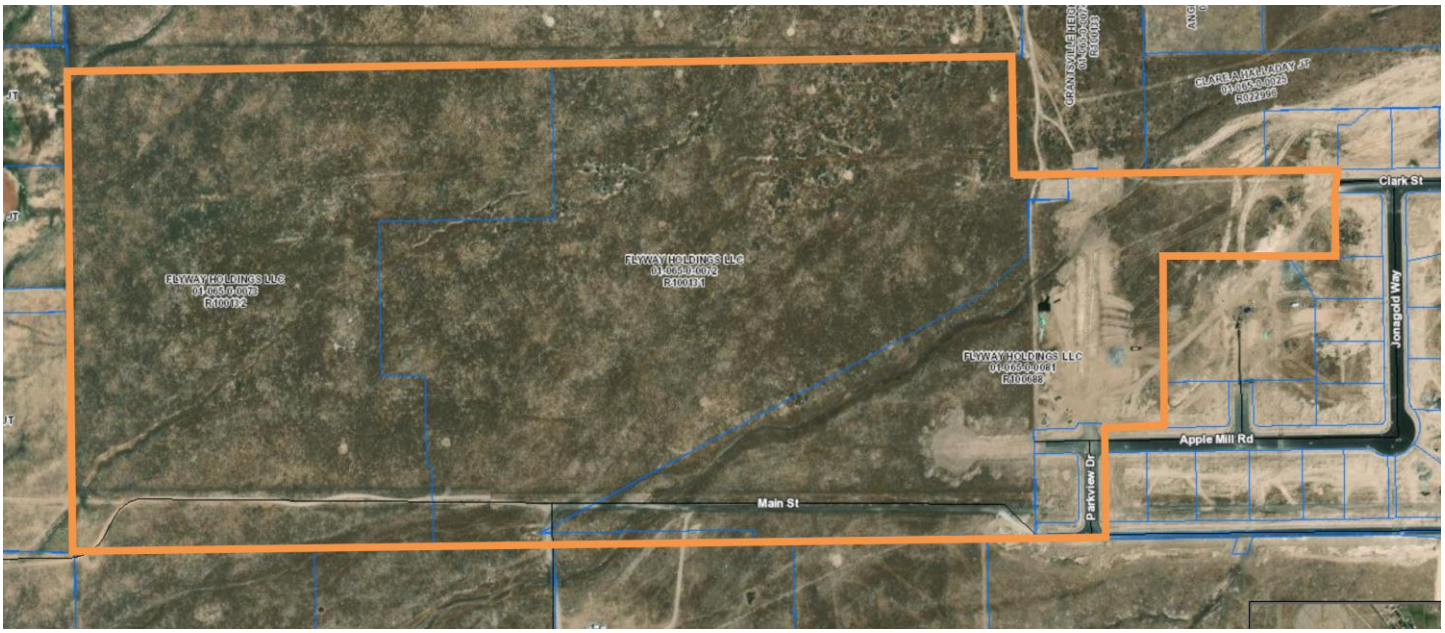
PUD for setbacks and density. (see Exhibit A: Developer's Summary)
This PUD application was submitted on 10/12/2023. The developer has updated his application and asked that it be presented at this time.

SITE & VICINITY DESCRIPTION



VICINITY MAP
NOT TO SCALE





NEIGHBORHOOD RESPONSE

Emails responding to Radius Report were read during the Public Hearing on Jan 18, 2024 . The Developer and Mayor Critchlow held a town meeting that same week and had a presentation and discussion regarding this PUD application.

PLANNING STAFF ANALYSIS and COMMENTS

Background:

City Staff have been working with the developers and engineers of Sun Sage Phase 4-9 PUD (Formerly Sun Sage Terrace PH 2-8 PUD) development for several months. They have submitted for a PUD approval in October (the owner asked to postpone submittal) and have resubmitted their response to our PUD application. What follows is a Completed Worksheet that was developed by Shay Stark to aid staff and Planning Commissioners understand the PUD application being submitted by developers.

The proposed project covers approximately 97 acres with mixed types of residential uses. A little over 50% of the project by acreage is residential. Approximately 36% is fully improved amenity rich active open space. The remainder of the parcel is dedicated to public facilities such as streets and utility corridors. See Attached Concept Plan.

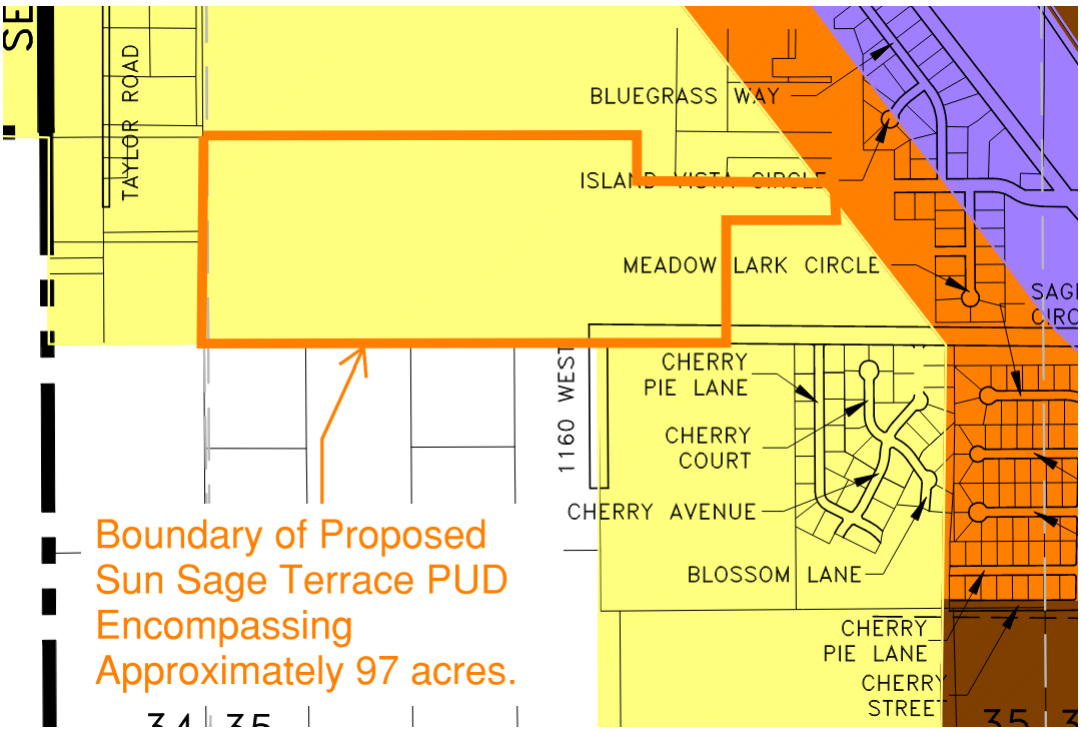
A total of 279 units are proposed on the Concept Plan. 11 acres is proposed to contain (74) 6,000 square foot single family lots. 20.58 acres is proposed to contain (73) ¼-acre single family lots. 4.78 acres is proposed to

contain (14) 1/3-acre single family lots. 118 townhouse units are located on 22.28 acres. The townhouse area comprises of 36.8% of the residential area and 42.3% of the residential units. The overall density of residential units is 2.87 units per acre.

The project proposes providing a 35 + acre public park for the benefit not only the developments residents but also equipped with amenities that the residents of Grantsville desire. The park is proposed to include amenities such as pickle ball courts, 2 full size soccer fields, two youth fields, practice and warm up area, a splash pad and pavilion. Access off Main Street and parking would allow for league practice and play. The park has been designed to wrap around the areas that include townhouses so that those residents have direct access to fully landscaped amenity rich active open space as they have very limited yard space. A 20-acre park in this general location is desired by the community and is included in the General Plan. See the attached Recreation Plan adopted in January 2020 as part of the General Plan. This park is also a priority that is included in the Grantsville City Capital Facilities Plan. This project would be required to provide approximately 9.7 acres of open space per the open space requirements found in GLUDMC Sections 21.1.12 – 21.1.22. The proposed park including the land costs, landscaping and construction of the amenities has been estimated by the applicant to cost just over $3 million. This cost has been reviewed by the City Engineer and has been found to be generally accurate for the level of improvements that are being provided.

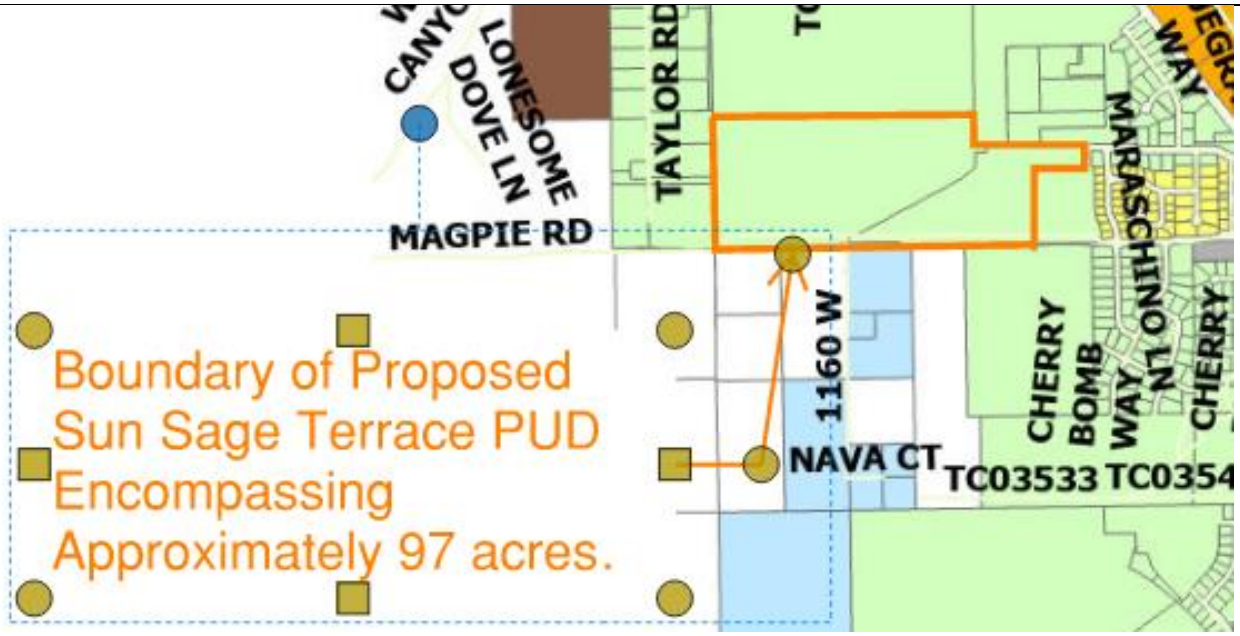
Land Use:

This project lies within the Low Density Residential Land Use on the Grantsville City Future Land Use Map.



The Grantsville City Land Use Map is attached.

Zoning:



The Sun Sage Terrace PUD is located in the R-1-21 Zone. The proposed density is 2.87 units per acre.

PUD Objectives 12.1:

Staff feels that the proposed project has made an effort to meet the PUD objectives (See the attached PUD Application Worksheet):

- Objective A. Creation of a more desirable environment than is possible through strict application of city Land Use regulations. The project is providing a mix of residential use types as well as a dedicating a 35 acre a fully landscaped, amenity rich public park space.
- Objective B. Providing improved open space. The proposed project provides 36% of the project as active landscaped amenity rich public open space.
- Objective C. Preservation of historic buildings is not applicable in this case.
- Objective D. Connecting paths, trails and streets. The project is providing trails and direct connections to the public park area for its residents. Streets and parking have been configured to try to allow the public to access the park area without having to utilize the residential streets.
- Objective E. Elimination of blighted structures and incompatible uses is not applicable in this case.
- Objective F. Providing residential housing that meets State moderate income housing requirements. This application was submitted before the approval of amended Chapter 12 which includes this requirement, so it is not applicable to this application.

PUD Standards for Determination 12-14-2

As the PUD is a type of conditional use it is required to consider the standards for determination found in Section 7.8 of the Conditional Use Ordinance. The Applicant's responses to the standards are located in the attached PUD Application Worksheet. The applicant has addressed all of the standards that they feel are applicable. Standards H and I are determined by the Planning Commission. Those standards are:

(h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;

(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;

Exceptions Requested:

The applicant has provided a table of deviations to the ordinances (see attached) and noted some of the same deviations on the PUD Application Worksheet.

It is recognized the specific exceptions requested are not referencing specific ordinances. Many of these items may be addressed in multiple ordinances and by considering the specific request without reference to a specific ordinance it will apply to any ordinance that inadvertently did not get referenced. This will lessen the conflicts as each of these exceptions is specific to the item requested and not the remainder of the language in the ordinance.

Please review the table and discuss which exceptions on the applicants table are acceptable and which are not.

If something else comes up through the review and approval process of the various subdivisions that will be constructed that requires an exception the process will need to be put on pause and a request to amend the PUD shall be required.

Buffer:

The Applicant has been willing to utilize the concept of buffering by transitioning to smaller lots and other types of residential uses through locating similar or slightly smaller single-family lots along the edges of the project and locate the townhouses along the public park inside the project.

Parking:

The Applicant has worked with the City to provide adequate parking including a 1.87 acre RV parking area within the project for the residents use. Per GLUDMC Chapter 12.2 1 notes that the Planning Commission does not have authority to waive public health and safety issues such as the quantity of parking required by the code. Parking is considered a public health and safety issue because inadequate parking availability typically leads to vehicles parking in restricted areas such as in front of fire hydrants, driveways, sticking out in the street blocking sidewalks and impeding traffic and other restricted areas which impedes the ability for emergency ingress and egress. Therefore, it will be important that the proposed development comply with the necessary parking requirements found in GLUDMC Chapter 6 off-street parking and loading and GLUDMC Section 4.34 Multi-Unit Residential Development.

Site Triangle:

The site triangle is another public health and safety issue that Planning Commission is not allowed to waive. GLUDMC 4.16 regulates this requirement. At intersections the site triangle must be 30 feet along the inside of the sidewalk running both directions. A driveway may not encroach in the site triangle.

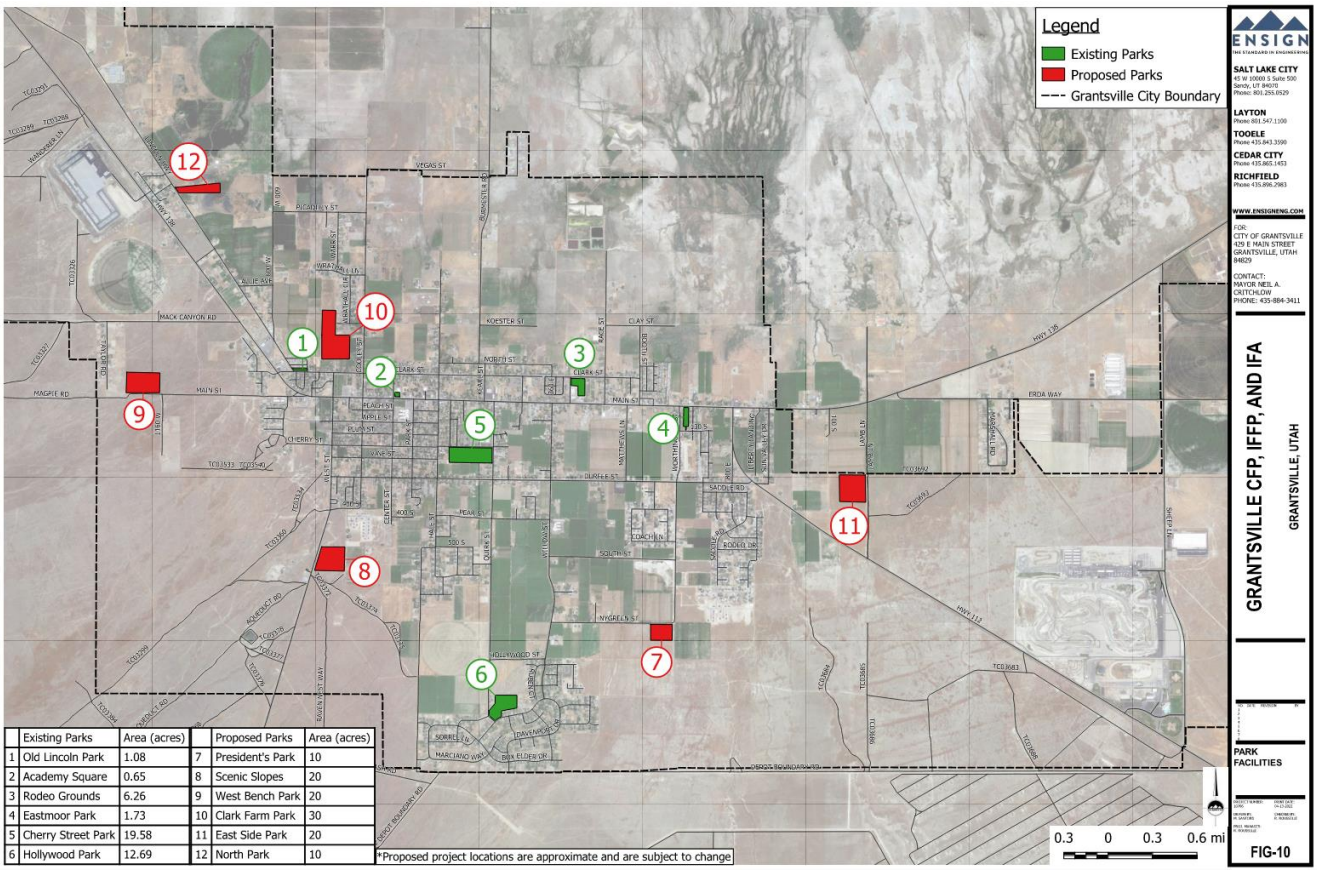
Public Utility and Access Easements:

Provision of utilities and services public services requires easements on lots. The easement requirements are described in GLUDMC Section 21.6.8 As there is not a great deal of detail an specificity at this point it is assumed that the proposed project will comply with dimensions found in the code for the required easements. This again is considered a public health and safety issue that Planning Commission is not allowed to waive.

ENGINEERING STAFF ANALYSIS and COMMENTS

Comments from Engineering:
Comments (attached) have been provided from the City Engineer concerning issues that will need to be considered if the proposed project moves forward. The City Engineers recommendations are included in the staff recommendations.

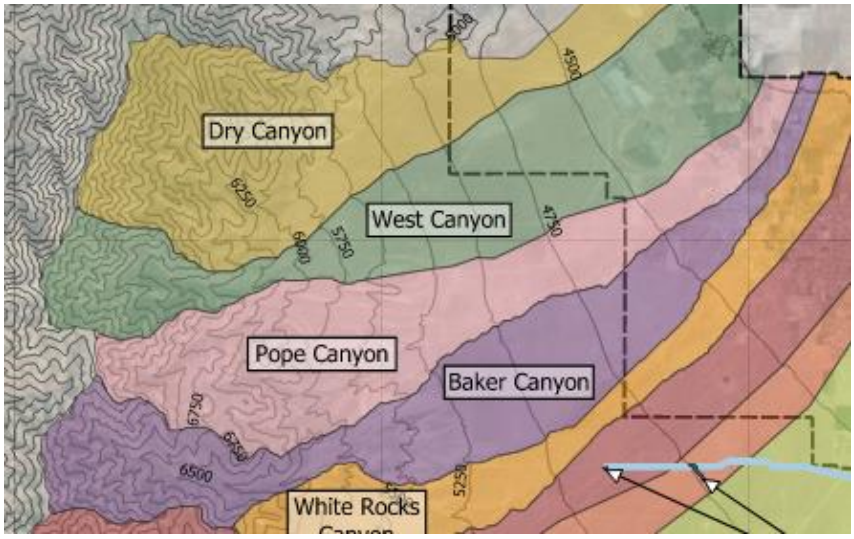
- **Estimated Costs for Park**
  - The estimated costs ($3,050,000) for park improvements, which excluded the land costs, provided by the developer appear to be within reason.
  - The City did have a 20-acre park in this area, see image below, in the 2022 Grantsville CFP, IFFP, and IFA called the West Bench Park with a current construction year cost estimate (2021) cost of $4,764,000. There is currently not a park in this vicinity of the City.



	Existing Parks	Area (acres)		Proposed Parks	Area (acres)
1	Old Lincoln Park	1.08	7	President's Park	10
2	Academy Square	0.65	8	Scenic Slopes	20
3	Rodeo Grounds	6.26	9	West Bench Park	20
4	Eastmoor Park	1.73	10	Clark Farm Park	30
5	Cherry Street Park	19.58	11	East Side Park	20
6	Hollywood Park	12.69	12	North Park	10

- **Roads**
  - It appears all the roads are 66-feet ROW in this development which meets the local roadway section. During design, consideration is needed for future arterial and collector roadways which are shown in some City planning documents approved and not yet approved.

- **Drainage through site**
  - The drainage study for offsite and onsite storm water will be crucial. This project conveys stormwater from the Baker Canyon Watershed, see figure below.
  - This



development is preserving the major drainage corridor through the development as open space. It is recommended to incorporate channel infiltration basins at road crossings to infiltrate this storm water. Once the drainage passes under an existing culvert under SR-138 it flows into industrial property. This is an existing condition.

  - Based on the NRCS soil map for this area, the soils are gravelly loam to sandy loam which should be beneficial for stormwater infiltration.

- Water

  Water lines will need to be at least 8-inch through the development and looped. The southwest corner of the property appears to be in pressure zone 3 and will need to be confirmed with the survey. If the development is also in pressure zone 3 then connections to protection zone 3 will be required and PRV(s) installed between pressure zones.

- Sewer
  - The sewer appears to flow on the south side of Main Street into the Center Street Collector, West Interceptor, Burmester Collector, and then into the Northwest Interceptor. The West Street Collector project will alleviate some of the flow from the aforementioned Collector lines. This southern sewer main line along Main Street will not tie into the West Street Collector.

CONCLUSIONS & RECOMENDATION

Project Benefits to the City and the Project Residents:

- The City will receive a fully improved 35+ acre park as has been previously described.
- The proposed PUD locates the higher density residential areas inside the project away from the boundaries where larger single-family lots will likely be developed.

- The townhouse areas are located directly bounding or very near the public park and have easy access to open space within walking distance.
- The Applicant has provided a RV storage area for the use of the subdivision residents. This will be beneficial to those residents in townhomes and small lots that would not otherwise have the ability to store their RV's and other larger vehicles on their property.

Mitigation Efforts:

- Larger lots have been located around the boundary of the proposed PUD that better match with the land use designation for the area, thus lessening the impact of the higher density on surrounding neighbors.
- The project is providing a 35+ acre park located near the townhomes which will provide the residents of those types of housing with a active outdoor public open space to utilize in place of having their own yard.
- -
- -
- -

Conditions:

- The Development Agreement must be approved prior to the final plat.
- Determine with the City Attorney if the development agreement generated by the PUD will suffice to address the different types of residential uses being proposed or if a rezone of the project is necessary. This should not hold up the PUD as the rezone would be an action to protect the City if something changed within the project that would cause the a portion of the project to revert back to existing zoning.
- Note what exceptions to code are not acceptable.
- Address timing of park improvements. If it is phased specify what will be completed with each phase.
- -
- -
- -

Recommendation:

The applicant has worked with the City Staff and has taken comments from Planning Commission and other city officials and tried to implement them where they have been feasible for the proposed project.

If the Planning Commission feels comfortable with what is being proposed in the current application, then staff recommends approval of the Sun Sage PUD with the allowed exceptions clearly noted in the motion as well and any conditions and mitigative steps that Planning Commission feel are necessary. Please note that the terms of this PUD will be memorialized in a Development Agreement.

- -

AGENDA ITEM #4

Discussion of the Proposed PUD for West Haven, located at Cherry St. and Cherry Blossom Ln.

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

File# 2023152

West Haven PUD / Rezone Summary and Recommendation

Parcel ID:	01-065-0-0075, 01-065-0-0076 01-066-0-0025, 01-066-0-0024 01-065-0-0078, 01-065-0-0077	**Meeting Date:**	**March 7, 2024**
Property Address:	Approximately 660 West Cherry Street and Cherry Blossom Lane Adjacent to Cherry Grove Plat C	**Current Zone** **Proposed Zone:**	R-1-21 & A-10 RM-15

Applicant Name: Fil De Voce

Request: Planned Unit Development Approval

Prepared by: Cavett Eaton

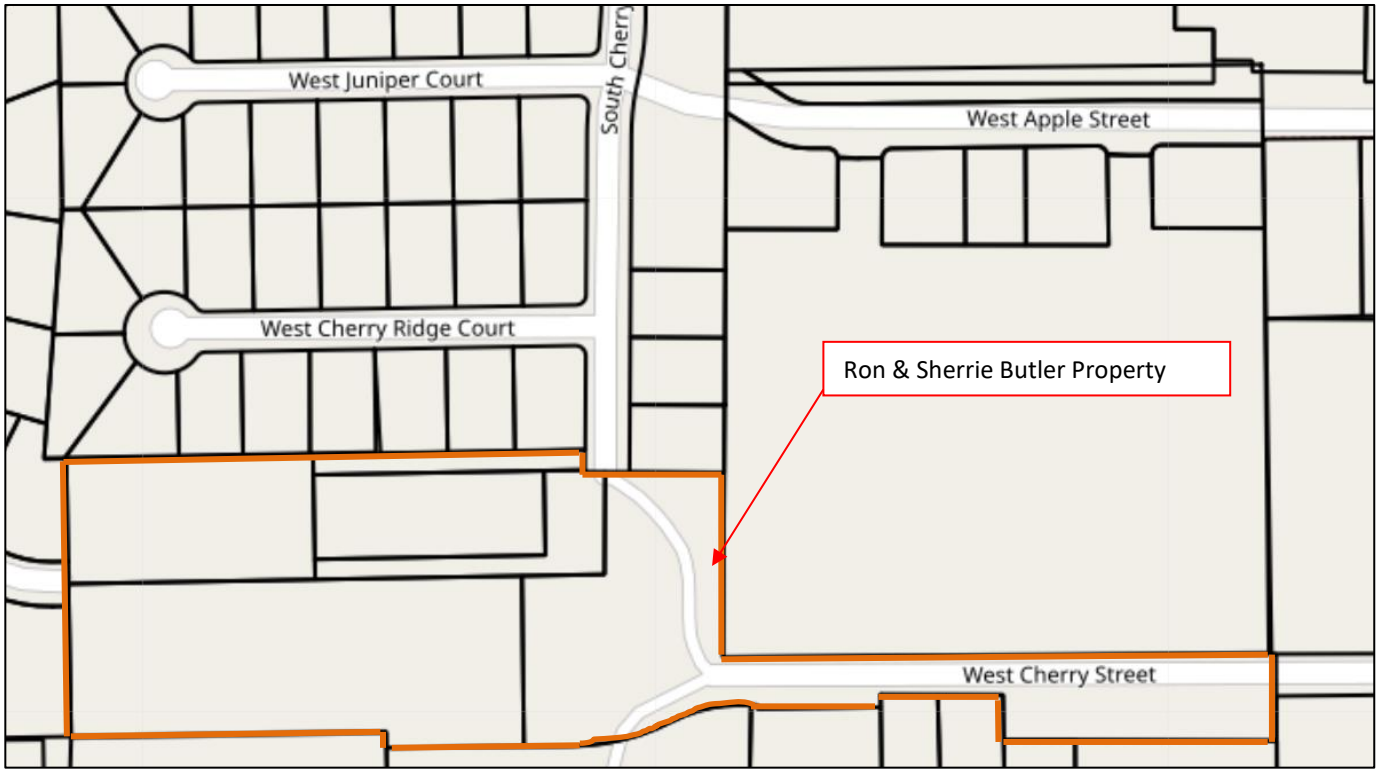
Planning Staff Recommendation: This updated Staff Report and proposal is presented for Discussion after multiple meetings and concept presentations to City Staff and the Grantsville Planning Commission.

If the Planning Commission feels comfortable with what is being proposed in the current application then staff makes the following recommendations:

- If the PUD is granted the applicant should proceed with an application to request a re-zone to RM-15 with the granting of the rezone tied specifically to the development of the proposed project or a project of lesser density meeting all other code requirements.
- The requirements and conditions of the approved application PUD shall be included in a Development Agreement.

This PUD requires a Development Agreement as part of the PUD process. If the Planning Commission is ready to recommend approval for this PUD, one of the conditions that should be required is that there be a Development Agreement approved prior to final plat. This is supported by GLUDMA 12.4(2)(d) *The approval of the PUD application final plan or final plat (if required) shall include approval of all special conditions applicable to the planned unit development. All special conditions and approved variations to the GLUDMC shall be included in a Development Agreement which shall be approved by the Planning Commission and the City Council.*

SITE & VICINITY DESCRIPTION



Google Maps View

NEIGHBORHOOD RESPONSE

Radius Report was mailed Feb 26th. We have received no public comment as of 2/28/24.

LEGEND

Proposed Concrete

Macro Boundary Line

Proposed Micro Boundary Line

Easement Line

Deed Line

Building Line

Center Line

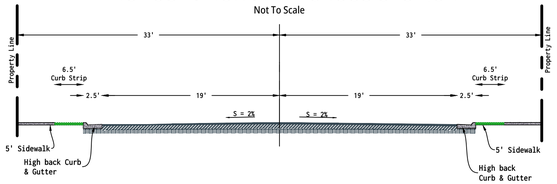
Proposed Landscaping

Proposed Concrete

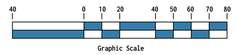
Proposed Pavement

PROPOSED ROADWAY CROSS SECTION

Not To Scale



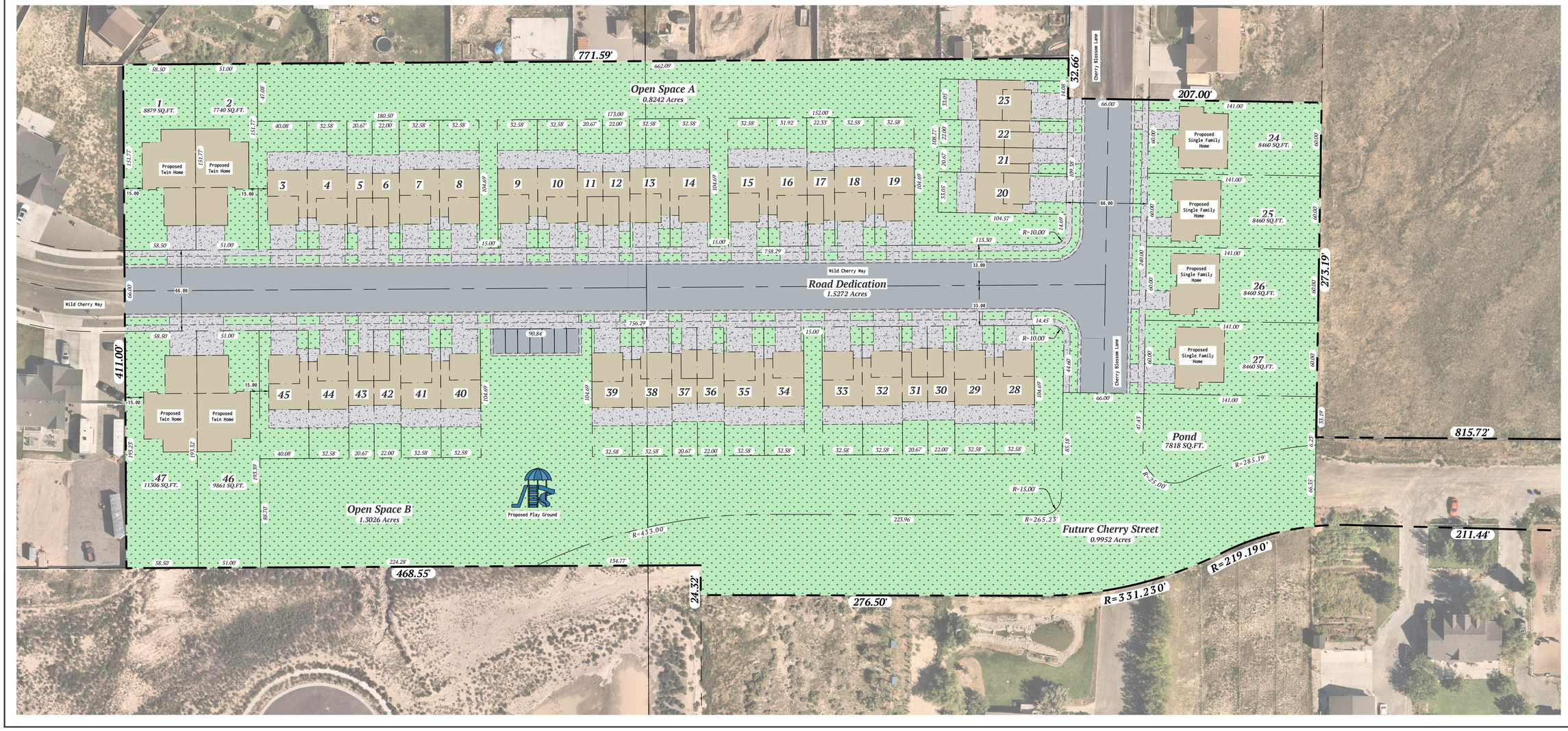
SCALE: 1" = 40'



N

CONCEPT NOTES

1. Total Lots 47 Including area Future Cherry Street and portions of the enlarged lots in the density calculation
   - 1.1. 1 Retention Pond Lot
   - 1.2. 2 Open Space Lots totals 2.268 Acres
2. Development Amenities:
   - 2.1. Tot Lot
   - 2.2. Dedication of Future Cherry Street
   - 2.3. 169 Parking Spaces
     - 2.3.1. Two in Driveway and two in Garage



Concept Plan

Cherry Hill Estates

Approximately Cherry Blossom Lane and Wild Cherry Way
Grantsville City, Tooele County, Utah
Part of Section 35 & 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian

Project Participants
Research by: THarper
Site Investigation: N/A
Plat Report Draft: THarper
Reviewed by: EHarper
January 2024
24000.SL2S6WS36_35

Sheet Number: **1/1**

PLANNING STAFF ANALYSIS and COMMENTS

City Staff have been working with the Applicant's representative Holly Jones for several months. The proposed project has been before Planning Commission in concept form multiple times. Regardless of the several discussions and options proposed in concept, the proposal being considered at this time is an application for a PUD and potential Rezone and needs to be considered upon the merits of the application and not on the previous non-binding discussion.

Background: These particular parcels have come before the City multiple times as lot line adjustments to try to massage the property into something that would be usable. The combined parcels equate to approximately 10.19 acres. The property is oddly shaped (narrow and long) and has a great deal of topographical relief that provide numerous challenges. Development has occurred on all sides which has created an added complexity of roads being stubbed in from multiple directions and at various elevations seemingly with little thought of how they would tie together on this property. The shape, varied topography and multiple stubbed streets create a parcel that is very expensive to develop.

In an effort to try to surmount the challenges that plague the property Holly Jones has previously come before Planning Commission with various concepts typically of higher densities than the surrounding properties to make development of the property feasible.

The proposed development that is the basis of this application includes a mix of single family, twin and townhomes totaling 47 lots. 4 lots are single family at 8,460 square feet each, 4 of the lots are twin home lots that range in size from 7,740 sq.ft. to 11,360 sq.ft., the great variation in size is due to the location of the existing street (Wild Cherry Way) that ties into the lot. The concept with the twin homes is to provide a structure that is similar size to an existing home to the west and utilize that as a buffer transitioning into the townhomes. The remainder (39) of the dwellings would be townhomes.

The single-family units have a proposed lot width of 60 feet. The twin homes have lot widths of 58.5 feet and 51 feet. The lot width of the townhomes varies between 40.8 feet and 20.67 feet. 24 units are 32.58 feet wide, 7 units are 22 feet wide, and 6 units are 20.67 feet wide. The two end units next to the twin homes are on 40-foot-wide lots to provide a setback between the townhomes and the twin homes.

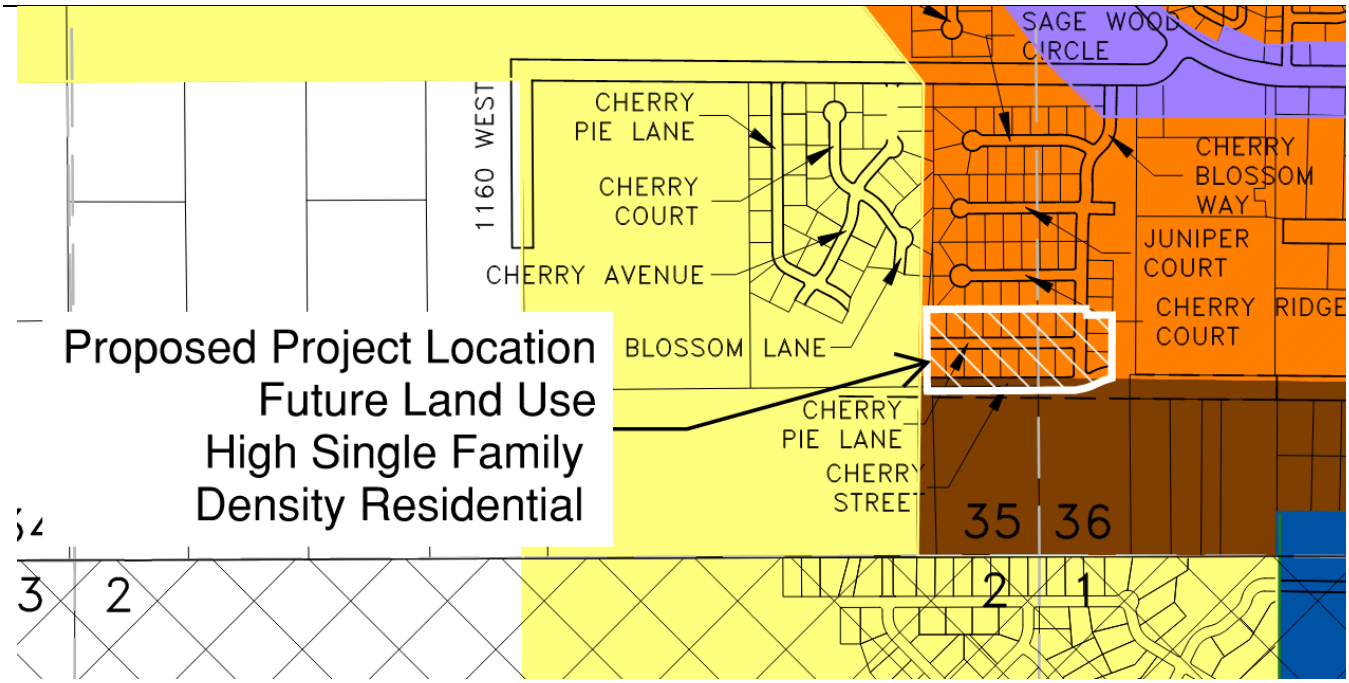
Every dwelling would have a private backyard area. The townhomes abut common open space that acts as a buffer between the units and the adjacent subdivisions. The common open area equates to 2.268 Acres of landscaped open space with amenities. The right-of-way for the future extension of Cherry Street (0.99 acres), as well as the stormwater pond 7,818 sq.ft. are not counted in the open space calculation. The common open space equates to 22% of the total project area.

The amenities proposed in the open space include: a sports court, community playground, community garden and walking and biking paths.

A Concept Plan is attached.

Land Use:

The Land Use designation of the property is mainly located in the High-Density Single-Family Density Residential.

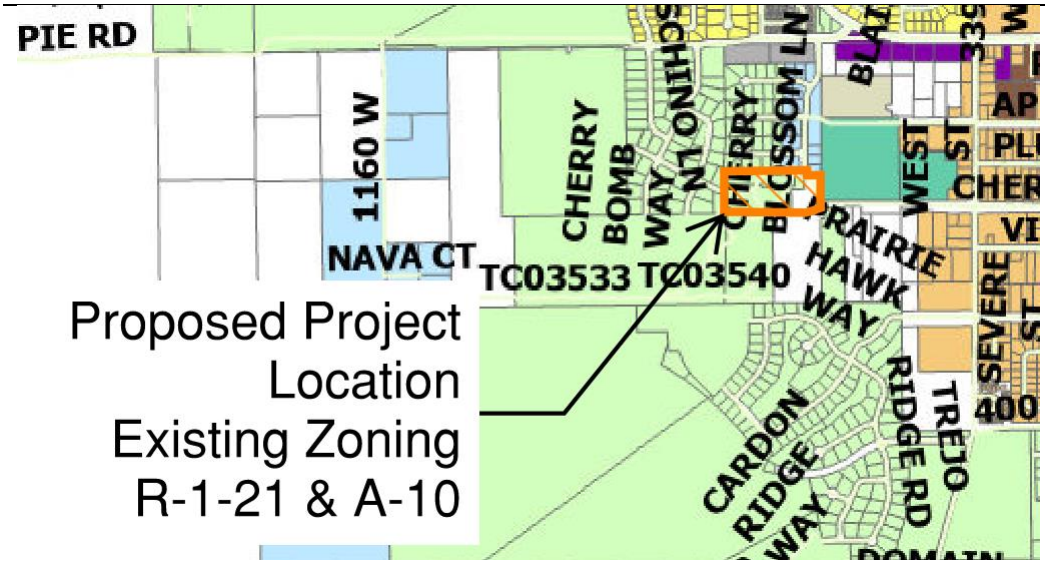


The current Land Use Map has been attached. The High Single Family Density Residential designation allows development up to a maximum of 6 dwelling units per acre. However, that is conditioned on the proposed use meeting the purposes and vision of the General Plan through implementation of its goals policies and strategies. Goal #1 -5 of the Land Use element states: Maintain the character of neighborhoods in the City by encouraging comparable uses and densities to existing neighborhoods and development patterns.

The compatibility of the proposed use with the existing surrounding neighborhoods is a vital element to be considered. The uses surrounding the proposed West Haven PUD are single family residential lots with 1/3 acre lots to the north and east and large lots and ½ acre lots to the south and west. Not all situations allow for the exact same uses to reside by each other. In those case transitions and buffers can be used to resolve compatibility issues. Some of the land use tools available to address these issues are to transition with additional lots of a similar or slightly smaller use when tying into existing neighborhoods. This creates a situation that new residents which choose to purchase lots next to a significantly different use make that choice knowing what is next to them. Or uses can be slowly transitioned by stepping down lot size in bands and locating higher densities in the center of the development, or next to existing high density or other uses such as commercial or public uses. Buffers and the use of architectural features and massing that complement the surrounding uses are tools that can be used in situations where space is limited for a transition. The key is utilizing the appropriate tool to make the transition or retooling or rejecting the application if the incompatibility is insurmountable.

The proposed West Haven PUD is on a smaller parcel and that utilizes a short transition with smaller but similar uses on the east and the west ends of the project and buffers on the north and south sides.

Zoning:
The current Zoning designation of the property is a split of R-1-21 and A -1 10.



The current zoning map has been attached.

The application proposes to rezone the property to allow for 4.61 units per acre. A rezone to RM-15 is most likely what would be necessary to develop the townhomes and single-family lot sizes that are proposed in the application. With the recent changes to the RM-15 district and the addition of the requirements for multi-unit and attached housing in Chapter 4.34 the 6 units per acre as proposed is somewhat similar to what these requirements would allow. That is not to say that by zoning the property to RM-15 that there will not be exceptions requested but this would get it closer to compliance. The other key issue is that the other residential zones are very limited in what types of attached housing they will allow particularly when it comes to lot size. RM-15 is the only purely residential zone that remains open for rezone that references Chapter 4.34 allowing the smaller lot sizes typical of townhomes.

The current PUD ordinance in 12.2-1(a) states:
Residential projects that do not seek to increase the overall density allowed within the applicable district shall not be required to provide a moderate-income housing element unless the applicant otherwise desires to provide moderate income or affordable housing. For residential projects requesting density, at least 50% of the requested increased density shall meet state moderate income standards.
The RM-15 district would come the closest to providing the density desired and thus the increase in density would not be requested.

PUD Objectives 12.1:

Staff feels that the proposed project has made an effort to meet the PUD objectives (See the attached PUD Application Worksheet):

- Objective A. Creation of a more desirable environment than is possible through strict application of city Land Use regulations. While the proposed use is not the same as the surrounding uses the applicant has tried to soften the transition with landscape buffers and transitions of smaller but similar single family uses on the ends.
- Objective B. Providing improved open space. The proposed project provides 22% of the project as active landscaped amenity rich open space.
- Objective C. Preservation of historic buildings is not applicable in this case.

- Objective D. Connecting paths, trails and streets. The project provides connections and right-of-way for future connections for Cherry Street, Cherry Blossom Lane and Wild Cherry Way. The project also is proposing internal walking and biking trails.
- Objective E. Elimination of blighted structures and incompatible uses is not applicable in this case.
- Objective F. Providing residential housing that meets State moderate income housing requirements. The application states that the project will provide moderate income and affordable housing. It is unknown if this housing meets state requirements. However, if the land is zoned RM-15 the project will not be asking for increased density and may not be required to provide housing that meets the state moderate income standards.

PUD Standards for Determination 12-14-2

As the PUD is a type of conditional use it is required to consider the standards for determination found in Section 7.8 of the Conditional Use Ordinance. The Applicant's responses to the standards are located in the attached PUD Application Worksheet. The applicant has addressed all of the standards that they feel are applicable. Standards H and I are determined by the Planning Commission. Those standards are:

(h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;

(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;

Exceptions Requested:

The applicant has provided a table of deviations to the ordinances (see attached). If this property is rezoned to RM-15 this list will very likely change.

It is recognized the specific exceptions requested are not referencing specific ordinances. Many of these items may be addressed in multiple ordinances and by considering the specific request without reference to a specific ordinance it will apply to any ordinance that inadvertently did not get referenced. This will lessen the conflicts as each of these exceptions is specific to the item requested and not the remainder of the language in the ordinance.

As this is currently a discussion Staff will work with the applicant to true this table up to match the RM-15 district and Chapter 4.34 if the Planning Commission is willing to re-zone the property to RM-15. If not, then the PUD will very likely include the greater number of exceptions. Ultimately, ether way can reach the proposed outcome if that is what Planning Commission finds acceptable.

Please review the table and discuss which exceptions on the applicants table are acceptable and which are not.

Buffer:

GLUDMC Chapter 12.4 2 (a) iv requires that uses that do not match surrounding uses must have a buffer of ether lots against the surrounding use that are of similar use to the surrounding use or a physical buffer of 50 feet. Due to the location of the existing connection to Wild Cherry Way on the west end of the project the buffer that is being provided on the north side is 47 feet wide. The buffer on the south side varies but is far greater than 50 feet.

Parking:

Grantsville Land Use Ordinance (GLUDMC) Chapter 4.34 f 2 (a) requires two parking spaces for each unit. These are onsite in the driveway. The garage is not counted because in small homes and lots people tend to utilize the garage for storage and for their toys such as four wheelers, motor bikes and snowmobiles. That is 94 parking stalls in driveways.

Utah State Code 10-9a-533-1 (c) ii requires at least two off-site parking spaces for each single-family residential property abutting a residential street. Grantsville requires this for the single-family lots. That calculates out to 16 on street or separate parking stalls for the four single family dwellings and the four twin homes. For the townhomes it is recognized that frontage for on street parking is very limited if not no existent. Visitor parking is still very necessary. Per GLUDMC 4.34 (f) 3 states that there shall be 1 parking stall for each of the first ten units and then one stall for every two unit beyond this. That calculates to 25 off-site parking stalls for the town homes. The total number of off-site parking stalls required is 41. On street parking can be counted as long as it does not encroach on driveways, fire hydrants, mailboxes, or sight triangles at intersections. The remainder must be located in dedicated parking stalls that are located no greater than 200 feet away from the units they serve.

Per GLUDMC Chapter 12.2 1 notes that the Planning Commission does not have authority to waive public health and safety issues such as the quantity of parking required by the code. Parking is considered a public health and safety issue because inadequate parking availability typically leads to vehicles parking in restricted areas such as in front of fire hydrants, driveways, sticking out in the street blocking sidewalks and impeding traffic and other restricted areas which impedes the ability for emergency ingress and egress.

Site Triangle:

The site triangle is another public health and safety issue that Planning Commission is not allowed to waive. GLUDMC 4.16 regulates this requirement. At intersections the site triangle must be 30 feet along the inside of the sidewalk running both directions. A driveway may not encroach in the site triangle. The units located in the intersection of Wild Cherry Way and Cherry Blossom Lane need to be adjusted to allow for the correct site triangle. This will also allow the radiuses at the back of walk to be increased to the city standard of 25 feet. If the radiuses are not up to standard, then the streets in the subdivision will be designated private streets and the subdivision will be responsible to maintain and plow the streets.

Comments from Engineering:
Comments (attached) have been provided from the City Engineer concerning issues that will need to be considered if the proposed project moves forward. The City Engineers recommendations are included in the staff recommendations.

Old High School

As addressed in the geotechnical report, this site has non-engineering fills from 2.0-feet to 8.5-feet beneath existing ground surface. This non-engineered fill soils contain trash debris and other deleterious material. Geotechnical report recommendations will need to be incorporated when the design moves forward and followed through with construction.

Roads

It appears all the roads are 66-feet ROW in this development which meets the local roadway section. The new streets tie into existing streets which are 66-foot ROW.

Drainage through site

Above this development the drainages have already been filled in so there is not much they can do to convey drainage upstream.

The pond parcel is in an interesting location as it is slightly upgradient. This will need to be reviewed when design moves forward.

Water

Water lines will need to be at least 8-inch through the development and need to be modeled in the City's hydraulic model to see if any additional improvements are required when design of this project moves forward.

Sewer

The sewer will flow to the south side of Main Street into the Center Street Collector, West Interceptor, Burmester Collector, and then into the Northwest Interceptor. The West Street Collector project will alleviate some of the flow from the aforementioned Collector lines. This southern sewer main line along Main Street will not tie into the West Street Collector.

Project Benefits to the City and the Project Residents:

- The applicant has offered to clean up the right-of-way boundary issues on Cherry Street so that when it is dedicated to the City it will be a standard street width.
- Right-of-way for the future connection of Cherry Street to Cherry Grove Subdivision will be dedicate to the City. This preserves the right-of-way to meet the requirements of the transportation master plan.
- This project provides infill development that minimizes the necessary expansion of infrastructure to serve the project thus also reducing the operating and maintenance costs of adding 47 new dwellings.
- With the landscaped buffers and proposed amenities the residents in the townhomes will have a common area open space to utilize that is readily accessible and is owned and maintained by the HOA.
- The landscaped buffer behind the townhouses make the units feel more like single family homes. And the neighbors will not feel like they have a wall of units right up against the property line.
- The connection of Wild Cherry Way and Cherry Blossom Lane will help improve traffic flow in the area as well as provide additional looping in the water system.
- All the proposed streets are constructed to the residential street standard.

Mitigation Efforts:

- The addition of the landscaped buffers provide a space between disparate uses to soften the transition. Per GLUDMC Chapter 12.4 2 (a) iv trees and fencing will be required in the buffer.
- The addition of the landscaped buffers and amenities provide the residents of the neighborhood an active open space to make up for the lack of a larger private back yard.
- The twin homes act as a transition between the homes in the Cherry Grove Subdivision and the town homes.
- Additional offsite parking will be required to make up for the lack of on street parking in front of the town homes.
- -
- -
- -

Conditions:

- The Development Agreement must be approved prior to the final plat.
- Rezone to RM-15?
- Note what exceptions to code are not acceptable.
- Provide 41 off-site parking stalls that meet the maximum of 200 foot distance from the units they serve either on street or in designated parking areas.
- 30-foot site triangles are required on the intersection of Wild Cherry Way and Cherry Blossom Lane.
- -
- -
- -

Recommendation:

The applicant is requesting a 47 dwelling development that is best suited for the RM-15 District. The applicant has tried to mitigate the effects of the different use from the existing surrounding use by using landscaped buffers which also serve as active open space for its residence, a transition to the townhomes with twin homes at the west end of the property. Buffering is mentioned in the PUD ordinance. The overall density of the proposed project is 4.61 units per acre.

If the Planning Commission feels comfortable with what is being proposed in the current application then staff makes the following recommendations:

- If the PUD is granted the applicant should proceed with an application to request a re-zone to RM-15 with the granting of the rezone tied specifically to the development of the proposed project or a project of lesser density meeting all other code requirements.
- The requirements and conditions of the approved application PUD shall be included in a Development Agreement.

REPORT
GEOTECHNICAL STUDY
PROPOSED WILD CHERRY TOWNHOMES
651 WEST CHERRY STREET
GRANTSVILLE, UTAH

Submitted To:

Mr. Ron Butler
377 East 1970 North
Tooele, Utah 84074

Submitted By:

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

February 17, 2023

Job No. 3653-001-23

February 17, 2023
Job No. 3653-001-23

Mr. Ron Butler
377 East 1970 North
Tooele, Utah 84074

Mr. Butler:

Re: Report
Geotechnical Study
Proposed Wild Cherry Townhomes
651 West Cherry Street
Grantsville, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Wild Cherry Townhomes to be located at 651 West Cherry Street in Grantsville, Utah. The general location of the site with respect to existing roadways, as of 2023, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing an aerial view, existing roadways, and the test pits excavated in conjunction with this study is presented on Figure 2, Site Plan.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned in discussions between Mr. Ron Butler and Mr. Robert Gifford of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.

2. Provide appropriate foundation, earthwork, pavement, stormwater percolation, and geoseismic recommendations to be utilized in the design and construction of the proposed facilities.

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123
Tel: 801.685.9190 Fax: 801.685.2990
www.gshgeo.com

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 6 exploration test pits, as well as performing a stormwater percolation test.

2. A laboratory testing program.

3. An office program consisting of the correlation of available data, engineering analysis, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of the Professional Services Agreement No. 23-0120.rev1 dated January 16, 2023.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The approximately 9-acre parcel is proposed to be developed for the construction of multiple residential townhomes and single-family structures. The structures are anticipated to be 2- to 3-stories, with full- or partial-depth basements, and supported upon conventional spread and continuous wall footings.

Maximum real column and wall loads are anticipated to be on the order of up to 60 kips and 2 to 4 kips per lineal foot, respectively. Real loads are defined as the total of all dead plus frequently applied (reduced) live loads.

Paved parking areas and residential roadways are planned around the structures. Projected traffic in these areas is anticipated to consist of a light volume of automobiles and light trucks, occasional medium-weight trucks, and no heavyweight trucks.

Site development will require some earthwork in the form of minor cutting and filling. At this time, we anticipate that maximum site grading cuts and fills, excluding utilities, will be on the order of 3 to 5 feet.

3. SITE INVESTIGATIONS

3.1 GENERAL

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific test pit locations. If such variations are noted during construction or if project development plans are changed, GSH must review the changes and amend our recommendations, if necessary.

Test pit locations were established by estimating distances and angles from site landmarks. If increased accuracy is desired by the client, we recommend that the test pit locations and elevations be surveyed.

3.2 FIELD PROGRAM

To define and evaluate the subsurface soil and groundwater conditions across the site, 6 test pits were excavated within the accessible areas. These test pits were completed to depths ranging from 5 to 15 feet with a moderate-sized rubber track-mounted excavator. The approximate locations of the test pits are presented on Figure 2. Additionally, a stormwater percolation test to determine the percolation rate was performed in Test Pit TP-6 at a depth of 5 feet.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the drilling operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were supplemented by subsequent inspection and testing in our laboratory. Graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3F, Test Pit Logs. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Test Pit Log (USCS).

A 2.42-inch inside diameter thin-wall drive sampler was utilized at select locations and depths within the test pit excavations to collect soil samples for further examination and laboratory testing.

Following completion of excavation operations, 1.25-inch diameter slotted PVC pipe was installed in Test Pits TP-1 through TP-5 to provide a means of monitoring the groundwater fluctuations. The test pits were then backfilled. Although an effort was made to compact the backfill with the excavator, backfill was not placed in uniform lifts and compacted to a specific density. Consequently, settlement of the backfill with time is likely to occur.

3.3 LABORATORY TESTING

3.3.1 General

To provide data necessary for our engineering analysis, a laboratory testing program was performed. This program included moisture, density, partial gradation, consolidation, and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.3.2 Moisture and Density Tests

To provide index parameters and to correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the test pit logs, Figures 3A through 3F.

3.3.3 Partial Gradation Tests

To aid in classifying the granular soils, partial gradation tests were performed. Results of the tests are tabulated below and presented on the test pit logs, Figures 3A through 3F:

Test Pit No.	Depth (feet)	Percent Passing No. 200 Sieve	Moisture Content Percent	Soil Classification
TP-2	8.0	22.8	5.9	SM
TP-4	15.0	55.6	8.7	CL
TP-5	4.0	22.7	8.8	SM
TP-5	15.0	60.3	8.8	ML
TP-6	3.0	31.1	15.4	GM/GC (Fill)

3.3.4 Consolidation Tests

To provide data necessary for our settlement analysis, consolidation testing was performed on 2 representative samples of the natural fine-grained clay soils encountered at the site. The results of these tests indicate that the samples tested were moderately over-consolidated and will exhibit moderate strength and compressibility characteristics under the anticipated loading. Detailed results of the tests are maintained within our files and can be transmitted to you, upon your request.

3.3.5 Chemical Tests

A representative soil sample was collected and sent for laboratory analysis for pH and sulfate content. As of the date of this report, results are still pending and will be transmitted when available and with corresponding cement recommendations, if applicable.

4. SITE CONDITIONS

4.1 SURFACE

The site is located at 651 West Cherry Street in Grantsville, Utah. The site is currently vacant/undeveloped land with piles of non-engineered fill approximately 2 to 4 feet in height throughout the northern portion of the site. The topography of the site is relatively flat, grading down to the east-northeast with a total relief of approximately 25 to 30 feet. Site vegetation consists of various weeds and brush/grass.

The site is bounded to the north and west by single-family residential structures; and to the west and south by single-family residential structures along with similar vacant/undeveloped land.

4.2 SUBSURFACE SOIL

The following paragraphs provide generalized descriptions of the subsurface profiles and soil conditions encountered within the test pits conducted during this study. As previously noted, soil conditions may vary in unexplored locations.

The test pits were excavated to depths ranging from 5 to 15 feet. The soil conditions encountered in each of the test pits, to the depths explored, were generally similar across the test pit locations.

- Non-engineered fill soils were encountered in Test Pits TP-2 through TP-6, to depths ranging from 2.0 to 8.5 feet beneath the existing ground surface. The non-engineered fill soils contained trash debris and other deleterious material and primarily consisted of clay with varying silt, sand, and gravel content as well as gravel with varying clay, silt, and sand content.

- Natural soils were encountered below the non-engineered fill or the ground surface in each test pit except Test Pit TP-6. The natural soils consisted primarily of clay with varying silt, sand, and cobble content as well as granular silt, sand, and gravel with varying cobble content.

The natural clay soils were medium stiff to very stiff, slightly moist to moist, tan and brown in color, and moderately over-consolidated. The natural clay soils are anticipated to exhibit moderate strength and compressibility characteristics under the anticipated loading.

The natural granular silt, sand, and gravel soils were medium dense to very dense, slightly moist to moist, and tan in color. The natural granular soils are anticipated to exhibit moderately high strength and moderately low compressibility characteristics under the anticipated load range.

For a more descriptive interpretation of subsurface conditions, please refer to Figures 3A through 3F, Test Pit Logs. The lines designating the interface between soil types on the test pit logs

generally represent approximate boundaries. In situ, the transition between soil types may be gradual.

4.3 GROUNDWATER

Groundwater was not encountered to the depths explored in the test pits completed at the site.

Groundwater levels vary with changes in season and rainfall, construction activity, irrigation, snow melt, surface water run-off, and other site-specific factors.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural soils and/or structural fill extending to suitable natural soils.

The most significant geotechnical aspects at the site are:

1. The existing non-engineered fills across much of the site.

2. The piles of non-engineered fill encountered at the site.

Prior to proceeding with construction, removal of any existing debris, surface vegetation, root systems, topsoil, non-engineered fill, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprints and 3 feet beyond pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Due to the developed nature of this site and the surrounding area, additional non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills must be removed below all footings, floor slabs, and pavements.

Some of the on-site non-engineered fill soils encountered were granular. On-site granular soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they meet the criteria for such, as stated later in this report.

Detailed discussions pertaining to earthwork, foundations, pavements, and the geoseismic setting of the site are presented in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Initial site preparation will consist of the removal of any existing debris, non-engineered fills, surface vegetation, root systems, topsoil, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprint and 3 feet beyond pavements and exterior flatwork areas. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

It must be noted that from a handling and compaction standpoint, soils containing high amounts of fines (silts and clays) are inherently more difficult to rework and are very sensitive to changes in moisture content, requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. Additionally, the on-site soils are likely above optimum moisture content for compacting at present and would require some drying prior to re-compacting.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, GSH must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils should be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

Subgrade preparation as described must be completed prior to placing overlying structural site grading fills.

GSH must be notified prior to the placement of structural site grading fills, floor slabs, footings, and pavements to verify that all loose/disturbed soils and non-engineered fills have been completely removed.

5.2.2 Temporary Excavations

Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1.0V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, should be no steeper than one-half horizontal to one vertical (0.5H:1.0V). For excavations up to 8 feet, in granular soils and above the water table, the slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing, and dewatering.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of surface vegetation, root systems, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not exceed 4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that "honeycombing" does not occur, and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

On-site soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Fine-grained soils will require very close moisture control and may be very difficult, if not impossible, to properly place and compact during wet and cold periods of the year.

Imported structural fill below foundations and floor slabs shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the three-quarter-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 2.0 feet above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) should be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the natural ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[1] T180 (ASTM[2] D1557) compaction criteria in accordance with the table on the following page.

[1] American Association of State Highway and Transportation Officials
[2] American Society for Testing and Materials

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 5 feet beyond the perimeter of the structure	0 to 10	95
Site grading fills outside area defined above	0 to 5	90
Site grading fills outside area defined above	5 to 10	95
Utility trenches within structural areas	--	96
Road base	--	96

Structural fills greater than 10 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

Coarse angular gravel and cobble mixtures (stabilizing fill), if utilized, shall be end dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the "fines" are "worked into" the voids in the underlying coarser gravels and cobbles. Where soil fill materials are to be placed directly over more than about 18 inches of clean gravel, a separation geofabric, such as Mirafi 140N or equivalent, is recommended to be placed between the gravel and subsequent soil fills.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (footings, floor slabs, flatwork, pavements, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proof rolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proof rolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proof rolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Many utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T180 (ASTM D1557) method of compaction. GSH recommends that as the major utilities continue onto the site that these compaction specifications are followed.

Fine-grained soils, such as silts and clays, are not recommended for utility trench backfill in structural areas.

5.3 GROUNDWATER

Groundwater was not encountered to the depths explored in the test pits completed at the site.

The groundwater measurements presented are conditions at the time of the field exploration and may not be representative of other times or locations. Groundwater levels may vary seasonally and with precipitation, as well as other factors including irrigation. Evaluation of these factors is beyond the scope of this study. Groundwater levels may, therefore, be at shallower or deeper depths than those measured during this study, including during construction and over the life of the structure.

The extent and nature of any dewatering required during construction will be dependent on the actual groundwater conditions prevalent at the time of construction and the effectiveness of construction drainage to prevent run-off into open excavations.

5.3.1 Stormwater Percolation Test

A stormwater percolation test was performed at a depth of approximately 5 feet in the representative sand soils at Test Pit TP-5. The measured percolation rate was 30 minutes per inch. This design percolation rate should be considered typical for the sand soils at the site. GSH must observe excavation operations in proposed drainage areas to verify that sand soils are present.

5.4 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.4.1 Design Data

The results of our analysis indicate that the proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural soils and/or structural fill extending to suitable natural soils. Under no circumstances shall foundations be established over non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. For design, the parameters on the following page are provided.

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Capacity for Real Load Conditions	- 1,500 pounds per square foot
Bearing Capacity Increase for Seismic Loading	- 50 percent

The term "net bearing capacity" refers to the allowable pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.4.2 Installation

Under no circumstances shall the footings be installed upon non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, or other deleterious materials. If unsuitable soils are encountered, they must be removed and replaced with compacted granular fill. If granular soils become loose or disturbed, they must be recompacted prior to pouring the concrete.

The width of structural replacement fill below footings should be equal to the width of the footing plus one foot for each foot of fill thickness.

5.4.3 Settlements

Based on column loadings, soil bearing capacities, and the foundation recommendations as discussed above, we expect primary total settlement beneath individual foundations to be less than one inch.

The amount of differential settlement is difficult to predict because the subsurface and foundation loading conditions can vary considerably across the site. However, we anticipate differential

settlement between adjacent foundations could vary from 0.5 to 0.75 inch. The final deflected shape of the structure will be dependent on actual foundation locations and loading.

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of friction of 0.35 may be utilized for the footing interface with in situ natural clay soils and 0.40 for footing interface with natural granular soils or granular structural fill. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil should be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 LATERAL PRESSURES

Parameters, as presented within this section, are for backfills which will consist of drained soil placed and compacted in accordance with the recommendations presented herein.

The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), drained backfill may be considered equivalent to a fluid with a density of 40 pounds per cubic foot in computing lateral pressures. For more rigid subgrade walls that are not more than 10 inches thick, granular backfill may be considered equivalent to a fluid with a density of 50 pounds per cubic foot. For very rigid non-yielding walls, granular backfill should be considered equivalent to a fluid with a density of at least 60 pounds per cubic foot. The above values assume that the surface of the soil's slope behind the wall is horizontal and that the granular fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading of below-grade walls, the uniform lateral pressures, shown on the following page, in pounds per square foot (psf), should be added based on wall depth and wall case.

Uniform Lateral Pressures			
Wall Height (Feet)	**Active Pressure Case (psf)**	**Moderately Yielding Case (psf)**	**At Rest/Non-Yielding Case (psf)**
4	12	31	50
6	17	46	76
8	23	62	101
10	29	77	126

5.7 FLOOR SLABS

Floor slabs may be established upon suitable natural subgrade soils or structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established directly over non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

To facilitate curing of the concrete and to provide a capillary moisture break, it is recommended that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or three-quarters to one inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs designed according to previous recommendations (average uniform pressure of 200 pounds per square foot or less) is anticipated to be less than one-quarter of an inch.

5.8 PAVEMENTS

The natural clay soils and non-engineered fills will exhibit poor pavement support characteristics when saturated. All pavement areas must be prepared as previously discussed (see Section 5.2.1, Site Preparation). Under no circumstances shall pavements be established over non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. With the subgrade soils and the projected traffic as discussed in Section 2, Proposed Construction, the pavement sections on the following page are recommended.

Paved Areas

(Light Volume of Automobiles and Light Trucks,
Occasional Medium-Weight Trucks,
and No Heavyweight Trucks)
[3 equivalent 18-kip axle loads per day]

Flexible Pavements:
(Asphalt Concrete)

3.0 inches	Asphalt concrete
8.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Rigid Pavements:
(Non-reinforced Concrete)

5.0 inches	Portland cement concrete (non-reinforced)
5.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

For dumpster pads, we recommend a pavement section consisting of 8 inches of Portland cement concrete, 12 inches of aggregate base, over properly prepared natural subgrade or site grading structural fills. Dumpster pads should not be constructed overlying non-engineered fills under any circumstances.

These above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete should be designed in accordance with the American Concrete Institute (ACI) and joint details should conform to the Portland Cement Association (PCA) guidelines. The concrete should have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ±1 percent air-entrainment.

The crushed stone should conform to applicable sections of the current Utah Department of Transportation (UDOT) Standard Specifications. All asphalt material and paving operations should

meet applicable specifications of the Asphalt Institute and UDOT. A GSH technician shall observe placement and perform density testing of the base course material and asphalt.

Please note that the recommended pavement section is based on estimated post-construction traffic loading. If the pavement is to be constructed and utilized by construction traffic, the above pavement section may prove insufficient for heavy truck traffic, such as concrete trucks or tractor-trailers used for construction delivery. Unexpected distress, reduced pavement life, and/or premature failure of the pavement section could result if subjected to heavy construction traffic and the owner should be made aware of this risk. If the estimated traffic loading stated herein is not correct, GSH must review actual pavement loading conditions to determine if revisions to these recommendations are warranted.

5.9 CEMENT TYPES

A representative soil sample was collected and sent for laboratory analysis for pH and sulfate content. As of the date of this report, results are still pending and will be transmitted when available and with corresponding cement recommendations, if applicable.

5.10 GEOSEISMIC SETTING

5.10.1 General

Utah municipalities have adopted the International Building Code (IBC) 2018. The IBC 2018 code refers to ASCE 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE 7-16) determines the seismic hazard for a site based upon mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

5.10.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Stansbury Fault, located about 8.5 miles to the west-southwest of the site.

5.10.3 Soil Class

For dynamic structural analysis, the Site Class D – Default Soil Profile as defined in Chapter 20 of ASCE 7-16 (per Section 1613.3.2, Site Class Definitions, of IBC 2018) can be utilized. If a measured site class is desired based on the project structural engineer's evaluation and recommendations, additional testing and analysis can be completed by GSH to determine the measured site class. Please contact GSH for additional information.

5.10.4 Ground Motions

The IBC 2018 code is based on USGS mapping, which provides values of short and long period accelerations for average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a Site Class D – Default* Soil Profile. Based on the site latitude and longitude (40.5957 degrees north and 112.4850 degrees west, respectively), the values for this site are tabulated below:

Spectral Acceleration Value, T	Bedrock Boundary [mapped values] (% g)	Site Coefficient	Site Class D - Default* [adjusted for site class effects] (% g)	Design Values** (% g)
0.2 Seconds (Short Period Acceleration)	S_S = 59.6	F_a = 1.323	S_{MS} = 78.9	S_{DS} = 52.6
1.0 Second (Long Period Acceleration)	S_1 = 21.6	F_v = 2.168	S_{M1} = 46.8	S_{D1} = 31.2

* If a measured site class in accordance with IBC 2018/ASCE 7-16 is beneficial based on the project structural engineer's review, please contact GSH for additional options for obtaining this measured site class.

**IBC 2018/ASCE 7-16 may require a site-specific study based on the project structural engineer's evaluation and recommendations. If needed, GSH can provide additional information and analysis including a complete site-specific study.

5.10.5 Liquefaction

The site is located in an area that has been identified by the Utah Geological Survey (UGS) as being a "very low" liquefaction potential zone. Liquefaction is defined as the condition when saturated, loose, granular soils lose their support capabilities because of excessive pore water pressure, which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

Due to the density of the granular soils and the lack of groundwater, liquefaction is not anticipated to occur within the soils encountered at this site.

5.11 SITE VISITS

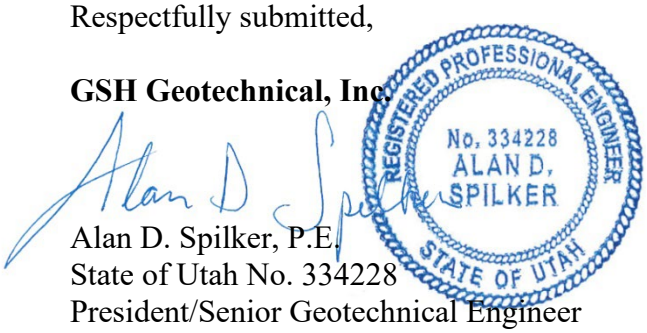
GSH must verify that all topsoil/disturbed soils and any other unsuitable soils have been removed, that non-engineered fills have been removed, and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements. Additionally, GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

6. CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.



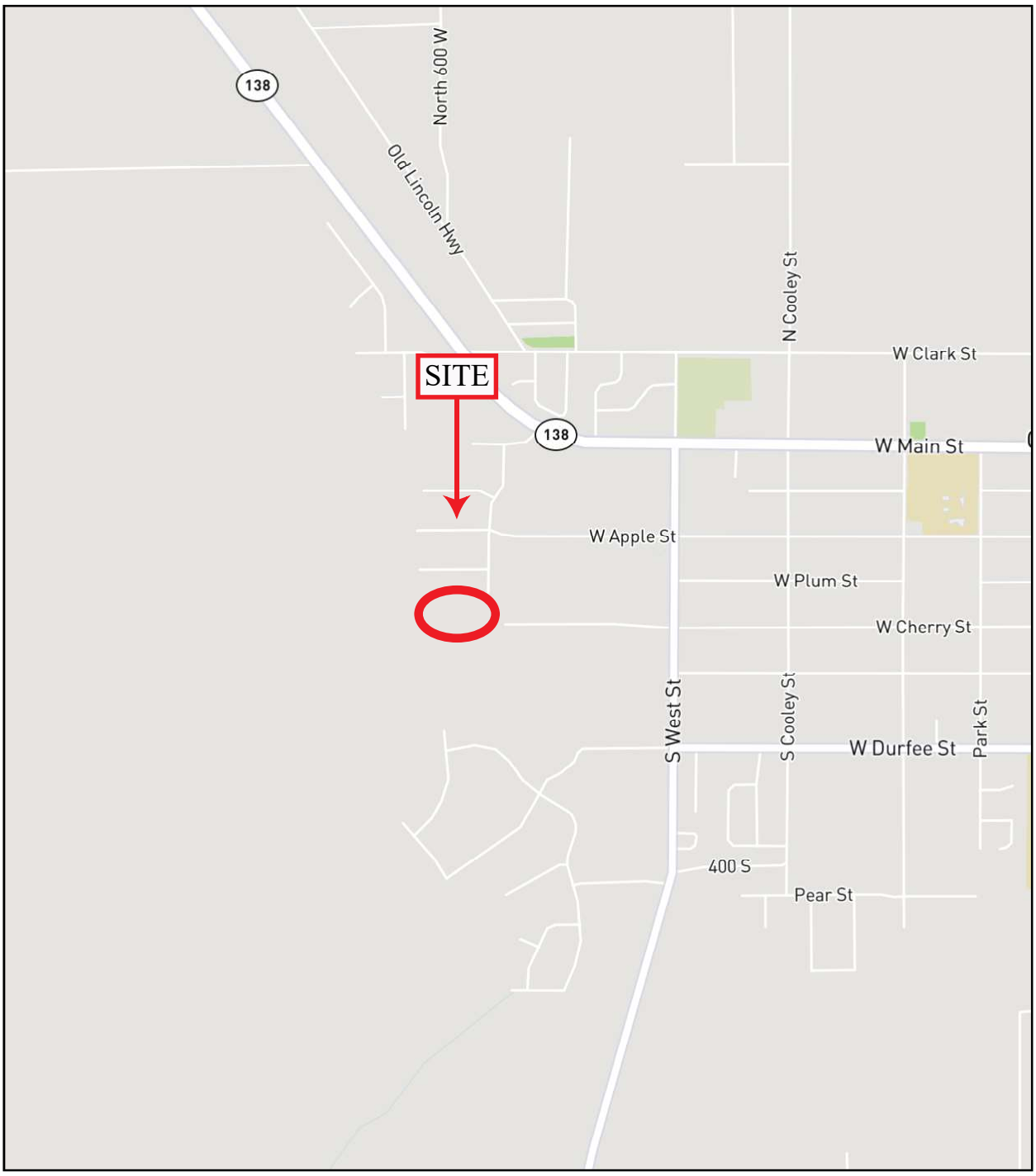
Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer

ADS:jmt

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3F, Test Pit Logs
Figure 4, Key to Test Pit Log (USCS)

Addressee (email)

RON BUTLER
JOB NO. 3653-001-23



0.2 0 0 0 0 0 0.2 0.4 MI 0.6

200 0 0 200 400 600 800 M 1000

REFERENCE:
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN
DATED 2023

FIGURE 1
VICINITY MAP

GSH

RON BUTLER
JOB NO. 3653-001-23

FIGURE 2
SITE PLAN

REFERENCE:
ADAPTED FROM AERIAL PHOTOGRAPH
DOWNLOADED FROM GOOGLE EARTH
IMAGERY DATED 10/2022

GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-1

CLIENT: Mr. Ron Butler | PROJECT NUMBER: 3653-001-23

PROJECT: Proposed Wild Cherry Townhomes | DATE STARTED: 1/31/23 | DATE FINISHED: 1/31/23

LOCATION: 651 West Cherry Street, Grantsville, Utah | GSH FIELD REP.: NW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (1/31/23) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO COARSE SAND tan			22.0	80				moist medium dense
	CL	SILTY CLAY with calichi, and layers of cobbles up to 6" thick; tan								moist very stiff
	ML	FINE TO MEDIUM SANDY SILT tan								moist medium dense
			5							
	SP/SM	FINE TO COARSE SAND with fine and coarse gravel, some silt, and cobbles; tan								moist dense
			10							
		End of Exploration at 15.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3A

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-2

CLIENT: Mr. Ron Butler | PROJECT NUMBER: 3653-001-23

PROJECT: Proposed Wild Cherry Townhomes | DATE STARTED: 1/31/23 | DATE FINISHED: 1/31/23

LOCATION: 651 West Cherry Street, Grantsville, Utah | GSH FIELD REP.: NW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (1/31/23) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	GM/GC FILL	SILTY FINE AND COARSE GRAVEL, FILL with some clay; brown								moist medium dense
	GP	FINE GRAVEL with coarse sand; tan								slightly moist medium dense
		grades with layers of fine sandy silt up to 6" thick								
		grades fine and coarse gravel with fine to coarse sand	5							moist
	SM	SILTY FINE TO MEDIUM SAND with fine and coarse gravel; tan			5.9		22.8			moist medium dense
		grades fine to coarse sand with fine and coarse gravel and cobbles	10							dense
		End of Exploration at 15.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25” diameter slotted PVC pipe to 15.0’.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3B

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-3

CLIENT: Mr. Ron Butler | PROJECT NUMBER: 3653-001-23

PROJECT: Proposed Wild Cherry Townhomes | DATE STARTED: 1/31/23 | DATE FINISHED: 1/31/23

LOCATION: 651 West Cherry Street, Grantsville, Utah | GSH FIELD REP.: NW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (1/31/23) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	GM/GC FILL	SILTY/CLAYEY FINE AND COARSE GRAVEL, FILL with fine to coarse sand; brown								moist dense
	GP	FINE AND COARSE GRAVEL with some fine sand; tan								slightly moist very dense
	CL	FINE TO MEDIUM SANDY CLAY tan								slightly moist medium stiff
	GP	FINE GRAVEL with fine to coarse sand; tan	5							slightly moist medium dense
		grades coarse gravel and cobbles	10							
										very dense
		End of Exploration at 15.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3C

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-4

CLIENT: Mr. Ron Butler | PROJECT NUMBER: 3653-001-23

PROJECT: Proposed Wild Cherry Townhomes | DATE STARTED: 1/31/23 | DATE FINISHED: 1/31/23

LOCATION: 651 West Cherry Street, Grantsville, Utah | GSH FIELD REP.: NW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (1/31/23) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	GM/GC FILL	SILTY/CLAYEY FINE AND COARSE GRAVEL, FILL gray								moist dense
	CL FILL	FINE AND COARSE GRAVELLY CLAY, FILL with trash debris; brown								moist medium stiff
			5							
	GP	FINE AND COARSE GRAVEL with fine to medium sand and cobbles; tan								slightly moist dense
			10							
	CL	FINE TO MEDIUM SANDY CLAY brown			8.7		55.6			slightly moist stiff
		End of Exploration at 15.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3D

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-5

CLIENT: Mr. Ron Butler | PROJECT NUMBER: 3653-001-23

PROJECT: Proposed Wild Cherry Townhomes | DATE STARTED: 1/31/23 | DATE FINISHED: 1/31/23

LOCATION: 651 West Cherry Street, Grantsville, Utah | GSH FIELD REP.: NW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (1/31/23) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SP FILL	FINE TO MEDIUM SAND, FILL with fine and coarse gravel; tan								loose/disturbed moist medium dense
	SM	SILTY FINE TO MEDIUM SAND with some fine and coarse gravel; tan								moist dense
					8.7		22.7			
			5							
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; tan								moist dense
			10							
	ML	FINE TO MEDIUM SANDY SILT with some fine gravel; tan								moist medium dense
					8.8		68.3			
		End of Exploration at 15.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3E

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-6

CLIENT: Mr. Ron Butler | PROJECT NUMBER: 3653-001-23

PROJECT: Proposed Wild Cherry Townhomes | DATE STARTED: 1/31/23 | DATE FINISHED: 1/31/23

LOCATION: 651 West Cherry Street, Grantsville, Utah | GSH FIELD REP.: NW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: Not Encountered (1/31/23) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	GP FILL	FINE AND COARSE GRAVEL, FILL with fine to coarse sand; tan								moist medium dense
	GM/ GC FILL	SILTY/CLAYEY FINE AND COARSE GRAVEL, FILL brown			15.4		34.1			moist loose
		End of Exploration at 5.0'. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3F

CLIENT: Mr. Ron Butler
PROJECT: Proposed Wild Cherry Townhomes
PROJECT NUMBER: 3653-001-23

KEY TO TEST PIT LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪

COLUMN DESCRIPTIONS

① **Water Level:** Depth to measured groundwater table. See symbol below.

② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.

③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency,

④ **Depth (ft.):** Depth in feet below the ground surface.

⑤ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.

⑥ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of

⑦ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.

⑧ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.

⑨ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

⑩ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.

⑪ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

CEMENTATION:

Weakly: Crumbles or breaks with handling or slight finger pressure.

Moderately: Crumbles or breaks with considerable finger pressure.

Strongly: Will not crumble or break with finger pressure.

MODIFIERS:

Trace <5%

Some 5-12%

With > 12%

MOISTURE CONTENT (FIELD TEST):

Dry: Absence of moisture, dusty, dry to the touch.

Moist: Damp but no visible water.

Saturated: Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)	GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
			SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)	SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS Liquid Limit less than 50%		ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays o f Low Plasticity
	SILTS AND CLAYS Liquid Limit greater than 50%		MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
HIGHLY ORGANIC SOILS			PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications.

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"

Occasional: One or less per 6" of thickness

Numerous; More than one per 6" of thickness

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD, 2.42" ID D&M Sampler
- 3.0" OD, 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

WATER SYMBOL

Water Level

FIGURE 4

GSH

AGENDA ITEM #5

Consideration to recommend approval of the Proposed Development Checklists for Grantsville City Community and Economic Development.

GRANTSVILLE CITY
GENERAL PLAN AMENDMENT
AND REZONE CHECKLIST

A complete application must consist of the following:

☐ 1. Submission online at - https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2

☐ 2. A legal description of the entire property boundary or portion of the property for which the rezone is being requested.

☐ 3. A **Radius Report** obtained from Tooele County Recorder's office, **self-sealing envelopes, mailing labels and first-class postage** for all property owners located within 500 feet of subject property boundary. A **plat map** from the recorder's office (this will be included with radius report from the County) showing the property and all adjoining properties around it. **DO NOT PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!** (This can be ordered online at https://tooeleco.org/government/elected-officials/recorder-surveyor/)

☐ 4. Payment of $500.00 non-refundable General Plan Amendment fee.

☐ 5. Payment of $500.00 non-refundable Rezone fee.

NOTE: A Rezone goes before both the Planning Commission and the City Council, with a public hearing being held before the Planning Commission on the first Thursday of the month. The Planning Commission will consider and recommend approval on the third Thursday of the same month. This application must be turned in to the Zoning Administrator 28 days before the meeting that you would like to be on.

updated: 3/1/2024

GRANTSVILLE CITY
PRELIMINARY APPLICATION CHECKLIST

Note: Any Variances outside of Grantsville Land Development Code shall require a Planned Unit Development (PUD) application approval prior to submitting for preliminary plan application.

The applicant must submit copies of the preliminary subdivision plans to be reviewed by the City in accordance with the requirements as outlined in the City code. Once a set of preliminary plans are submitted, they are subject to a compliance review and may be returned to the applicant for revision if they are found to be inconsistent with basic requirements of the City code. A land surveyor or engineer licensed to practice in the State of Utah shall prepare the Preliminary Plan. All engineering and/or surveying documents submitted for City review shall be stamped by said engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration. If the plans contain more than one sheet, the sheets shall be numbered sequentially and clearly indicated on each sheet. The following information, at a minimum, shall be included with the application for Preliminary Application Approval (*additional information may be required by the Staff, Planning Commission or City Council).* The lack of information under any item specified herein, or improper information supplied by applicant, shall be cause of an incomplete application and disapproval of a Preliminary Plat. All plans must be submitted three weeks in advance of the meeting date. Anything submitted after this deadline may not be included in the presentation.

Meetings:
City Council meetings are held the 1st & 3rd Wednesday of each month at 7 p.m.
Planning Commission Meetings are held the 1st & 3rd Thursday of each month at 7 p.m.

Submit application online at:
https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2
(All submittal information can be obtained on this website.)

Information you will need to apply:

Project Information	Zoning:
Name:	Total Lots:
Address:	Lot Size:
Date of Preparation:	Acres:
Date of Submission:	Open Space:

Developer Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:

Engineer and/or Surveyor Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:

1. **A complete Preliminary Plan Application must consist of the following:**

☐ 1.1 Submission online at - https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2 as per Sections 2 and 3 on this checklist, **2. Items to upload to the Iworq Portal with your application** and **3. Items to be shown on the Preliminary Plans.**

☐ 1.1.1 The Iworq Portal application site has a maximum file size of 25MB. If the Preliminary Plans file is larger than 25MB, please email Zoning Administrative Assistant at jbassett@grantsvilleut.gov.

☐ 1.2 A **Radius Report** obtained from Tooele County Recorder's office, **self-sealing envelopes, mailing labels and first-class postage** for all property owners located within 500 feet of subject property boundary. A **plat map** from the recorder's office (this will be included with radius report from the County) showing the property and all adjoining properties around it. **DO NOT PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!** This can be ordered online at https://tooeleco.org/government/elected-officials/recorder-surveyor/.

2. **Items to upload to the Iworq Portal with your application:**

Files need to be in PDF format and file name needs to follow this standardized format to facilitate a rapid check of application for completeness. Failure to do so may result in a delay in acceptance of the application.

File name format: the **bolded** word from the checklist followed by a hyphen then the name of the development (i.e. ownertitle-development.pdf).

☐ 2.1 Proof of ownership demonstrated by one copy of a title report and vesting documents of conveyance completed within the previous six months (**ownertitle**).

☐ 2.2 Tax clearance from the Tooele County Assessor indicating that all taxes, interest and penalties owing for the property have been paid (**tax**).

☐ 2.3 Intent to Serve - Utility Approval forms (**serve**).

☐ 2.4 Approval of the subdivision name from the Tooele County Recorder's office (**subname**).

☐ 2.5 Site analysis map as specified in Section 21.1.13 (**analysismap**).

☐ 2.6 Geologic technical maps and investigation reports regarding area suitability (**geotech**).

☐ 2.7 Water and Sewer system to be modeled by City Engineer and a $1,500.00 fee will be collected for each service to be modeled including AUTOCAD files (**wsmodel**).

☐ 2.8 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 (**trafficstudy**).

☐ 2.9 Development phasing schedule, if applicable, including the sequence for each phase, approximate size in area of each phase, and proposed phasing of construction of all private and public improvements (**phasing**).

☐ 2.10 Submit a preliminary Storm water pipe and basin calculations per the City storm water documentation (**stormwatercalc**).

☐ 2.11 Recorded Record of Survey document for all parcels/lots being developed (**survey**).

☐ 2.12 If the development is not being connected to the City drinking water or sewer system, a letter showing a completed Tooele County Health Department Subdivision Feasibility Study deeming the project feasible (**countyhealth**).

☐ 2.13 A copy of the State Highway Access permit or Railroad Crossing permit when a new street will connect to a State highway or will cross a railroad, along with any design requirements as established by the Utah Department of Transportation (**statepermit**).

☐ 2.14 If the applicant is not the owner of record, a notarized statement that the applicant has been authorized by the owner to submit the application (**authorizedowner**).

3. <u>Items to be shown on the Preliminary Plans:</u>
Plans shall be on 11-inch x 17-inch plans.

☐ 3.1 A cover sheet which contains the following information:

- ☐ 3.1.1 A vicinity location map showing the location of the development as part of a larger tract and the relative location to streets (must include offsite major intersections and 2000 foot minimum around the proposed development) and other geographic features.
- ☐ 3.1.2 A vicinity map listing major streets, North arrow, scale, highlighting of the proposed property, etc.
- ☐ 3.1.3 Name and approximate address of the proposed development. Verify the name is unique in Tooele County. County, Township, Range, Section, Quarter Section, blocks, the number of lots, principal meridian and true North.
- ☐ 3.1.4 Name, address, phone number(s), and email of the developer, engineer, and surveyor.
- ☐ 3.1.5 Boundary lines of the tract to be subdivided in heavy lines. The creation of nuisance strips will not be permitted.
- ☐ 3.1.6 North arrow, scale bar, and print date.
- ☐ 3.1.7 The acreage of the entire tract, the acreage of the portion to be developed, and the size of each lot.
- ☐ 3.1.8 The areas for which approval will be requested for the different phases of development, if part of a larger development.
- ☐ 3.1.9 Index of sheets.
- ☐ 3.1.10 Signature blocks for Consultant Engineer's / City Engineer / Public Works.
- ☐ 3.1.11 List of details being used (unless the details are in the plans).
- ☐ 3.1.12 Temporary and permanent benchmarks and horizontal control points including their descriptions (per the latest Tooele County survey information).

☐ 3.2 A preliminary plan / site analysis which contains the following information:

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

☐ 3.2.2 Show plan sheets at 10 to 40 feet per 1-inch.

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

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

☐ 3.2.5 Property boundaries of all proposed lots. The creation of nuisance strips (not meeting minimum lot requirements) will not be permitted.

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

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

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

☐ 3.2.9 Locations and dimensions of all proposed parks and open spaces.

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

☐ 3.2.11 All conservation areas labeled by type.

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

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

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

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

☐ 3.3 A preliminary street improvement plan which contains the following:

- ☐ 3.3.1 Property boundaries of all proposed lots.
- ☐ 3.3.2 Proposed streets and existing streets (plan view), sidewalks, curbs and gutters, and ADA curb ramps. Identify the widths, horizontal curve radii, slope, and direction of slope for all items listed. Curb returns shall meet minimum radii requirements defined in Grantsville City Standard Drawings.
- ☐ 3.3.3 Typical cross sections of all streets within and adjacent to the development showing the width, type, and thickness of the pavement design. Thicknesses should be as presented in the Geotechnical report, or per City minimum requirements, whichever is greater.
- ☐ 3.3.4 Clearly label the existing features as to "remain" or "be removed".
- ☐ 3.3.5 Temporary dead-end streets, longer than 150 feet, shall conform to Grantsville City Standard Drawings with turn-arounds.
- ☐ 3.3.6 Cul-de-sacs require a minimum pavement diameter of 96 feet (IFC Appendix D103.1) and meet all requirements of the Street Standards ordinance for cul-de-sacs.
- ☐ 3.3.7 Location of street signs, stop signs, street markings, and street lights.
- ☐ 3.3.8 Show street names (existing and proposed).
- ☐ 3.3.9 A traffic study shall be provided as stated in city code 21.4.5 (p):

  (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.

☐ 3.4 A preliminary grading plan which contains the following:

- ☐ 3.4.1 Property boundaries of all proposed lots.
- ☐ 3.4.2 Existing elevations shown by light (gray scaled) dashed contours. Labeled contours with elevations to extend 25 feet beyond the project limits.
- ☐ 3.4.3 Label the location and elevation of the benchmark for the project. The elevations must be tied to a found USGS datum (based on Tooele County bench mark information).

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

☐ 3.4.5 Design elevations represented by solid contours using 2-foot intervals for average slopes less than 25 percent and 5-foot intervals for average slopes greater than 25 percent. In flat areas 1-foot intervals may be required. The contours must be labeled with elevations (spot elevations to be placed as needed for clarity).

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

☐ 3.4.7 House plan finished floor elevations. Indicate retaining walls necessary to ensure water does not run to adjacent lots. (Drainage swales to the street and around the house are required for final.)

☐ 3.4.8 Proposed driveway locations required for all lots (that have 60 foot of frontage or less).

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

☐ 3.4.10 Show flood elevations and the location of any areas of potential flood hazard within the boundary of the subdivision (include creeks, drainage pipes, etc.).

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

☐ 3.5 A preliminary drainage plan which contains the following:

☐ 3.5.1 A Geotechnical report including percolation calculations.

☐ 3.5.2 Provide a drainage report and utilize calculated vertical percolation rates to determine infiltration rate. City Engineer will cross-reference vertical percolation rates, with typical design infiltration rates, with a factor safety of 2 based on NRCS soil classifications at the bottom of retention/detention basin.

☐ 3.5.3 Property boundaries of all proposed lots.

☐ 3.5.4 Calculate the approximate size of the detention/retention basin-based rational method of drainage, percolating within three days after the 10-year storm return interval (10% chance), 24-hour duration storm, overflow release location to not impact neighboring properties.

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

- ☐ 3.5.6 Clearly label the existing features as to “remain” or “be removed”.
- ☐ 3.5.7 Location, size, type, length, and grade of proposed and existing drainage features within 100 feet of the development or to the next manhole, whichever is greater. Show drainage direction in plan view.
- ☐ 3.5.8 Storm Drain Manholes being placed at 400-foot maximum intervals, inlets, catch basins, stubs, and plugs. All lines MUST SHOW flow arrows indicating direction of flow.
- ☐ 3.5.9 Max surface flow to SD inlet shall not be more than 500 feet.
- ☐ 3.5.10 Any existing drainage features conveying water though the property shall be in open sized ditches with rip-rap protection sized for the volume and flow of the 100-year storm return interval (1% chance), 24-hour duration.
- ☐ 3.5.11 Parcels of land that will have a conservation or drainage easement are to be dedicated to Grantsville City.

☐ 3.6 A preliminary pressurized irrigation plan (if applicable) which contains the following:

- ☐ 3.6.1 Property boundaries of all proposed lots.
- ☐ 3.6.2 Location and size of proposed and existing pipes, valves, air inlet and removal facilities, irrigation drains, and temporary blow offs, etc. within 100 feet of the development. Irrigation pipes lines should be located 4 feet from the lip of gutter on the opposite side of the street from the SD pipe.
- ☐ 3.6.3 Clearly label the existing features as to “remain” or “be removed”.

☐ 3.7 A preliminary sanitary sewer plan which contains the following:

- ☐ 3.7.1 Property boundaries of all proposed lots.
- ☐ 3.7.2 Location, size, and type of proposed and existing pipes within 100 feet of the development. The edge of the sewer pipe shall be located approximately 5 feet off street centerlines on the downhill side of the street.
- ☐ 3.7.3 Clearly label the existing features as to “remain” or “be removed”.
- ☐ 3.7.4 Flow arrows shall be shown on all lines.
- ☐ 3.7.5 Manholes being placed at 400-foot maximum intervals, grease traps, and stubs. A minimum of 4 feet of cover over all pipes and 4 feet of cover over pipes at any property boundary.

☐ 3.8 A preliminary drinking water plan which contains the following:

- ☐ 3.8.1 Property boundaries of all proposed lots.
- ☐ 3.8.2 Location and size of proposed and existing pipes within 100 feet of the development.
- ☐ 3.8.3 Clearly label the existing features as to "remain" or "be removed".
- ☐ 3.8.4 Main lines' edge of pipe shall be located approximately 5 feet off street centerlines on the uphill side of the road. Water lines shall be located a minimum of 10 feet from all other wet utilities (between edge of pipes).
- ☐ 3.8.5 Location of proposed and existing meters, valves, hydrant blow offs, temporary blow offs, stubs, plugs, etc.
- ☐ 3.8.6 Proposed fire hydrants. Spacing should be 500 feet between fire hydrants as measured by hose length being laid within the City Right of Way.
- ☐ 3.8.7 Sufficient number of valves (one in each direction at waterline intersections) shall be provided on water mains so that inconvenience and sanitary hazards will be minimized during repairs. Valves shall be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.

☐ 3.9 A detail sheet which contains the following:

- ☐ 3.9.1 All non-standard details for unique situations in the development plans.

☐ 3.10 A preliminary landscape plan which contains the following:

- ☐ 3.10.1 Property boundaries of all proposed lots.
- ☐ 3.10.2 General Vegetation Characteristics (existing and proposed).
- ☐ 3.10.3 The planned location of protected open spaces.
- ☐ 3.10.4 Potential connections with existing green space and trails.
- ☐ 3.10.5 Clearly label the existing features as to "remain" or "be removed".
- ☐ 3.10.6 Note areas to be water wise landscaping (low volume of irrigation water required).

***Approved plans to be stamped and saved in the file.**

4. **Items to be submitted after DRC meeting:**

☐ 4.1 A PDF of the complete corrected set of the Preliminary Plat with the corrected set of the design as detailed in section 21.2.8 & 21.2.2.9 (second set of the revised plans with revisions resulting from the DRC changes; make sure that the dates on the plans are updated) (there will be a 14-day review).

☐ 4.2 A PDF and ACAD file of the Preliminary Plat site plan including but not limited to parcel boundaries, street right-of-way, proposed lot lines, proposed parks, trails, open space, locations of natural features to be preserved, drainage corridors and basin locations (on a flash drive) (second set of the **revised** plans).

SPECIAL NOTE

The Preliminary Plan approval shall be valid for a period of not more than six (6) months. The applicant or authorized representative may obtain no more than two (2) six-month (6) extensions by petitioning the Planning Commission. The Planning Commission may not grant any extension of a Preliminary Plan without substantial progress having been demonstrated by the applicant or authorized representative.

Water Application Submitted to City Recorder: See City Recorder for water requirements.

Intent To Serve Form

Date submitted:_____

Name of Owner:
Name of Agent or Representative:
Property Address or Location (Attach Map):
Assessor's Parcel Number:
Proposed Lots/ERC's:
Signature of Owner or Agent:

Approving Agency: Grantsville City Public Works Department

This Intent to Serve form is part of the water, sewer, and roads connection process. Please note, Grantsville City will provide water, sewer, and street connection services to a residential or commercial building project **provided** there is sufficient ability to serve, if fees are paid on time, and if all steps are completed in accordance with City, State, and Federal regulations. Utility modeling must be submitted to determine the impacts to the City's systems. Traffic impacts and any environmental impacts must also be considered and summarized for review. Intent to Serve approvals issued will be honored for a period of one calendar year from the date signed by an authorized signor for Grantsville City.

All excavations are required to meet Grantsville City specifications for back fill materials and compaction. Excavations will be inspected by Grantsville City prior to and during backfill operations.

Any approval rendered under this permit does not imply approval to cross any private property or right-of-way and pertains to Grantsville City rights-of-ways and/or easements. Approval under this application is in accordance with all laws and ordinances of the State of Utah and Grantsville City.

Applicant is responsible for determining ownership of right-of-ways and easements.

Utility	Approved	Disapproved
Water		
Sewer		
Roads		

Additional comments:

X _____

James Waltz
Public Works Director, Grantsville City

X _____

Date Signed

TO BE SUBMITTED WITH THE SUBDIVISION APPLICATION

GRANTSVILLE CITY
STORM DRAINAGE DESIGN GUIDELINES

1. Storm Water Collection System Requirements

a) Design Storms

i. The storm water pipe collection system shall be designed to convey the 24-hour duration – 10-year storm water event if continuous pathway to the Great Salt Lake. Collection systems for basin and street shall be sized for the 24-hour duration – 100-year storm water event when discharging to a detention /retention basin.

b) Storm Water Runoff into Street Encroachment Requirements

i. Flow from the 10-year storm shall not extend more that halfway into the travel lane adjacent to the curb and a minimum 12-foot wide travel lane shall be maintained for emergency vehicles. If there is a curb then no more than 8-feet from the curb face.

c) Easement and Access Requirements

i. Easement widths and access for drainage channels, detention basins, lots line swales, and public storm drainage lines shall be reviewed and approved by the City Engineer.

d) Acceptable Pipe Materials

i. Acceptable pipe materials include corrugated HDPE with smooth interior, corrugated PVC with smooth interior, and reinforced concrete pipe (RCP). Corrugated metal pipe (CMP0 is not acceptable for public improvements.

e) Minimum Pipe Diameter

i. The minimum pipe diameter for any public storm water collection system pipe is 15-inches.

f) Manhole Spacing

i. Minimum manhole spacing is 400-feet from pipes 21-inch diameter, unless otherwise approved by the City Engineer.

g) Manhole Drops

i. A minimum drop of 0.10feet is required at all storm drainage structures between the inlet and outlet pipe. Where changes in pipe sized occur in a manhole the inlet pipe crown must match the larger outlet pipe crown.

h) Cover

i. Minimum cover is 18-inches or 6 inches below the pavement section which ever is greater. Unless approved by City Engineer

i) Catch Basin Requirements

i. Catch basins will not be allowed on the radius of curves at intersections.

ii. Flow through catch basins shall not be allowed unless designed as a combination box with manhole lid access.

iii. A snout or similar oil/debris/water separator is required prior to a detention basin, retention basin, or any other discharges from a development into a public drainage.

j) Detention/Retention Basin Requirements

i. Maximum water level depths greater than 3-feet are required to have a 4-foot minimum fence around the basin to prevent animals and children from being harmed in the basin.

ii. Project needs to address the frontage storm water as part of the project.

iii. Retention basins shall completely infiltrate and drain within 72-hours from the beginning of a storm event for vector control. Percolation tests shall be completed for all infiltration basins and submitted with drainage calculations to the City for review.

k) Manning's n Values

i. n value for linings shall be determined per an approved Engineers Manual based on size and placement of materials. Calculations shall include the reference used for the n value for review by the City Engineer.

l) Rip-rap Sizing

i. Channel Riprap sizing calculations shall utilize the *Truckee Meadows Regional Drainage Manual* dated April 30, 2009 (see https://www.washoecounty.gov/csd/engineering_capitalprojects/files-engineering-capital-projects/tmrdm_final_043009.pdf)

m) Erosion Control

i. The developer would need to provide a copy of their Erosion Control Plans, SWPPP, Notice of Intent (NOI), and Notice of Termination (NOT) with the State if their construction project is greater than 1 acre.

2. Hydrology Requirements

a) Rainfall Data

i. NOAA Atlas 14 shall be used for rainfall in the City of Grantsville (see https://hdsc.nws.noaa.gov/hdsc/pfds_map_cont.html)

b) Design Storms

i. Detain 100-year 24-hour storm for project site

ii. For the West Bank drainage areas draining into your project you may discharge at the following rates until the 100-year storm volume that shall perc in 3 days:

Table 1: Recommended Unit Discharge Requirement for the Baker and Pope Watersheds

24-hour Duration Storm Event	Baker and Pope Watershed Peak Unit Discharge (cfs/acre)	All Other Watersheds Peak Unit Discharge (cfs/acre)
10 year	0.003	0.05
100 year	0.01	0.15

Source: Table 17 in Section 5 from the Storm Water Management Study for Bake and Pope Watersheds dated April 2015 by AQUA Engineering

iii. Refer to Figure 1 for a map of Baker and Pope Watersheds.

3. Drainage Report Requirements

a) If discharge will be above the allowed discharge per area rates shown on Table 1 then a pre and post development hydrologic analysis will be required showing flows will not cause a negative affect downstream. The Rational Method (Q=CiA) may be used in computations for the rate of runoff for urban and small watershed 100 acres or less.

i. Q = peak rate of runoff, cubic feet per second

ii. C = runoff coefficient

iii. i = average rainfall intensity, inches per hour

b) The SCS method, SCS TR-55 "Urban Hydrology for Small Watershed", HEC-1/HEC-HMS, or other methods shall be used for larger watersheds.

c) Table 2 shall be used for runoff coefficients.

Table 2: Runoff Coefficients

Land Use Type	Runoff Coefficients "C"
Rural	0.25-0.35
Single Family Residential	0.45-0.60
Multi-Residential	0.60-0.70
Neighborhood Commercial	0.85
Community Commercial	0.85
Tourist Commercial	0.85
Office	0.85
Manufacturing	0.85-0.90
Distribution and Warehousing	0.85-0.90
Public Facility	0.50-0.85
Pavement and Concrete Surfaces	0.90-0.95
Park	0.25
Open Space (0-5% grade – vegetated)	0.20-.030
Open Space (0-5% grade – no vegetation)	0.30-0.40
Open Space (5-15% grade – vegetated or unvegetated)	0.40-0.50
Open Space (Over 15% grade – sparsely vegetated, rock or clay soils	0.40-0.60

i. Weighted values of the runoff coefficient "C" may be required where land use is most accurately described as a mixture of the land uses listed above or where it is a mixture of pervious and impervious areas and not represented by a single entry in **Table 2**

d) Intensity-Duration-Frequency curves for NOAA Atlas 14 shall be used for determining the applicable intensity. (see https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ut)

e) Definition for Tome of Concentration

i. $t_c = 10 \text{ or } \frac{L}{V \times 60}$ whichever is greater

t_c = initial time of concentration at inlet, minutes
L = length from uppermost point of watershed inlet, feet
V = channel or overland velocity, feet per second

ii. Given the time of concentration at a design point, the time of concentration at the next design point is determined by adding travel time, expressed as:

iii. $t = \frac{L}{V \times 60}$.

t = travel time, minutes
L = length of channel or conduit between design points, feet
V = channel or conduit, feet per second

4. Submittal Requirements for Drainage Drawings and Report

a) Project Drawings

i. Hydraulic grade line (HGL) profiles, (see sample sheet).

ii. Location and size of all existing and proposed structures.

iii. Proposed materials.

iv. Pertinent elevations and slopes.

v. Pipe capacity and 10-year and 100-year flows and velocities.

b) Drainage Report – The following standards apply to the Drainage Report (public and private).

1. Title Page:
   a. Project name.
   b. Preparer's name, firm, date.
   c. Professional engineer's seal of preparer and signature.
2. Introduction:
   a. Site location:
      i. Street location, parcel number(s), and section reference.
      ii. Adjacent developments.
   b. Site description:
      i. Topography, ground cover, etc.
      ii. Existing drainage facilities, major drainage facilities, flood hazard areas, irrigation ditches, other site conditions that must be considered.
   c. Proposed project description.
   d. Other previous studies relevant to site.
3. Historic drainage system (discuss the following):
   a. Major basins and offsite contributions:
      i. Relationship to major drainage facilities.
      ii. Major basin drainage characteristics (topography, runoff, cover, use, erosion, etc.).
   b. Sub-basin and site drainage (1 and 2 may be tabulated on map):
      i. Minor (10-year) and major (100-year) storm flows for each sub-basin affecting the site.
      ii. Existing drainage patterns: channelized or overland flow, point of discharge, etc.
      iii. Effect of historic flows on adjacent properties.
4. Proposed (developed) drainage system (discuss each of the following):
   a. Criteria:
      i. Size of major basins, tributary sub-basins, and other offsite contributions.
      ii. Hydrologic method to be used for analysis (Rational, SCS, etc.).
      iii. Design storm intensities (minor 10-year, major 100-year) or as required by the City Engineer.
   b. Runoff and other contributions:
      i. Historic storm flow rates and paths.

ii. Developed storm flow rates and paths for minor and major storms.
iii. Contributions added form open joined system.
iv. Demonstrate that flows are routed to a public system with adequate capacity.

c. Piping:
i. Demonstrate the capacity of the storm drain system, including all downstream improvements.
ii. Verify storm flows from inlets to ultimate outlets of the drainage system.

d. Retention system including:
i. Volume required to hold 100-year storm with 1-foot freeboard minimum.
ii. Show the overflow location for volumes over the 100-year storm.
iii. Passage of storms exceeding the 5-year up to the 100-year.
iv. Engineer to provide detailed description of downstream constraints (or none) and design calculations on how to mitigate the problem.
v. Need for detention shall be clearly identified in the preliminary or schematic report and the necessary detention area shall be identified on preliminary plans.

e. Streets (This information may be shown on the plans.):
i. Depth and velocity of flow for major and minor storms. Demonstrate that a 12-foot clear lane exists for emergency vehicles at all times.
ii. Drainage system.

f. Open channel flow (This information may be shown on the plans.):
i. Type.
ii. Depth and velocity.
iii. Freeboard.
iv. HEC-RAS analysis when required by the City Engineer.

g. Storm drains and culverts (Show all data on plans.)

5. Areas within flood hazard zone when applicable

a) Impacts.

b) Protection.

c) Compliance with Federal Emergency Management Administration (FEMA) requirements, RMC 18.12 "Flood Hazard Areas", and critical flood zones. Show existing and proposed CLOMR and LOMR information, and show status of submittal and review process.

6. Conclusions

a) Benefits

b) Adverse effects with solutions for mitigation of impacts

7. Appendices

a) <u>Hydrologic and hydraulic computations:</u>
i. List and explain basin assumptions and input factors used
1) Tabularized and/or discussed as necessary.
2) Indicate any sensitivity analysis performed.
3) Include source tables and references for parameters, such as soil groups, SCS curve numbers, C values, n values, etc.

ii. Historic runoff:
1) Off-site.
2) On-site.

iii. Developed runoff:
   1) Off-site – Flows that have been concentrated into one area from the project shall not flow higher than the project flow in that area.
   2) On-site.

iv. Detention for up to the 100-year storm.

v. Hydraulic computations:
   1) Hydraulic grade line (HGL) minor storm.
   2) Hydraulic grade line (HGL) major storm.
   3) Inlet/outlet calculations.

vi. Rip-rap sizing.

b) Drainage plan:
   i. Site drainage plan:
      1) Show the existing and proposed contours for the property.
      2) The site drainage plan may be at the same scale as the grading plan but must meet legibility requirements for scanned documents. Show all sub-drainage areas per catch basin or channel and tabulate existing and proposed drainage showing length, assumed velocity and time of concentration on various runs of grass, gutters, etc., cumulative time of concentration, average rainfall intensity, area, runoff coefficient (weighted if necessary), and peak flows for 10-year and 100-year storms.
      3) All inlets and manholes shall be labeled to correspond to tabular numbering system used in drainage report. Pipe sizes, grades, velocities, peak flows and hydraulic grade lines shall be shown for all parts of the system in a tabular form on the plans.
      4) Both location plan (overall drainage) and sub-drainage plan shall be signed and sealed by a Utah Registered Civil Engineer and shall be included in the construction plans for the subdivision/development.
      5) On grading plans show peak flows for 10-year and 100-year storms at inlets and other sub-basin points of concentration, at discharge points and in channels. Show peak flows entering and leaving the site; trace path leaving site to nearest major drainage facility without adverse impact to downstream owners.
      6) On plan and profile sheets, show peak flows for 10-year and 100-year storms at all inlets and in pipes as per above, and in pipes show slope, velocity, and capacity, and hydraulic grade line if surcharged.
      7) If the lot cannot drain the yard to the street, then a basin shall be located in the rear yard to prevent storm runoff from draining to the neighbors from the back of the property.

   ii. Benchmarks – To be shown on plans with benchmarks to match the existing state approved benchmarks.

   iii. Existing and proposed property lines.

   iv. Existing and proposed drainage easements.

   v. Street names, grades, widths and rights-of-way or easements.

   vi. Routing and accumulative flows at the upstream and downstream ends of the site and at various critical points on-site for both minor and major runoff. Inflow and outflow for both storms for all sub basins.

vii. Street cross sections showing 100-year flood levels, no more than ½ way into the outside travel lane for emergency vehicle clear lane.

viii. Existing and proposed major drainage facilities.

ix. Open channel flow in major channels shall be provided with the following information on plans:
   1) Channel and hydraulic grade line (HGL) profiles.
   2) Cross sections and required rights-of-way at 100-foot intervals.
   3) Location and size of all existing and proposed structures.
   4) Channel section and lining details.
   5) Freeboard for 100-year flows.
   6) Channel capacity and storm flows, 10-year and 100-year flows and velocities.

GRANTSVILLE CITY
FINAL APPLICATION
CHECKLIST

A land surveyor or engineer licensed to practice in the State of Utah shall prepare the Final Plat. All engineering and/or survey documents submitted for City review shall be stamped by said engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration. The plat shall be of such size and material as is acceptable for filing in the office of the Tooele County Recorder but shall not be less than twenty-four by thirty-six (24 x 36) inches. If the plat contains more than one sheet, the sheets shall be numbered in sequence and clearly indicated on each sheet. The following information, at a minimum, shall be included with the application for Final Subdivision Plat Approval (*additional information may be required by the Staff, Planning Commission or City Council*). The lack of information under any item specified herein, or improper information supplied by the applicant, shall be cause of an incomplete application and disapproval of a Final Plat. All plans must be submitted three weeks in advance of the meeting date. Anything submitted after this deadline may not be included in the presentation.

Meetings:
City Council meetings are held the 1st & 3rd Wednesday of each month at 7 p.m.
Planning Commission Meetings are held the 1st & 3rd Thursday of each month at 7 p.m.

Submit application online at:
https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2
(All submittal information can be obtained on this website.)

Information you will need to apply:

Project Information	Zoning:
Name:	Total Lots:
Address:	Lot Size:
Date of Preparation:	Acres:
Date of Submission:	Open Space:

Developer Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:

Engineer and/or Surveyor Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:

1. Items to be shown on the Final Plat:

☐ 1.1 A title block which contains the following:

- ☐ 1.1.1 Name of the subdivision.
- ☐ 1.1.2 Type of development (residential, commercial etc.).
- ☐ 1.1.3 Surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey.
- ☐ 1.1.4 A legal description of the subdivision boundaries that includes the quarter-quarter section, section, township, range, principal median and the County of its location.
- ☐ 1.1.5 The owner's dedication that includes the dedication of all public ways or spaces. The owner's dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized. It should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.

☐ 1.2 Names of the owner or owners including beneficial owners of record under the signature lines in the owner's dedication and consent to record with notary signature block.

☐ 1.3 Signature blocks prepared for the dated signatures of: The Mayor with an attest from the City Recorder, City Planning Commission Chair, City Engineer, Public Works Director, City Attorney, City Fire Department.

☐ 1.4 Any improvement, service and special districts or areas where any part of the platted property is located. County Signature and Recorder blocks as required by the County.

☐ 1.5 Written and graphic scale, not smaller than 100-feet per 1-inch or as recommended by the City Engineer.

☐ 1.6 The basis of bearings used and a North arrow.

☐ 1.7 A vicinity map locating the subdivision within the section identifying adjoining or nearby plats or certificates of survey and showing prominent landmarks.

☐ 1.8 The exterior boundaries of the platted areas giving lengths and bearings of the boundary lines. All subdivisions must have proper closure and submitted with closure calculations.

☐ 1.9 The State plane coordinates on the subdivision boundary (NAV 83).

☐ 1.10 Survey monuments which are marked with a description, name and date.

☐ 1.11 Location of existing easements or right-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.

☐ 1.12 Location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a public utility easement shown on the front of each lot and any side or rear of a lot.

☐ 1.13 All lots, blocks, rights-of-way and easements (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, cord bearing and distance, tangent and arc length shall be given.

☐ 1.14 A list of the lot areas (square feet).

☐ 1.15 Lots consecutively numbered.

☐ 1.16 Proposed addresses shown on each lot (corner lots should include two addresses) as obtained from Grantsville Community and Economic Development Department.

☐ 1.17 All proposed new streets named or numbered in accordance with the street naming and numbering system of the City.

☐ 1.18 Location and names of adjacent properties/property owners and platted subdivisions.

☐ 1.19 Location of zoning boundary lines within and adjacent to the proposed subdivision.

☐ 1.20 Location of all existing homes or buildings within the proposed subdivision that are to remain.

☐ 1.21 All existing monuments found during the course of the survey (including a physical description such as "brass cap").

☐ 1.22 All monuments erected, corners, and other points established in the field. The monuments shall be made of brass and the legend shall indicate the diameter, length, and weight of the monuments.

☐ 1.23 All exterior boundary angle points of the subdivision and lot corners including brass pins in the BOC for all front property lines.

☐ 1.24 On each corner lot, add a label stating “front” to indicate which street frontage is considered the front of the lot (the front of the lot must be consistent with the location of the water and sewer service laterals).

☐ 1.25 A detailed diagram showing typical setbacks for a corner and interior lot and a typical 35 foot clear view area (sight triangle) on the corner lot.

2. Required Notes on the Final Plat:

☐ 2.1 A 5/8" X 24" rebar & cap (survey company name) to be set at all lot corners. Nails or plugs to be set in top back of curb at extension of side lot lines, in lieu of rebar and caps at front lot corners.

☐ 2.2 Property owners agree to maintain the storm drain retention area as approved by the City Engineer, and constructed by the developer/builder, and that they will not alter the grading, nor allow any drainage to discharge on the neighboring properties, or put any impervious surfaces in the area shown on the plat. This requirement will run with the property and apply to all future property owners. If at any time the property owner fails to properly maintain the basin to the reasonable satisfaction of the City Engineer, the City may make all necessary improvements, corrections, repairs, or replacements and collect from the property owner all incurred costs, fees, and interest.

☐ 2.3 Property owners and its successors and assigns hereby grant a perpetual privilege and easement to Grantsville City to access the storm drain retention area at any time for the purpose of maintenance, inspection, repair, or replacement of any storm water or other utility above or below the ground, including but not limited to the storm drain retention area.

☐ 2.4 Typical building setbacks and easements.

☐ 2.5 Note PID areas on the map and what the PID is for.

☐ 2.6 A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision.

☐ 2.7 A summary of total project acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road.

☐ 2.8 A notation of any limited access restrictions on the lots that are affected.

☐ 2.9 If a detention/retention pond is required, note the property owner will maintain the lot and provide an easement to Grantsville City. Note the capacity of the pond on the final plat.

☐ 2.10 If there is no detention pond on the plat, provide a note explaining how detention is handled.

☐ 2.11 If surface drainage is to be directed onto a privately-owned area for detention or retention as part of the storm drainage system, show an easement around the detention/retention area on the final plat with the following note on the easement area: "Permanent detention/retention (whichever is applicable) facility to be owned and maintained by the owners of this property not to be altered without approval by Grantsville City Council and City Engineer".

☐ 2.12 If the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm must be added to the Final Plat: "This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."

☐ 2.13 If a temporary turnaround is required, add the following note on the final plat with reference to the turnaround: "84' temporary asphalt turnaround with appropriate road base, 3 no parking signs installed, and no above ground utilities allowed in the turnaround area. A letter will be provided to the Building Division prior to issuance of a building permit for the affected lot stating that the homeowner/lot buyer is aware of the temporary turnaround on their property and that it is to remain unaltered and no parking allowed until the City approves removal of the turnaround."

☐ 2.14 For PUD subdivisions, note any exceptions such as minimum home size requirements, setbacks or special improvements. Note that all homes are required to meet the architectural requirements contained in the Development Code including product mix on home elevations.

☐ 2.15 For subdivisions with trails, a note stating that the trail location(s) must be staked and reviewed by the Parks and Planning Divisions prior to installation.

☐ 2.16 For subdivisions with common areas where an HOA is involved, add the following note in the owner's dedication area of the title block: "Pursuant to Utah Code 10-9a-604(1)(d), the owner(s) hereby convey all common areas shown on this plat as indicated hereon to the (insert name of HOA and their mailing address)." The HOA shall receive approval of the City Council prior to the removal of the HOA or property that impacts the City, as noted in the development agreement.

3. Construction Drawings:

☐ 3.1 City General notes after the map.

☐ 3.2 Final construction/plan & profile drawings of all required public improvements consistent with Grantsville City Design Standards.

☐ 3.3 An engineer or land surveyor must stamp all construction drawings in accordance with the procedures of the Utah State Board for Professional Registration.

☐ 3.4 An overall public improvement plan or index sheet that includes a summary of all improvement and utility information.

☐ 3.5 If the placement of irrigation system improvements is required, show all irrigation improvements including piping, head gates, boxes, grates etc. (in conformance with letter issued by the irrigation company) and provide a signature block for the irrigation company on all applicable construction drawing sheets.

☐ 3.6 Cross sections of all roads including pavement design, base and sub-base amounts and location of utilities within the street right of way (please note that base and sub-base should be shown and labeled extending 1 foot beyond the back of curb).

☐ 3.7 The California Bearing Ratio (CBR) value (used to determine the amount of road sub-base required) must be noted on each road cross section. A CBR test is required for every 1,000 linear feet of road.

☐ 3.8 Location of power line extensions, streetlights, domes and transformers.

☐ 3.9 Location of existing power infrastructure and ownership.

☐ 3.10 Location, type, and height of existing fencing and new fencing, berming or other buffering to be installed as part of the development, include any fencing required to comply with Section 18-010 - Right to Farm.

☐ 3.11 Street signs and traffic control signs.

☐ 3.12 Location of USPS gang box/mailbox locations (applicant must meet with a Post Office representative to determine locations).

☐ 3.13 All other specifications, details, and references required by the Design Standards and Public improvements Specifications and Standard Drawings.

☐ 3.14 Construction drawings are to include the following notes:

- ☐ 3.14.1 A note stating that one (1) color electronic copy of as-built drawings, formatted in accordance with the most current edition of the City Design Standards, shall be submitted to the City upon completion of the public improvements; including, water, sewer, storm drain and power.

☐ 3.14.2 A note stating that all construction is to be done as per the latest edition of the City Design Standards.

☐ 3.14.3 A note stating that all ADA accessible sidewalk ramps will be constructed in accordance with the latest edition of the City Design Standards and Public Improvements Specifications.

☐ 3.14.4 A note stating that prior to construction, an erosion and sedimentation control plan will be submitted to the Public Works Director for approval.

☐ 3.14.5 A note stating that prior to commencement of any work, a preconstruction meeting will be held with the Public Works Director, City Building Official, City inspectors, the contractor and the property owner.

☐ 3.15 Landscaping plan for all park, open space, and common ownership areas including:

☐ 3.15.1 Planting areas with a list of the name, number and size of plants designated for each area.

☐ 3.15.2 Location, name and size of all existing and proposed trees and shrubs.

☐ 3.15.3 Location and sizes of proposed irrigation facilities adequate to maintain the planting areas.

☐ 3.15.4 Indication of proposed seed mix for grass areas and rate of application (previously accepted seed mixes have included: 18% "Bluestar" Kentucky Bluegrass, 19% "Marquis" Kentucky Bluegrass, 17% "Newport" Kentucky Bluegrass, 17% "Touchdown" Kentucky Bluegrass, 16% "APM" Perennial Ryegrass, 13% "Accent" Perennial Ryegrass at a rate of 220 lbs. per acre).

☐ 3.15.5 Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at points 30 feet in each direction from the intersection, and 12 feet for driveways) and an indication that no landscaping or other obstruction in excess of 3 feet above finished grade shall be allowed in the clear view area.

4. <u>Other Required Items:</u>

☐ 4.1 Long Term Stormwater Maintenance Plan and Agreement for all privately-owned stormwater infrastructure

☐ 4.2 Meet Grantsville City Flood Plain Management ordinance 2023-09 FLOOD PLAIN MANAGEMENT.

5. Required Items Prior to Recording of Plat:

☐ 5.1 An engineer's estimate of costs for construction of all required public improvements.

☐ 5.2 A final copy of any restrictive covenants (CC&Rs), reservations, or private easements.

☐ 5.3 Evidence that all property taxes are current and that roll back taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.

☐ 5.4 If the property has been in greenbelt, verification from the title company that all roll back taxes have been paid.

☐ 5.5 A preliminary title report covering all the property located within the subdivision. The report shall be prepared or updated within thirty (30) days of the date of recording of the Final Plat.

☐ 5.6 Warranty deed/title insurance on property dedicated to the City (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained.

☐ 5.7 Prepared easements for any necessary offsite water, sewer, or drainage easements across privately owned land, or for temporary turnarounds.

☐ 5.8 A copy of any necessary deeds or boundary line agreements necessary for recording of the Final Plat.

☐ 5.9 Any required UDOT approvals for access, etc.

☐ 5.10 Signed easement verification sheet (form attached).

☐ 5.11 Letter from the Utah County Health Department regarding any proposed septic tanks or leach fields.

☐ 5.12 An electronic (computer disc or email) copy of the proposed Final Plat and Construction Drawings in a format acceptable to the City.

☐ 5.13 During the DRC review process, the proposed property lines along existing streets must be shown on both sides of the street, for review by staff.

☐ 5.14 Prior to the pre-construction meeting, Grantsville City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Copies for the preconstruction meeting must be made by staff and paid by the developer prior to the preconstruction meeting being scheduled.

6. Submission Requirements:

☐ 6.1 Completed Subdivision or Condominium Review Application – Final.

☐ 6.2 Application fee per Grantsville City Fee Schedule, which covers a maximum of two reviews. Additional reviews may require additional fees, based on staff time required.

☐ 6.3 Phasing plan, including construction of infrastructure, amenities and landscaping Preliminary.

☐ 6.4 Title Report Tax history (will be verified by City staff).
- **Note:** All taxes must be current prior to recordation of a development.

☐ 6.5 Completed corrections from preliminary review(s) on all drawings.

☐ 6.6 Four (4) 11-inch x 17-inch final copies of all Construction plans for review.

☐ 6.7 One (1) 24-inch x 36-inch final copy of all Construction plans for review.
- **Note:** Approved copies of all construction plans must be submitted after final approval and prior to construction.

☐ 6.8 Electronic PDF files formatted for both 24-inch x 36-inch and 11-inch x 17-inch.

☐ 6.9 All plans must be prepared, stamped, dated and signed by a licensed surveyor and/or engineer.

☐ 6.10 All text shall be 1/8-inch or greater in 24-inch x 36-inch format.

☐ 6.11 All improvements and details shall comply with the Grantsville City Development Standards and Construction Details.

☐ 6.12 The following text shall be provided on all sheets except Plat and Detail sheets:
- **Note**: The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Grantsville City codes, ordinances and standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Grantsville City codes, ordinances and standards.
- **Note:** All recommendations made in a pertinent geotechnical report/study shall be followed explicitly during construction of buildings and site improvements.

☐ 6.13 Landscape and irrigation plans where required as part of a PUD or condominium plat.

☐ 6.14 UDOT, Railroad, Irrigation Company and/or the Grantsville branch of USPS review and approval, if necessary.

☐ 6.15 Final Covenants, Conditions and Restrictions (CC & R's), if necessary.

☐ 6.16 Mylar Plat for recording, and check to Utah County Recorder's office for recording fees (due after final approval).

7. Plan Requirements:

☐ 7.1 Cover sheet, drawn as required for preliminary submittal, including any and all corrections required as part of preliminary review.

☐ 7.2 Recording Plat, drawn as required for preliminary submittal, including any and all corrections required as part of preliminary review.

☐ 7.3 Utility Plan Sheet, drawn as required for preliminary submittal and including any and all corrections required as part of preliminary review, and:

- ☐ 7.3.1 Location of street signs, traffic regulatory signs, street lights and cluster mail boxes.
- ☐ 7.3.2 Location of all gas, power, telephone and cable television lines.

☐ 7.4 Storm Drain/Grading Plan, drawn as required for preliminary submittal, including any and all corrections required as part of preliminary review, and:

- ☐ 7.4.1 Erosion and dust mitigation plan.
- ☐ 7.4.2 Engineered calculations for any retaining walls.
- ☐ 7.4.3 Vegetation re-establishment plans.
- ☐ 7.4.4 Rim/grate elevations of storm drain structures to be above 100-year detention/retention high water level.
- ☐ 7.4.5 Show retaining walls, if any, providing engineering calculations for all retaining walls 4 feet or taller in height.
- ☐ 7.4.6 Snout required in catch basin prior to entering detention/retention basins. Sump depth to be sized based on snout manufacturer's recommendations.
- ☐ 7.4.7 Details of retention/detention basin(s) including:
  - ☐ 7.4.7(A) Piping.
  - ☐ 7.4.7(B) Overflow location.
  - ☐ 7.4.7(C) A note stating that the bottom of the basin will be sloped towards the outlet.
  - ☐ 7.4.7(D) Cross section of detention pond.
  - ☐ 7.4.7(E) 100-year storm return interval (1% chance), 24 hour duration water level.

☐ 7.4.7(F) Capacity of detention pond in cubic feet.

☐ 7.4.7(G) Minimum 1 foot freeboard at flowing 100-year storm return interval (1% chance), 24-hour duration into overflow structure or through spillway.

☐ 7.4.7(H) 3:1 slopes or flatter.

☐ 7.4.7(I) Grass covering, xeriscaping, gravel, and underground sprinkler system.

☐ 7.4.7(J) Time required for a 10 year storm return interval (10% chance), 24-hour duration storm volume in the basin to infiltrate (3 days max).

8. <u>Plan & Profile Sheets, which include, but are not limited to:</u>

☐ 8.1 Title block as described for preliminary submittal.

☐ 8.2 Designing engineer's stamp, signature & date on each sheet.

☐ 8.3 Plan and profile for each street, sewer, and/or storm drain alignment at a vertical scale of 1-feet per 1-inch, 2-feet per 1-inch, 3-feet per 1-inch, or 4-feet per 1-inch including:

- ☐ 8.3.1 Footings.
- ☐ 8.3.2 Location and slopes of existing utilities and topography.
- ☐ 8.3.3 Proposed Centerline road grades and vertical curves.
- ☐ 8.3.4 Slope and location of proposed sewer and storm drain system features.
- ☐ 8.3.5 Invert elevations for proposed sewer, water and storm drain system features.
- ☐ 8.3.6 Finished elevations of all sewer manholes and storm water inlets/manholes.

☐ 8.4 Location, pipe type and pressure class (pipe type and pressure class may be noted in a utility legend), and size of existing and proposed drinking and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs (note where bends are required on water lines).

☐ 8.5 Location, depth, pipe type and class (pipe type and class may be noted in a utility legend), and slope of all drainage, and sewer lines, including the location and proper spacing of all boxes, manholes and other improvements.

☐ 8.6 A note stating that all mechanical joints require a mega lug or other approved equal joint restraint.

☐ 8.7 Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals 10 feet downstream from the water laterals).

☐ 8.8 On each corner lot, add a label stating “front” to indicate which street frontage is considered the front of the lot (the front of the lot must be consistent with the location of the water and sewer service laterals).

9. <u>Detail Sheets, which include but are not limited to:</u>

☐ 9.1 Title block as described for preliminary submittal.

☐ 9.2 Details for all proposed improvements and utilities.

☐ 9.3 Designing engineer’s stamp, signature & date on each sheet.

☐ 9.4 All details drawn in compliance with the Grantsville City Development Standards and Construction drawings.

10. <u>Last Sheet</u>

☐ 10.1 City Pre-Con notes on last sheet.

CHAPTER 1 STANDARD NOTES

The Grantsville City Standard Notes are required to be included as part of all construction plans for residential or commercial development. Plans submitted by public or private entities for all other types of projects within City right-of-way, its easements or property shall reference the Grantsville City Standard Notes and Specifications.

1.1 Grantsville City General Notes

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. 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. 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. 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. Permits are required for any work in the public way. The Contractor shall secure all permits and inspections required for this construction.

6. Curb, gutter, and sidewalk, found to be unacceptable per City Standards and APWA shall be removed and replaced.

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. Any survey monuments disturbed shall be replaced and adjusted per Tooele County Surveyors requirements.

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. 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. 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. 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. 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. 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. 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. Contractor to follow Grantsville City Noise Ordinance Standards Code Ordinance 2018-19

17. Contractors are responsible for all OSHA requirements on the project site.

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. 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. Contractor shall work Grantsville City regular working hours of Monday through Friday 7:00 am to 4:00 pm

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. 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. 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. 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. 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. 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. 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.

1.2 Grantsville City Traffic Notes

1. When a designated “Safe Route To School” is encroached upon by a construction work zone the safe route shall be maintained in a manner acceptable to Grantsville City.

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 or remove and retain round core. 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. The pothole shall be filled with flow fill, and the round core shall be replaced in the flow fill, with epoxy seal applied around the joint. For larger cuts, 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, 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, 3” minus, A-1-a 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.

1.3 Grantsville City Grading Notes

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. 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. 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. 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. 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. All cut and fill slopes shall be protected until effective erosion control has been established.

7. The Contractor shall obtain all necessary permits for construction water from Grantsville City Engineering and Utilities Department.

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. 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. 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. All quality control testing shall be performed by an independent licensed and Certified third-party testing service.

1.5 Grantsville City Fire Department Notes

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. 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. 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. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.

5. All on-site fire main materials must be U.L. listed and A.W.W.A. approved.

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. 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. 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. 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. 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 its 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. 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. 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. 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.

1.6 Grantsville City Water Notes

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. 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. All work within Grantsville City shall conform to Grantsville City Standards and Specifications, AWWA and APWA.

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. 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. All water facilities shall be filled, disinfected, pressure tested, flushed, filled and a series of Bac-T testing performed by the City shall be obtained prior to commissioning the new water line to the Grantsville City Culinary Water Distribution System.

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. Water stub-out installations will not be construed as a commitment for water service.

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. All lines to be pressure tested according to Grantsville City and AWWA standards and chlorinated prior to use and final acceptance.

11. All fittings to be coated with poly fm grease and wrapped with 8-mil thick polyethylene.

12. No other utility lines may be placed in the same trench with water line unless approved by the City Engineer.

13. Any conflict with existing utilities shall be immediately called to the attention of the City Engineer or designee.

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. Landscaping and irrigation adjacent to vaults shall drain away from vaults.

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. Megalug following ring or an approved equivalent shall be used on all fittings.

18. APWA plan 562, stainless steel tie-down restraints with turnbuckles or 5/8” epoxy green rebar is acceptable. Megalug followers required on all fittings and all dimensions of thrust blocking still apply.

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. 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.

Plan Construction Notes

Chain of Communication

- First Contact: Cody Christensen, Public Works Inspector (CPII)
- Second Contact: Markus Seat, Field Operations Lead; when Cody is not available.
- CC: James Waltz, Public Works Director; Christy Montierth, Deputy Public Works Director

Please communicate through e-mail to maintain a written record.

Construction Staking

- Surveying & Staking: _____
- Staking must be complete as provided in plans to ensure alignment of utilities.

Geotechnical

- Compaction Geo Technician: _____
- Does the Contractor have a copy of the Geotechnical Report and is he familiar with the requirements?
- Provide the City Inspector a copy of the Geotechnical Report.
- A Geo-tech will be required should the City need additional information on excavations or backfills.

Submittals

- The Contractor shall provide submittals for material to the City for approval prior to purchase of materials and installation. Submit to City Inspector Cody Christensen, cc: James Waltz, Christy Montierth, and Markus Seat.

Emergency Services

- Clear and install a silt fence 5' out around live fire hydrants and electrical transformers. This clear space must be maintained for emergency services during construction.
- Install required temporary signage at the beginning of work on the site.
- Park only on one side of access roads so emergency access is clear.
- Coordinate with Fire Chief for his inspections.

Sewer

- Pipe Material: PVC ASTM D-3034 SDR-35
- Follow OSHA requirements for trenching (4' vertical with 1:1 sloping or stepping or use trench boxes).

- Sewer laterals per City standard (APWA 431).
- Utah State requirement of 10' horizontal separation between sewer and water laterals.
- 18" minimum vertical separation between water and sewer.
- Crushed Rock ¾" in pipe zone (pea gravel is not allowed by the City).
- Sewer laterals - gravel bedding to be extended to dwelling.
- **NO** native soils may be used above the pipe zone.
- A-1-a 3" minus soils are to be used for trench backfill.
- Offset tees for sewer laterals; gasket type.
- Compaction requirements - 95% in ROW, 90% out of ROW (ASTM D-1557, Modified Proctor).
- Underground Installation of Gravity-Flow Applications as per ASTM D-2321.
- All precast manholes to be provided with rubber boots and stainless-steel bands at pipe penetrations.
- Interior pipe penetrations in all sewer manholes shall be grouted.
- Tracer wire extending from main to lateral stub on all laterals and extended to surface at stub marker. Include an extra 30' to extend along the service to the dwelling.
- Stamp (**When Wet**) or pin (**Do Not Grind**) gutter both at the lip and top of curb an "S" at all service laterals located at exact crossing of the curb (two places for each service).
- Extend utility lateral stub markers beyond the 15' PU&DE (15' behind back of walk).
- End of sewer laterals shall be plugged.

  Testing:

  - Air Test mandatory – certification required.
  - Manhole Vacuum Test mandatory – certification required.
  - Video inspection after flushing mandatory – the City does not need to observe the video inspection. Video record to be provided for City review.
  - Provide the City 48 hours' notice prior to testing.

<u>Culinary Water</u>

- Pipe Material: PVC C900 DR18
- Use bedding sand for backfill in the pipe zone (sand bedding must be preapproved). The City can provide an example.
- Water laterals - sand bedding shall be extended to the dwelling.
- NO native soils may be used above the pipe zone.
- A-1-a 3" minus soils are to be used for trench backfill.
- Valves shall be clustered in intersections.
- 10" valves or smaller are to be gate valves, 12" or larger are to be butterfly valves.
- Valves are to be located at the dead-end main of phase lines to allow for flushing, isolation, and continued service to existing connections when future phases are constructed. Blow offs are to be located in the green space.

- Meter and services shall be ¾" polyethylene SIDR-7 IPS. Install service laterals and meters within 5' of lot lines (as close to lot line as practicable), one on each side of common lot line (alternate with secondary water).
- Use 150# corp stops.
- 10' horizontal separation of water and sewer lateral per state requirements.
- 18" minimum vertical separation between water and sewer and storm drain.
- 10' horizontal separation of water and stormwater.
- Meter barrels shall be 21" diameter white corrugated polyethylene.
- Developers cannot swing meter boxes to accommodate the driveway. Plan Accordingly.
- Meter to be installed 18" to 22" below the lid.
- Place sand around the water service setter bases and above to stabilize setter and provide insulation. **Gravel is not allowed.**
- Tapping saddles shall be brass with double stainless steel or brass straps.
- Use dual check and heavy-duty angle valves for all service setters.
- Install tracer wire (on the pipe) and locating tape above the water main.
- Install tracer wire from the main connection through the meter pit to stub marker with 30' excess to extend to the dwelling.
- Stamp (**When Wet)** or pin (**Do Not Grind**) gutter both at the lip and top of curb with a "W" at all service laterals located at exact crossing of the curb (two places for each service).
- Thrust blocks need to be inspected by the City prior to backfill. Size based on water pressure and pipe size.
- Fire hydrants shall be installed 18" minimum back of curb in green space. Break away must be 4" above curb or manufacturer's specifications.
- Paint curb red 10' either direction of the fire hydrants (20' total).
- 5' hydrant markers (whips) shall be installed on all hydrants.

Testing:

- Hydrostatic Pressure Test:
    - Water main without tapping saddles - 200 psi for a minimum of 2 hours.
    - Water main with tapping saddles, corporations, and service laterals - 150 psi for a minimum of 2 hours.
    - The water distribution shall be tested in entirety from main line to setter connections.
    - Inspector (Cody Christensen or assigned City Inspector) must be present for the entire duration of the test.

Disinfection:

- Hypochlorite powder shall be used.
- Chlorine residuals will be tested by the City before flushing.
- One series of Bac-T testing will be performed by the City to accept water lines.
- Developer shall pay for retests if necessary.
- The City will grab all samples initial or retests.

- Per AWWA C651, Bac-T testing shall be completed for every 1,200' of new water main, at the end of the line, and at each branch. Two consecutive sample sets shall be collected at the aforementioned locations at least 24 hours apart.

Storm Water

Pipe Material:

- Reinforced Concrete (RCP) or High Performance storm polypropylene pipe (HP storm).
- Installation and compaction to follow manufacturer's recommendations.
- All catch basin boxes include a sump. For boxes with snouts the sump depth is based upon the snout model manufacturer's recommendation. For all other catch basins the depth is 12" below the flow line of the pipes.

Franchise Utilities

- Gas: Dominion Energy
- Power: Rocky Mountain Power
- Cable: Comcast
- Phone: Century Link
- Stubs shall be installed for franchised utilities. New streets and concrete will not be cut. If stubs are missed, only boring will be allowed.

Surface Improvements

Pavement:

- Asphalt paving is allowed when temperatures are 50 degrees Fahrenheit ambient and rising.
- City Standard pavement section is 3" asphalt on 6" UBC on 8" granular borrow or per approved drawings whichever is greater.
- 58/28 PG mix at maximum, 15% RAP ½" granulated mix required for paving
- Road base and cross-section per approved drawings.
- Provide proper signage per Utah MUTCD.
- Provide stops bars at stop signs (retroreflective paint per MUTCD standard).
- Use APWA Detail 255 for pavement T-patch.

Concrete:

- 4,500 psi concrete for all surface improvements.
- Sidewalk section is 6" PCC on 6" roadbase.
- ADA Rib Composite Tile (without screws) truncated dome inserts shall be yellow in pedestrian ramps.
- Tile to touch curb line (2" max setback) and 5' width.
- Air test every 50 yards (5% – 7%). If out of spec, air test every truck load.
- 3 cylinders every 50 yards.

Earthwork:

- Provide compaction and sieve analysis on all initial proctors and new material.
- Compaction tests every 100' of pipe trench. Vary depths to provide results throughout the strata.
- Road structure shall be tested every 200' – along both shoulders and centerline (95% compaction).
- Proof roll trenches, subgrade, and base to be inspected by City Inspector.
- Minimum of four compaction tests around each manhole and cleanout.
- Compact all fill in 8" lifts.

Testing and QA/QC

- 48-hour notice is required prior to any testing. Make sure the test is scheduled.
- Inspector(s) representing the City must be present for all testing including those performed by an independent agency.
- Public Works hours are 7 am to 3:30 pm Monday through Friday. If deemed necessary, the City will work with Contractor when working outside these hours. Give 48 hour notice.

Construction Water

- Contractor shall obtain water for construction from a City approved fire hydrant using a hydrant meter rented from the City.
- $1600 refundable deposit, $35 account set up fee, $75 a month rental charge, $6 per 1000 gallons for all water used, $50 buried meter fee if usage is not reported monthly, $1000 theft of service and $50 tampering fee if meter is not used.
- Do not damage the meters or take anything off the meters.
- Contact Brooke Gill at City Hall Utilities.

Erosion Control / Storm Water System Protection

- Minimize potential for off-site run-off.
- Minimize disturbed areas.
- Keep working area wetted to minimize dust.
- Provide silt fence to prevent sediment transport downstream.
- Contain all sediment on site. Clean roads of sediment tracking.
- Maintain BMPs as per SWPPP.
- SWPPP to be on-site at all times.
- The City will check with the contractor after an event.
- Inspect after rainfall and other events (weather, and construction around BMPs) that may affect BMPs.
- Make sure to follow the SWPPP as shown on the plans.
- Put the SWPPP sign on site and visible so the State can see it on a drive by.

Construction Debris Disposal

- Maintain a work site that is clean and properly dispose of debris and trash.
- **No garbage pits allowed.**
- Establish or rent a suitable washout area and remove all washout materials from the site at the project's conclusion.

Site Safety

- Conform to OSHA Standards.
- Close trenches at night.
- Secure open trenches and plug lines.

Security

- Secure construction equipment when not in use. Security is the responsibility of the developer.

Sanitation

- Clean and properly maintained portable restrooms on site at all times.

Hazardous Material Storage on Site

- If there are hazardous materials on site, make sure the City has approved it and that it has secondary containment. The Fire Chief needs to know what is on site, how it is secured, and where it is located.

Site Access

- As shown on the SWPPP do not deviate from it.

Construction Observation

- City personnel will inspect regularly as needed and at the City's discretion.

Construction Drawings

- Provide City with one 24" x 36" and two 11" x 17" For Construction prints. (Don't print any plans until all changes have been made and you have received a copy of the signed plans from the city.)
- Keep an accurate set of As-Builts.

- Provide a copy of As-Builts at completion of project prior to occupancy. (Printed 24” x 36”)
- Changes in as-builts shall be previously approved and in engineering format (not drawn in).
- Provide digital set of As-Builts (PDF, DWG and Shape Files are required) for City prior to occupancy.
- If there are questions about the plans and conditions on the ground request the design engineer’s interpretation first, and bring that interpretation to the City when questions come up. The onsite inspectors cannot make approvals to changes; or document changes.

01/24/2024

AGENDA ITEM #6

Approval of minutes from the January 4, 2024 Planning Commission Regular Meeting.

Public Hearing for the following:

a) Amendment to Chapter 2 of the Grantsville City Land Use and Management Code
b) Amendment to Chapter 24 of the Grantsville City Land Use and Management Code

Action Summary:

#1 Amend Chapter 2 Land Use Code	Approved, with stated changes.
#2 Amend Chapter 24 Land Use Code	Approved, with stated changes.
#3 Highlands Subdivision MDA	Tabled.
#4 Estates at Twenty Wells PUD	Moved to work meeting 1/18/24 for further discussion.
#5 Sun Sage Terrace Phase 4-9 PUD	Moved to Public Hearing & Consideration 1/18/24.
#6 Rezone Byron Christiansen- Old Lincoln Hwy	Moved to Public Hearing & Consideration 1/18/24.
#7 Development Checklists	Discussed, received favorably.
#8 Amend Chapter 16, Table 16.1	Moved to Public Hearing & Consideration 1/23/24.
#9 Elect new chairperson and vice chairperson for Planning Commission	Voted John Limburg as Chairperson and Rick Barchers as Vice Chairperson.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON JANUARY 4, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Commission Chair Jaime Topham, Vice-Chair John Limburg, Rick Barchers, Derek Dalton.

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, City Engineer Dan England, City Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Jaina Bassett. DRC specialist Gary Pinkham, Aqua Consultant Shay Stark, Fire Chief Jason Smith, City Manager Jesse Wilson, Mayor Neil Critchlow, City Council Member Rhett Butler.

On Zoom: Several Unknowns

Citizens and Guests Present: Jake Clegg, Scott Yermish, Scott DeHaan, Greg DeHaan, Heidi Hammond, Chad Palmer, Larry Jacobson, Rob Jaterka.

Commission Chair: Jaime Topham called meeting to order at 6:59 PM

PLEDGE OF ALLEGIANCE

PUBLIC HEARING:

a) Amendment to Chapter 2 of the Grantsville City Land Use and Management Code

No comments.

b) Amendment to Chapter 24 of the Grantsville City Land Use and Management Code

No comments.

AGENDA:

1. Consideration of an Amendment to the Grantsville Land Use and Management Code Chapter 2 - Definitions

Aqua Consultant Shay Stark was present to answer questions. He noted that the changes requested at the previous meeting were made, in addition to some other numbering changes Mr. Stark identified.

Commission Chair Jaime Topham asked Mr. Stark to verify that the years mentioned on page 27 were correct, as the first few say the year "2023" and the last few say the year "2003". Shay will confirm this is accurate, and will correct it if not.

Commission Chair Topham questioned the section regarding Subdivisions on page 31, stating that numbers 2 and 4 seem almost identical. Requested to add the language in number 2 regarding boundary line agreements, to the information in number 4. Once combined, requested to remove number 2 completely, and renumber the section.

Commission Chair Topham requested the word "and" in number 23 be changed to "any".

Commissioner Rick Barchers asked for some clarification on the current Culinary Water and Sewer Authorities. Mr. Stark clarified that Grantsville City, specifically the Public Works department, is currently the Water and Sewer Authority. This information was originally in Chapter 21 Definitions, and is being moved into one definition for consistency.

> **Jaime Topham made a motion to recommend approval of an Amendment to the Grantsville Land Use and Management Code Chapter 2 - Definitions, with the stated changes. John Limburg seconded the motion. And all in favor? Motion carried unanimously.**

2. Consideration of an Amendment to the Grantsville Land Use and Management Code Chapter 24 - Single Lot Development

Shay Stark was present to answer questions.

Commission Chair Jaime Topham requested the parentheses be removed, a comma added after "implies", and the word "of" to be added after "exhibit", in 24.5 (5).

> **Jaime Topham made a motion to recommend approval of an Amendment to the Grantsville Land Use and Management Code Chapter 24 - Single Lot Development. Derek Dalton seconded the motion. And all in favor? Motion carried unanimously.**

3. Consideration regarding the Highlands Subdivision MDA

No comments were made, no one was present to answer questions.

> **Jaime Topham made a motion to Table the Consideration to recommend approval of the Highlands Subdivision MDA. John Limburg seconded the motion. And all in favor? Motion carried unanimously.**

4. Discussion regarding the Estates at Twenty Wells PUD

Jacob (Jake) Clegg with Ensign Engineering and Scott Yermish were present to answer questions. They noted that they have met with the City multiple times, including coming before the Planning Commission to obtain a PID. They are now working towards a PUD to allow the desired density. The total density is 4.21 units per acre. Mr. Clegg clarified that they are asking for a 30 foot buffer, with certain landscaping and a privacy fence there to act as more of a buffer. He also stated that they are asking for Multi-Family Use zoning designation. Mr. Yermish expressed that they are seeking direction and are open to suggestions from the City.

Commission Chair Jaime Topham stated that the application needs to clearly state why they need to have smaller lots or setbacks. She would also like to see clearly what is being offered. Commission Vice Chair John Limburg asked for a clear statement of the costs incurred for the improvements that are more than what is required of them for their development.

Mr. Yermish stated that the large park with amenities has many benefits for the City. He noted that the amenities being offered were requested by City staff, and that details will be better presented when the project moves closer to the final stage. He also stated that the water line being offered presents many benefits to the City.

City Engineer Dan England spoke to the benefits of the water line being offered by these developers. He stated that it will bring potential for large industrial growth for the City. He stated that what is being offered is more than what is required of the developers for this development. Commissioner Derek Dalton asked if the City would be putting this water line in, if this developer did not. Mr. England noted that eventually this would need to happen for other developments, but that this is a large upgrade and will make it so the City does not need to upgrade the line in the future.

Mr. England also spoke to the benefits of the park being offered. He noted that they are only required to provide open space dedicated to the City, but they are offering a park with full amenities. He noted that this will save the City money and will be a great benefit to the City.

Commissioner Dalton asked if the City can feasibly take care of all of the open space being presented. Deputy Public Works Director Christy Montierth stated that with the future staff it is feasible, and that the City wants this park.

Mr. Yermish noted that he submitted a letter that justifies what they are offering and what they are asking for in the PUD. Zoning Administrator Cavett Eaton confirmed that this letter was received, but that the engineer, Mr. Clegg, asked for it to not be included in the packet for this meeting. Commission Chair Topham stated that she wants to see every document received in the packets moving forward.

Commission Chair Topham stated that she would prefer to see the entire frontage be Commercial. Mr. Yermish stated that he needs to sit down with the other landowners to discuss this, but that he is open to it and sees it as beneficial to all parties involved.

Commission Vice Chair Limburg noted that he would like to see the minimum setback requirements met. Mr. Clegg stated that they will take a look at it and discuss it before coming back to the Planning Commission.

Commission Chair Topham asked why R-1-8 was listed, and Mr. Clegg replied that this was a mistake that will be corrected.

Commission Chair Topham noted that she would prefer if the townhomes were not rear-loaded. Mr. Yermish stated that he has built some that have been very successful, which he can show the Planning Commission at a later date. Mr. Clegg stated that their hope is to provide a variety of home styles. Mr. Yermish added that the idea is to provide affordability.

Mr. Clegg and Mr. Yermish asked the Commission members what kind of commercial is desired. Commission Chair Topham stated that small retail and restaurants are desired by the City.

This item was moved to a Planning Commission work meeting 1/18/2024 for further discussion.

5. Discussion regarding Sun Sage Terrace Phase 4-9 PUD

Jacob (Jake) Clegg with Ensign Engineering and Larry Jacobson were present to answer questions. They noted that they have made some changes based on previous feedback from the Planning Commission. One of these changes was the layout in phase 9 where the cul-de-sac was, which was originally proposed as townhomes.

Discussion was had regarding the deviations that are being proposed. Mr. Clegg noted that on the deviations chart some of the lot widths are different than previously requested. It was noted that some corrections are needed on the deviations chart, to accurately reflect what is being asked for.

It was noted that the proposed density is 2.83 units per acre, with 35 acres of open space.

Parking requirements were discussed, including driveway depth and the required amount of parking stalls. Planning Commission members indicated that the parking requirements need to be met.

Mr. Clegg stated that they will change the proposed setbacks to meet code requirements, including the side yards for the different building types. He also stated that they will remove the 9 buildings in the southeast corner of the plans.

This item was moved to a Public Hearing and Consideration at the Planning Commission meeting on 1/18/2024.

6. Discussion of a Rezone for property owned by Byron Christiansen at approx. 1042 N Old Lincoln Hwy

Byron (Bud) Christiansen and Nichole Carter were present to answer questions.

Mr. Christiansen clarified that this Rezone is 3 total lots, 2 of which would be 1-acre lots. Zoning Administrator Cavett Eaton noted that access was a challenge. Miss Carter noted that the ultimate goal is to build a house on one of the lots, with another sibling building on another lot in the future. They wish to keep as much of the land for agricultural use as possible. It was noted that they need to Rezone to RR-1 to allow this.

This item was discussed and received favorably. It was moved to a Public Hearing and Consideration at the Planning Commission meeting on 1/18/2024.

7. Discussion regarding approval of Development Checklists for Grantsville City Community and Economic Development

City Engineer Dan England, Aqua Consultant Shay Stark, and Zoning Administrator Cavett Eaton were present to answer questions. Mr. England expressed the importance of these checklists with the new legislature, which requires the City to complete a full review of each project in 14 business days. He noted that implementing these checklists will help developers and designers know what the City is looking for so they have all of the information up front. He also noted that this will streamline the review process for City staff, to help meet the required timelines.

Mr. England stated that these checklists would be considered City code, and worded in a manner that will allow City Staff to update them as needed, without moving through the entire approval process each time. Mr. Stark indicated that the checklists will be adopted through a resolution, which is the process that will allow administrative updates as needed.

Mr. Eaton indicated that each checklist will be posted on the City's website so developers can access them without waiting on City staff to share them.

Planning Advisor Gary Pinkham noted that the City will reject an application if everything was not submitted. He stated that the City will not accept the application or fee until the submission is complete and correct. The review timeline will begin only after an application has been accepted and fees have been paid.

Commission Chair Jaime Topham noted that the PUD checklist will need to be updated when the new modern housing requirements pass.

This item was discussed and received favorably. After further review is completed by City staff and Consultants, this item will move forward to a Public Hearing and Consideration at a Planning Commission meeting.

8. Discussion of an amendment to the Grantsville Land Use and Management Code - Chapter 16, Table 16.1

Aqua Consultant Shay Stark and Zoning Administrator Cavett Eaton were present to answer questions. Mr. Eaton stated that there are currently businesses that are outside of compliance with this Code, specifically Southfork Hardware and Ross Automotive. Mr. Stark noted the concern is storing in bulk and the issues that poses. Mr. Eaton noted that the purpose of this amendment is to add conditional use for the mentioned zones to allow them to hold flammable liquids and gas on their properties. It was stated that the aforementioned businesses will be grandfathered in if this amendment is approved. It was clarified that all incoming businesses requesting to store flammable liquids and gas on their properties, will need to apply for a conditional use permit.

Fire Chief Jason Smith noted that there are specific requirements in the fire code regarding this. It was noted that these fire codes will be looked into, to determine the definition of bulk sizes.

This item was discussed and received favorably. After further review of the fire code by City Staff and Consultants, this item will move forward to a Public Hearing and Consideration at a Planning Commission meeting.

9. Election of a new chairperson for the Grantsville Planning Commission for 2024

Commission Chair Jaime Topham, Vice-Chair John Limburg, Commissioner Rick Barchers, and Commissioner Derek Dalton were present for this election.

> **Jaime Topham made a motion to nominate John Limburg as the Planning Commission Chair. Derek Dalton seconded the motion. And all in favor? Motion carried unanimously.**
>
> **John Limburg made a motion to nominate Rick Barchers as Vice Chair. Jaime Topham seconded the motion. And all in favor? Motion carried unanimously.**

10. Report from City Council liaison Mayor Critchlow

Mayor Critchlow was present to make this report. He stated that City Council member Rhett Butler will be the City Council liaison moving forward.

Mayor Critchlow noted that at the City Council meeting the previous night, they discussed section 21.1.15 of the Land Use Code, regarding open space and fee-in-lieu. He noted that the first proposed amendment would state, “as determined through a current owner-provided appraisal.”

The second amendment discussed was the park minimum, which would state the provision of a minimum of a 10-acre public park, rather than a 5-acre public park. Commission Chair Jaime Topham noted that the General Plan would need to be amended to match this change.

The third amendment discussed was the requirement for all utilities to be located underground, as well as the requirement of 2 driveways for commercial projects over 30 units.

It was noted that the Attorney’s expertise is needed to look over the language and to verify legality.

Rhett Butler introduced himself as the new City Council liaison.

Rob Jaterka introduced himself as the new Planning Commission member.

11. Adjourn

Jaime Topham made a motion to adjourn the meeting. John Limburg seconded the motion. And all in favor? Motion carried unanimously. The meeting adjourned at 9:59 PM.

AGENDA ITEM #7

Approval of minutes from the February 15, 2024 Planning Commission Regular Meeting.

Public Hearing for the following:

a) Proposed Wagstaff Investments Rezone located at approximately 112 S. State Hwy 112
b) Proposed Conditional Use Permit for RAAAM Dumpster Rentals at 434 S. Madeline Ct.
c) Proposed amendment of Chapter 12 Planned Unit Developments

Action Summary:

#1 Wagstaff Investments Rezone	Recommended for approval.
#2 RAAAM Dumpster Rentals CUP	Permit approval denied with a 90 day allowance for functions to be moved elsewhere.
#3 Amendment of Chapter 12	Recommended for approval, with stated change.
#4 Discuss parks, utilities, amendments with respect to PUDs	Discussed, no further action required.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON FEBRUARY 15, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Chairman John Limburg, Vice Chairman Rick Barchers, Kevin Hall, Derek Dalton, Rob Jaterka.

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Planning and Zoning Administrator Cavett Eaton, Planning and Zoning Administrative Assistant Jaina Bassett, Aqua Engineering Consultant Shay Stark, City Manager Jesse Wilson, City Council Liaison Rhett Butler, City Councilmember Heidi Hammond, Planning Advisor Gary Pinkham, Fire Chief Jason Smith, Fire Marshal Brad Deleeuw, Mayor Neil Critchlow.

On Zoom: Ensign Engineering Consultant Robert Rousselle

Citizens and Guests Present: Raul Badillo Jr., Ed and Elaine Burrola, Stacy Machiela, Brent Neel.

On Zoom: Several Unknowns

Commission Chair: John Limburg called the meeting to order at 6:58 PM.

PUBLIC NOTICE: The Grantsville City Planning Commission will hold a Regular Meeting at 7:00 p.m. on Thursday, February 15, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

a) PROPOSED WAGSTAFF INVESTMENTS REZONE LOCATED AT APPROXIMATELY 112 S. STATE HWY 112

No comments.

b) PROPOSED CONDITIONAL USE PERMIT FOR RAAAM DUMPSTER RENTALS AT 434 S MADELINE CT

Stacy Machiela was present to express concerns regarding this permit. Miss Machiela is a neighbor of this property, who received the radius report letter. She expressed concerns that this business at the residential property began several months before the application process began, without permits or licenses. She also expressed concerns regarding her property value with a commercial business next door, the gravel being spread, potential hazardous items in the dumpsters, the noise levels, and the equipment visible from her home.

c) PROPOSED AMENDMENT OF CHAPTER 12 PLANNED UNIT DEVELOPMENTS

Ed Burrola was present to express concerns about Planned Unit Developments, if one was proposed near Little Reno. It was clarified that this is a code change only, and no Planned Unit Development is being proposed with this public hearing or the agenda action item. Mr. Burrola stated that if it is a code change only, he does not have any concerns regarding this.

AGENDA:

1. Consideration to recommend approval of Proposed Wagstaff Investments Rezone located at approximately 112 S. State Hwy 112.

Zoning Administrator Cavett Eaton presented this agenda item. He stated that the purpose of this rezone is to match the zoning of the applicant's surrounding lots. He noted that this makes sense and that the Staff is recommending approval of this agenda item.

Brent Neel with Wagstaff Investments was present to answer questions. He clarified that the lots they own next to the lot in question are currently zoned General Commercial, and that is how they are asking to zone this lot as well. Commissioner Kevin Hall noted that in the previous

discussion at a Planning Commission meeting, it was stated that this change is to allow them to come in as needed with the State. Mr. Neel confirmed this.

Chairman John Limburg noted that the Future Land Use map has this area designated as Mixed Use, but that he would rather see it as General Commercial like they are proposing.

> **Rick Barchers made a motion to recommend approval of the Proposed Wagstaff Investments Rezone located at approximately 112 S. Hwy 112. Derek Dalton seconded the motion. And all in favor? The motion carried unanimously.**

2. Consideration to recommend approval of Proposed Conditional Use Permit for RAAAM Dumpster Rentals at 434 S. Madeline Ct.

Zoning Administrator Cavett Eaton presented this agenda item. He noted that this Conditional Use Permit application was received in December 2023. He stated that the Community Development department has experienced a large amount of change and turnover. During this period of turnover, this Conditional Use Permit was approved administratively without completing all proper steps. It was noted that the radius report and other steps were required before approval of this permit, so the approval was rescinded to complete the proper steps. He noted that Mr. Badillo is searching for a different location for his business.

Raul Badillo was present to answer questions. He noted that he does not want conflict with neighbors and will find a new place to store his business equipment if needed. He stated that he currently has six dumpsters and one trailer on his lot, and does not intend to expand this number until he can obtain a commercial piece of land for storage.

Commissioner Derek Dalton asked how often full trailers are stored on the property. Mr. Badillo stated that he works to maintain a clean space and rarely has full trailers on his property. He clarified that he does not haul asbestos or other hazardous materials, and that he cleans the equipment each time before they are stored on the property.

Commissioner Dalton stated that he feels comfortable with this permit, as long as the dumpsters are empty while being stored on the property. Chairman Limburg and Commissioners Barchers, Hall, and Jaterka expressed concerns about this permit and its uses in a residential area.

Chairman Limburg recommended to deny this permit and allow ninety (90) days for the applicant to find a new space to perform his business functions. After this time the business would need to be completely removed from the property.

> **Kevin Hall made a motion to deny approval of the Proposed Conditional Use Permit for RAAAM Dumpster Rentals at 434 S. Madeline Ct, while allowing ninety days for the applicant to find a new space for his business. Rob Jaterka seconded the**

motion. And all in favor? The vote was as follows: John Limburg "Aye", Rick Barchers "Aye", Kevin Hall "Aye", Rob Jaterka "Aye", Derek Dalton "Nay". The motion carried.

3. Consideration to recommend approval of Proposed Amendment of Chapter 12 Planned Unit Developments.

Aqua Consultant Shay Stark presented this agenda item. He noted that at the Joint Work Meeting with the City Council on January 31, 2024, there was discussion to modify the Planned Unit Development approval process. It was noted that the purpose of this code amendment is to provide the Planning Commission with the authority to recommend approval of Planned Unit Developments, and to provide the City Council with the authority to make the final decision regarding the approval of Planned Unit Developments.

Vice Chairman Rick Barchers and Chairman Limburg expressed their agreement for this proposed code change. They noted that the questions they often receive when Planned Unit Developments are presented to them, include what the City wants and needs in a development and City amenities. They stated that this is a hard thing for them to address, but would better fit the role of the City Council members.

Vice Chairman Barchers asked for clarification on the State's stance as to how long a property must remain as moderate income housing, after selling. Mr. Stark clarified that the State code does not provide a clear guideline on this, but that it is under discussion at a legislative level.

Attorney Brett Coombs agreed with Mr. Stark's analysis of this State code, and noted that the City code could make this a requirement if amended. Mr. Stark noted that the language for deed restriction is in a different chapter of the City code, and that would need to be modified separately from this agenda item.

Mr. Stark noted that a spelling error was identified where "issued" needs to become "issues". This correction will be made.

Kevin Hall made a motion to recommend approval of the Proposed Amendment of Chapter 12 Planned Unit Developments, with the stated change. Rob Jaterka seconded the motion. And all in favor? The motion carried unanimously.

4. Discussion regarding parks, utilities, and amendments with respect to Planned Unit Developments (PUDs).

Aqua Consultant Shay Stark presented this agenda item. The purpose of this discussion was to provide information to the Planning Commission on the cost of City parks and utilities with

respect to Planned Unit Developments, specifically the benefits provided and the costs incurred when these amenities are offered to the City. He presented the Capital Facilities Plan and noted that this plan addresses the services the City provides, anticipating the future needs of the City. He noted that associated with that is the Impact Fee Plan and Analysis, which determines the impact of adding developments. He noted that the two active Planned Unit Developments were not a part of these plans. He also stated that the Capital Facilities Plan has a section on parks, which is where the information is provided regarding parks.

The cost of parks and utilities were discussed, as shown in the Capital Facilities Plan.

Mr. Stark noted that the maximum acreage for fee-in-lieu is 20 acres. Any development that is over 20 acres is required to provide at least 10 acres of open space to the City.

Chairman Limburg asked who tracks the placement of parks in relation to this plan. Mr. Stark stated that City staff and Planning Commission members are all responsible for being aware of this, and taking it into consideration when developments are proposed. Commission members asked for guidance on how to make sure these parks are placed where planned, when developments come in. Mr. Stark advised that whenever a project comes in, City staff and Planning Commission members should look at the project compared to the General Plan, and work with the developers to find the best fit.

Mr. Stark noted that the areas for the park placement on this plan, were based on the Future Land Use map and potential future zoning. This helped determine which areas would have the higher usage rate of parks, and where the best placement of the parks would be.

This agenda item was educational only, no further action required.

5. Report from City Council liaison Rhett Butler.

City Council liaison Rhett Butler stated that he is working with the City Recorder on the public noticing requested by the Planning Commission. He noted that this process will include amending the Zoning fee schedule to include a fee to charge developers for signage on the property where developments, rezones, and other changes are being proposed.

Chairman Limburg inquired about the Planned Unit Development code that was discussed at the Planning Commission meeting on February 1, 2024. Aqua Consultant Shay Stark stated that the code change was approved by resolution, it was just not posted online at that time. He noted that the documentation supporting its approval was located and the code change was posted to the City website and on the City code. Mr. Stark noted that the attorney for the Highlands MDA was made aware of this.

6. Adjourn

Rick Barchers made a motion to adjourn. Kevin Hall seconded the motion. And all in favor? The motion carried unanimously. The meeting was adjourned at 8:59 PM.

AGENDA ITEM #8

Approval of minutes from the February 22, 2024 Planning Commission Work Meeting.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION WORK MEETING, HELD ON FEBRUARY 22, 2024 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Commission Members Present: Commission Chair: John Limburg, Vice-Chair: Rick Barchers, Kevin Hall, Derek Dalton, Rob Jaterka.

Appointed Officers and Employees Present: Public Works Deputy Director Christy Montierth, Planning and Zoning Administrator Cavett Eaton, Zoning Administrative Assistant Jaina Bassett, Planning Advisor Gary Pinkham, City Manager Jesse Wilson, City Council member Scott Bevan.

On Zoom: Aqua Consultant Shay Stark, Ensign Consultant Robert Rousselle.

Citizens and Guests Present: BJ Ryan with Lennar Homes, Steve Jackson with Lennar Homes, Terry and Sandy Stapley, Jason Hawley with Mudbots 3-D Printers.

Commission Chair: John Limburg called the meeting to order at 6:58 PM.

PUBLIC NOTICE
The Grantsville City Planning Commission will hold a Work Meeting at 7:00 p.m. on Thursday, February 22, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE

AGENDA
1. Discussion of Brentwood Development Concept Plan at approximately 817 East Main Street.
Steve Jackson and BJ Ryan with Lennar Homes were present to answer questions on this agenda item. Mr. Jackson noted that they have been under contract on this property since October. He noted that they have reviewed several different layouts to determine the best fit for the property and this area. He stated that this proposal has been successful in Texas, and they want to bring it to Utah as affordable housing. Mr. Jackson clarified that Lennar Homes is under contract to buy the property at this time.

Commission Chair John Limburg asked what the appeal of doing this project in Grantsville. Proximity to future inland port, warehouse owners are concerned with workers in close

proximity, proximity to Salt Lake, Mid Valley Highway for accessibility, price point makes sense.

It was clarified that a lift station would be used to tie into the City's sewer. The lift station would pull back South to Main Street. Christy clarified that lift stations are not the City's preference, but that there are places in the City that lift stations are required. She noted that in this case, the City would not maintain the lift station, but that they would ask the developer to maintain it. Commissioner Kevin Hall expressed concerns about the lack of a barrier for the future residents. Mr. Jackson noted that they can look into making some adjustments to provide some form of barriers. Commissioner Hall questioned if the proposal would allow for City code requirements to be able to be met. Mr. Jackson stated that this would come in as a PUD, which would allow for variances. Commissioner Hall expressed his concern for the high density that is proposed.

Vice-Chair Rick Barchers expressed concern for the variances of code being requested. He asked for clarification as to what is being offered to the City in exchange for the variances, and noted that there is currently no benefit being offered to the City or its residents. Vice-Chair Barchers also expressed concerns regarding the 10 foot setback in the rear yards, that are up against SR 112. Mr. Jackson stated that they do have some flexibility with this. Vice-Chair Barchers stated that he has concerns for the high density being proposed.

Mr. Ryan stated that the intention of this project is to provide a starting point for affordable housing, and the purpose of this meeting is to introduce and workshop this idea. He stated that this project would incentivize growth in Grantsville.

Commissioner Hall noted that he would prefer to see a mixture of housing types, rather than all high density housing. Vice-Chair Barchers noted that he would prefer to see parts of this project match the requirements in the City code.

Mr. Ryan stated that the benefit to the City is providing affordable housing for workers in Grantsville, which may be attractive to industry. He also noted that the benefit is to provide affordable housing for the future generations of Grantsville, to allow them to stay in Grantsville and own a home of their own.

Commission Chair John Limburg noted that they are asking for far more density than the Future Land Use map lists.

Mr. Ryan asked the Planning Commission members what they would be interested in seeing. They noted that mixed use would be desirable, with a variety of densities and housing types, that would at least partially match City code requirements and the Future land Use map. Commission

Chair Limburg noted that code requirements they will not approve variances on, include the frontage, parking, and street sizes.

City Council member Scott Bevan expressed concerns regarding the intersection by Maverik, and the traffic issues that may be present with the number of proposed homes. Mr. Jackson stated that the proposed road shown on the plan is under negotiations, with Mr. Cummins through his property.

2. Adjourn.

Rick Barchers made a motion to adjourn. Rob Jaterka seconded the motion. And all in favor? Motion carried unanimously. The meeting ended at 8:03 PM.

AGENDA ITEM #9

Report from City Council liaison Rhett Butler.

AGENDA ITEM #10

Adjourn.