



January 18, 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, January 18, 2024 at 429 East Main Street, Grantsville, UT 84029. The agenda is as follows:

PLEDGE OF ALLEGIANCE**ROLL CALL****PUBLIC HEARING**

- a) PROPOSED PUD FOR SUN SAGE TERRACE PHASES 4-9 LOCATED AT APPROXIMATELY 1000 W MAIN ST
- b) PROPOSED REZONE OF 1042 N OLD LINCOLN HWY TO GO FROM PUD TO RR-1 ZONE DESIGNATION

AGENDA:

1. Consideration to recommend approval of Proposed PUD For Sun Sage Terrace Phases 4-9, located at approximately 1000 W. Main St.
2. Consideration to recommend approval of Proposed Rezone of 1042 N Old Lincoln Hwy to go from PUD to RR-1 Zone Designation.
3. Discussion regarding Wagstaff Developments Rezone, located at approximately 112 S. Hwy 112.
4. Concept Plan Presentation of City Center 2, located at approximately 242 E. Main St.
5. Concept Plan Presentation of Durfee Development, located at approximately 1350 W. Main St.
6. Approval of minutes from December 21, 2023 Planning Commission regular meeting.
7. Report from City Council liaison Rhett Butler.
8. Adjourn

Cavett Eaton
Zoning Administrator
Grantsville City Planning and Zoning

Join Zoom Meeting <https://us02web.zoom.us/j/89422350655>

Meeting ID: 894 2235 0655

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

**JANUARY 18, 2024
PUBLIC HEARING**

**PROPOSED PUD FOR SUN SAGE TERRACE PHASES 4-9 LOCATED AT
APPROXIMATELY 1000 W MAIN ST**

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 January 18, 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 PUBLIC HEARING ON THE PROPOSED PUD FOR SUN SAGE TERRACE PHASES 4-9 LOCATED AT APPROXIMATELY 1000 W MAIN ST 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 ceaton@grantsvilleut.gov All comments and concerns need to be sent in writing through email or mail and received no later than 5:00pm on January 18, 2024.

Dated this 5th day of January, 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/89422350655>

Meeting ID: 894 2235 0655



GRANTSVILLE CITY PLANNING COMMISSION

**JANUARY 18, 2024
PUBLIC HEARING**

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**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/89422350655>

Meeting ID: 894 2235 0655

PUBLIC HEARING COMMENTS

a) PROPOSED PUD FOR SUN SAGE TERRACE PHASES 4-9 LOCATED AT APPROXIMATELY 1000 W MAIN ST

Email 1:

I do not like the idea of dense housing. All that housing would be right behind my house and would cause even more obstruction of the wonderful view of the mountains as well as an increase in traffic in a now very quiet neighborhood. I understand that we should build homes back there and obstruction and increased traffic are unavoidable, but it doesn't need to be more than necessary. The lots should be kept to .5 acre or larger lots of single family homes.

Isaac Rae

Email 2:

I'd like to oppose the proposition for the high density rezoning for Sun Sage Terrace which would be located at 1000 W Main Street.

I live in the development just east of the proposed area and moved here for the calm atmosphere and beautiful views. Adding that many townhomes in that area will cause higher traffic on the few streets leading that way and overpopulate the quiet streets of the neighborhood. It would also obstruct views of the mountains. We'd propose keeping the lots to half an acre or more and to single family homes only.

Sincerely,
Ariana Rae

Email 3:

To Grantsville City Planning and Zoning:

RE: Agenda Item # 1. Consideration to recommend approval of Proposed PUD For Sun Sage Terrace Phases 4-9, located at approximately 1000 W. Main St

Agenda Item #5: Concept Plan Presentation of Durfee Development, located at approximately 1350 W. Main St.

I do not agree with granting any changes that deviate from our General Plan.
Sun Sage Pud is in an area that the General Plan shows as ½ acre lots.
Durfee Development is in an area for 1 acre lots.

I do not agree with approving developments without the infrastructure in place that can serve new citizens. According to meeting minutes about the Sun Sage PUD, there is no water pressure past a certain "line" and this developer doesn't have enough water to maintain the parks, so they want the city to maintain them.

I do not agree with approving developments if it alters the quality of life of the citizens that are already here. Water wells are drying up, costing our current citizens time and money to drill deeper, water pressure is decreasing in areas of the city, water lines are breaking, and roads are decaying.

While I believe that property owners have a right to make money and develop their land. I also believe that citizens have a right to trust that a General or Master Plan for a city will be followed when approving future developments. I appreciate all the time and effort that was spent to create a General Plan. While I didn't love everything on the General Plan, I stand behind the process and the outcome.

I know a lot of developers say it's the "not in my backyard" mentality. I like developments like these in certain areas. The General Plan has areas for such a development. I want to see the children of Grantsville residents be able to purchase a home in the place they grew up. I want to see the retired couple who wants to downsize, stay in the place they raised their families. However, I do not want them if we cannot provide the same standard of services that we have all enjoyed. I do not want them if it costs our current citizens money or the services that they rely on day to day to survive.

Water rights do not equal water. Landowner rights do not equal approving developments that cannot be sustained. Developments asking for changes to the Master Plan, should plan to develop in the areas set aside for those developments - and only be approved if the resources are available to support it.

Thank you for your time,
Julie Mackley

Email 4:

Hi, this is Toby Vaughan at 93N Maraschino LN in Grantsville, UT.

I would like to respectfully decline the proposal for the PUD at Sun Sage Terrace. It would destroy the small town atmosphere in my neighborhood and the illusion of space that I moved out here to gain. There is also a concern of traffic coming through our quiet neighborhood that would no longer be so quiet if the bill were to pass. I would propose to keep the lots at half acre residential lots.

Thank you for your time and consideration,
Toby Vaughan

Email 5:

Grantsville Planning Commission

I am writing this email in regards to the proposed PUD for Sage Terrace Please 4-9. Please deny the proposal and please keep lot sizes to 1/3 acre and higher. Please stop the insanity of high density housing which our infrastructure not only as a community, but state cannot support. I

lived in Eagle Mountain when it was a very similar community to Grantsville and over a short period of time saw Eagle Mountain ruined. A small family oriented community quickly became a place where no one knew their neighbors and quit caring about each other. Grantsville has long been a small tight knit community. If you approve more of this high density housing everything that our community stands for will quickly be lost. We need to slow the growth of our State and that starts with Grantsville. If you allow this development and others similar we will soon see people from California, and other states who will bring with them their same policies which have led to the decline of their state. I have seen firsthand a wonderful community destroyed by growth. Please make this decision based on what the community wants and is communicating to you and not what will line pocket books. I know growth is inevitable but please limit that growth to again the lot size of at least 1/3 acre or even 1/2 acre and single family housing. I am a Police Officer and have seen this type of growth bring in undesirable people and higher crime. Also our roadways cannot handle this growth. Please driver to Saratoga Springs or Eagle Mountain during rush hour, or any other time of the day and ask yourself if that is what you want your community to be.

Thanks you
Sincerely
Kyle Gleue

b) PROPOSED REZONE OF 1042 N OLD LINCOLN HWY TO GO FROM PUD TO RR-1 ZONE DESIGNATION

No emails received.

AGENDA ITEM #1

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

Located at Approximately 1000 W Main
St.



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 Summary

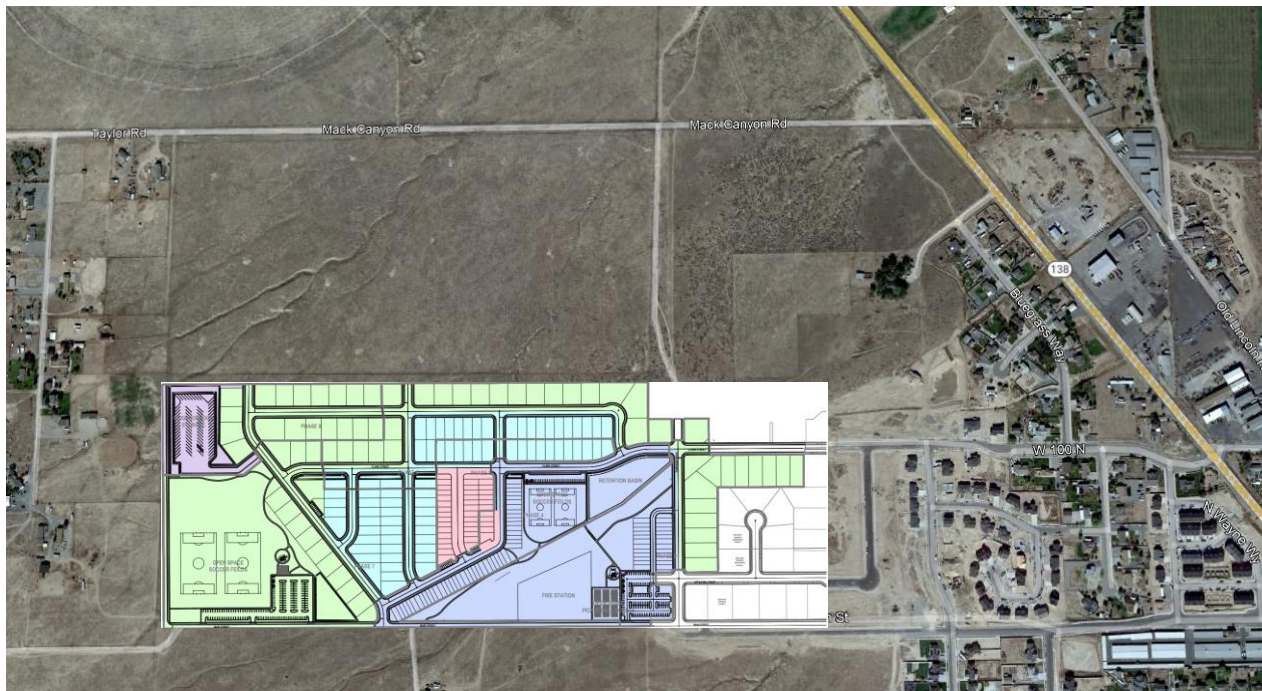
Parcel ID:	01-065-0-0081, 01-065-0-0072, 01-065-0-0073	Meeting Date:	Jan. 18, 2024
Property Address:	1000 W Main St	Current Zone/Proposed Zone	R-1-21
Applicant Name:	Larry Jacobson		
Request:	PUD		
Prepared by:	Cavett Eaton		

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)

SITE & VICINITY DESCRIPTION (UPDATED)



PREVIOUSLY SUBMITTED



SUN SAGE TERRACE PHASES 2-9

ZONING

DEVIATIONS







SUN SAGE TERRACE PHASES 4-9 - GRANTSVILLE, UT											
Development Standards						Proposed Changes					
Code Requirement	R-1-21 SFD	RM-15 SFD	Mixed Use - Comm	Mixed Use – Multifamily	Mixed Use - SFD	Sun Sage Terrace Townhomes 26-ft Lot	Sun Sage Terrace SFD 50-ft Lot	Sun Sage Terrace SFD 65-ft Lot	Sun Sage Terrace Townhomes 21-ft lot	Sun Sage Terrace Multifamily	Sun Sage Terrace RV PARKING
Maximum Density		15 DU/Ac		15 DU/ac 4)		10 DU/Ac	6 DU/Ac	5 DU/Ac	15 DU/Ac	15 DU/Ac	TBD
Minimum Lot Size	21,780 SF (1/2 ac)	8,000 SF 10,000 SF Corner Lots	½ acre	7,000 SF 1 st 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	2,176 SF (26' x 80')	5,000 SF (50'x100')	7,150 SF	1,540 Per attached home (21' x 85')	NA	
Minimum Lot Frontage (1)	70-feet	60-feet	100-feet	50-feet	50-feet	26-feet	50-feet	65-feet	21-feet	NA	
Minimum Yard Setbacks											
Front Yard	40-feet	25-feet	25-feet (5)	25-feet (5)	25-feet (5)	25-feet (Front Load Garage) 10-feet (Rear Load Garage)	25-feet	25-feet	25-feet (Front Load Garage) 10-feet (Rear Load Garage)	See distance between structures	
Rear Yard											
- Main Building	30-feet	20-feet	20-feet	20-feet	20-feet	25-feet (Rear load Garage) 10-feet (front Load Garage)	10-feet	10-feet	25-feet (Rear load Garage) 10-feet (front Load Garage)	See distance between structures	TBD
-Accessory Bldg.	1-foot	1-foot	7.5-feet	7.5-feet	7.5-feet	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)	7.5-feet	7.5-feet	7.5-feet	0-feet on attached side; 7.5-feet on end units		TBD
-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	See distance between structures	

Exhibit A (Provided by the Developer)**SUN SAGE TERRACE PHASES 2 - 8****PLANNED UNIT DEVELOPMENTS SUMMARY**

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.

Sun Sage Terrace is requesting that this zoning be changed to a PUD Development. The project will utilize the current topography, to create a preservation of open space, and efficient use of the land for the citizens and residents of the Grantsville community. As stated, the development is 97.81 acres. We are proposing to have 36.2% (35.43 acres) of this acreage to be designated as Open Space. This Open Space will incorporate the natural resources that nature has provided while also improving the land with Public Walking Trails, Full and Youth Size Soccer Fields, Pavilions, Playgrounds, Pickleball Courts along with Additional Parking and a RV Designated Storage area to reduce and control traffic and open view of streets and neighborhoods.

We are also proposing that the density of the homes be changed from ½ acres to RM-7, RM-15 as well as R-1-8. The overall density will change to 2.84 from the current Density of 1.31

LEGEND				SITE TOTAL: 97.81 ACRES	
SYMBOL	NOTES	ACRES			
	OPEN SPACE	35.43	(36.2%)		
	RV PARKING	1.87			
	6,000 SF LOTS	11.0	74 LOTS		
	1/4 ACRE LOTS	20.58	73 LOTS		
	1/3 ACRE LOTS	4.78	14 LOTS		
	TOWN HOMES		118 UNITS		
TOTAL RESIDENTIAL UNITS		279			

PARKS AMENITIES LIST:

- SPLASH PAD
- 2 YOUTH SOCCER FIELDS
- 2 FULL SIZE SOCCER FIELDS
- 2 PICKLEBALL COURTS
- 2 LARGE PAVILIONS
- 2 LARGE PLAYGROUNDS
- TRAILS
- PARKING

In addressing each section of the:

Grantsville City Codes and Ordinances:**Chapter 12 Planned Unit Developments:****12.1 Purpose** attached

- (1) Sun Sage Terrace has, through much time and thought while incorporating help from City Officials and Staff designed a development that will use efficiently use the natural features of the land by promoting greater use and preservation of open space by designing and implementing over a third of the property to open space to outdoor family activities, by having walking trails following the contour and lay of the land. Providing youth activities such as soccer playing and practice fields, splash pads and playground. Along with the youth all residents of Grantsville City can enjoy the Pickleball Courts, Cycling Lane. The intent of the project is to include and encompass all ages to enjoy the vistas and activities of Sun Sage Terrace.

Continued:

- a. Sun Sage Terrace, with the amenities and design to include all people and residents does create a more desirable environment than a strict application of other City land uses.

Refer to the design plan to see how the continuity of the development will welcome all to enjoy.

- b. Sun Sage Terrace has designed a project that can be a premier development for the City and Residents of Grantsville. The design, landscape (water wise will be in effect with managed landscaping) and design of the homes will keep, maintain and promote a pleasing environment for the proper usage of the natural area. As noted earlier the open space in the project is 36.2 % of the development and includes many useful and wanted features as detailed above in section (1).
- c. Is not applicable in this project.
- d. Sun Sage Terrace has fulfilled this aspect by incorporating XX of miles of trails and paths within the community. Along with the idea that other development and the West Bench Initiative can accommodate one another. In addition, by having a designated RV Storage that will be maintained by the HOA to ease crowding of streets. Additional parking lots have also been thought through to handle any overflow from the community and to allow space for visitors who are using the amenities.
- e. Sun Sage Terrace will collaborate with all staff to address any issues that may arise, currently we are not foreseeing any issues here.

12.1 Purpose

Grantsville City Ordinance

Amended 02/09 by Ordinance 2009-05, 09/18 by Ordinance 2018-16

(l) A planned development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promote greater efficiency in public and utility services, preservation of open space, efficient use of alternative transportation and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned unit development technique, the City and developer will seek to achieve the following specific objectives:

(a) Creation of a more desirable environment than would be possible through strict application of other City land use regulations through promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities. The developer shall detail the proposed variation from Grantsville City ordinance requirements and explain how this variation will lead to a more desirable environment;

(b) The use of design, landscape or architectural features to create a pleasing environment while preserving desirable site characteristics such as natural topography, vegetation and geologic features as open space and providing recreational facilities. For projects containing a residential component containing more than a single dwelling unit at least 10% of the total parcel acreage shall be open space. All Planned Unit Development projects shall conform at a minimum with open space and improved open space requirements found in Chapter 21. Topography with slopes greater than 30% on average with a site area greater than 5,000 square feet, natural water bodies and drainages shall be protected.

(c) Preservation of buildings which are architecturally or historically significant contribute to the character of the City;

(d) Establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations and interface with automobile traffic at few and specific points. Onsite paths and trails shall connect to the citywide trail system. Trails connecting to the citywide system shall be considered public trails allowing for public use; and

(e) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

Sun Sage Terrace will have an HOA that will govern the CC&R's, front landscaping, and RV Storage. In discussions with City Officials and Staff the Open Space will be deeded to the City to ensure that these areas are able to be enjoyed by all residents and visitors of Grantsville City.

Sun Sage Terrace PUD

Phases 4-9

Newly Submitted

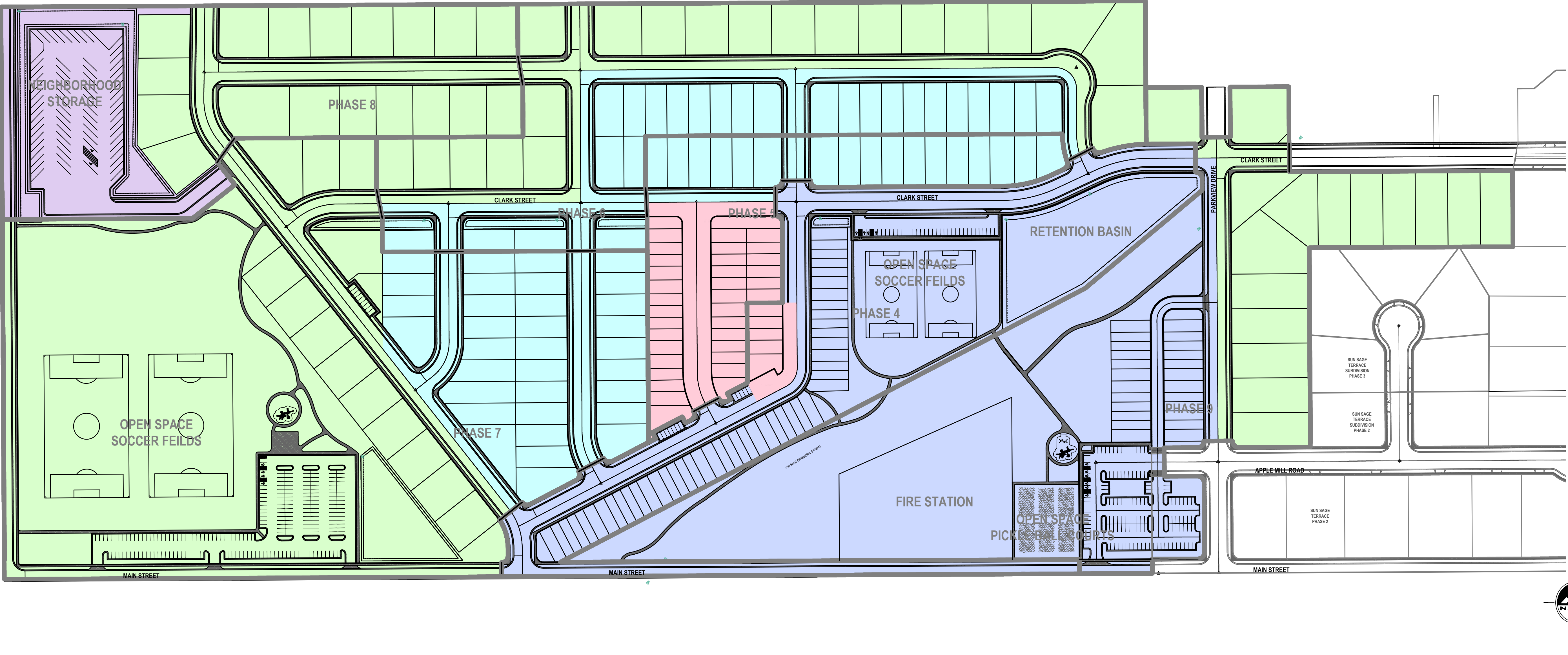
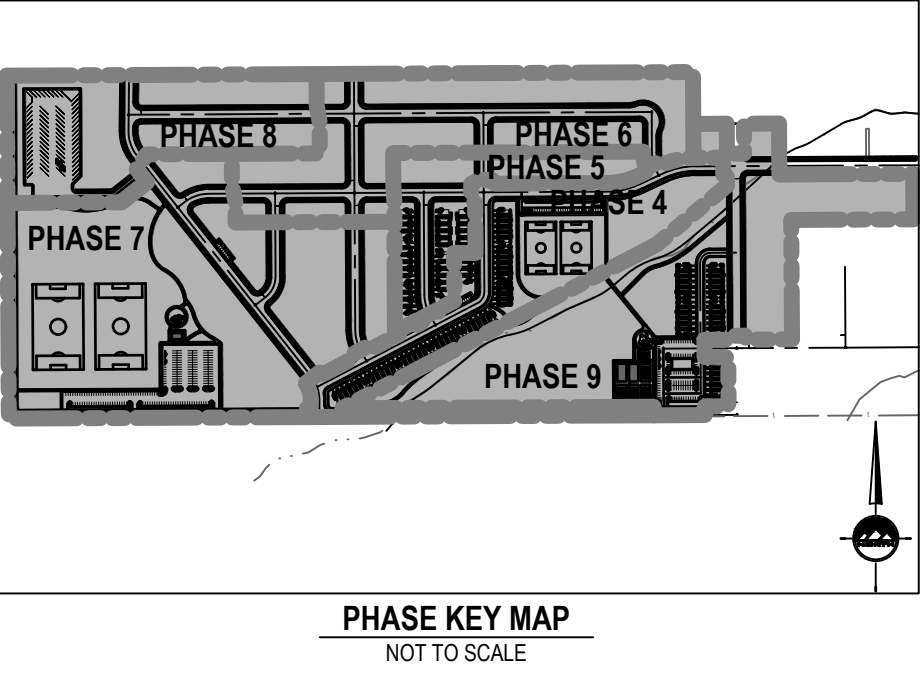
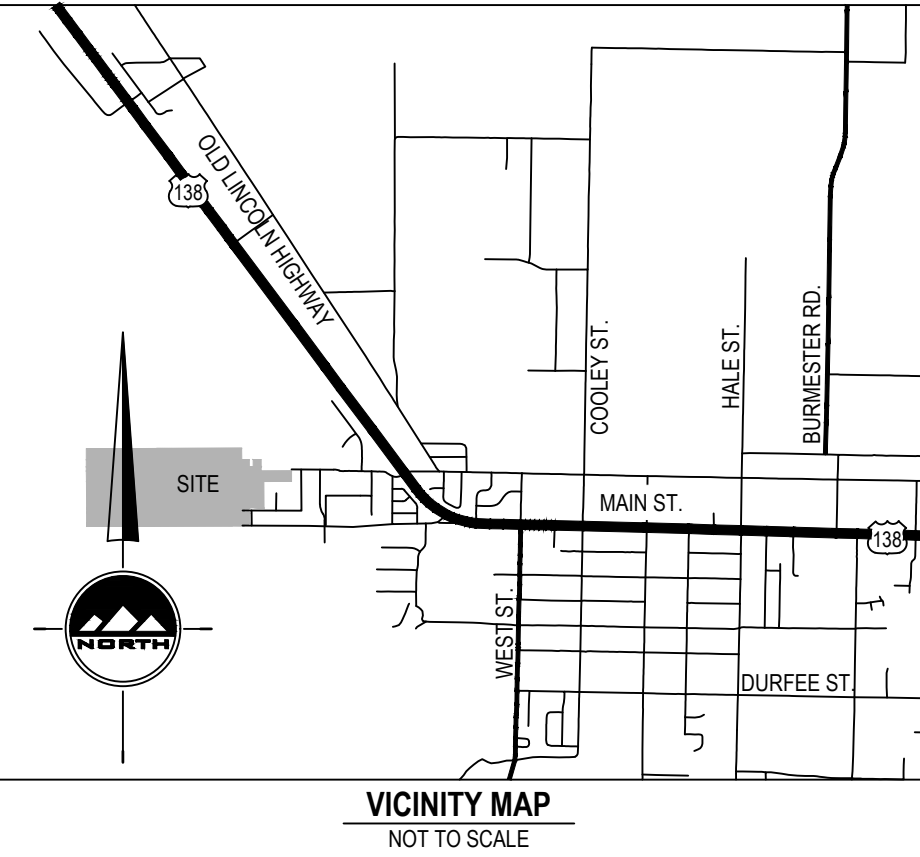
Documents:

ZONING BREAKDOWN			
AREA	HOUSING TYPE		AREA (ACRES)
	26-FT LOT	TOWNHOMES HIGH-DENSITY RESIDENTIAL	3.50
	50-FT LOT	MEDIUM-DENSITY RESIDENTIAL	15.56
	65-FT LOT	MEDIUM-DENSITY RESIDENTIAL	41.05
	21-FT LOT	TOWNHOMES HIGH-DENSITY RESIDENTIAL	25.35
	RV	RV STORAGE	4.04
TOTAL SITE			89.5

SITE SUMMARY TABLE	
PHASE	LOTS
4	50
5	49
6	45
7	46
8	18
9	39
TOTAL LOTS	247

SITE SUMMARY TABLE	
# OF TOWNHOMES	106
# OF SINGLE FAMILY	141
OPEN SPACE (ACREAGE)	27.2

PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	355
HANDICAP	14
RV HANDICAP	2
RV	69
TOTAL STALLS	440

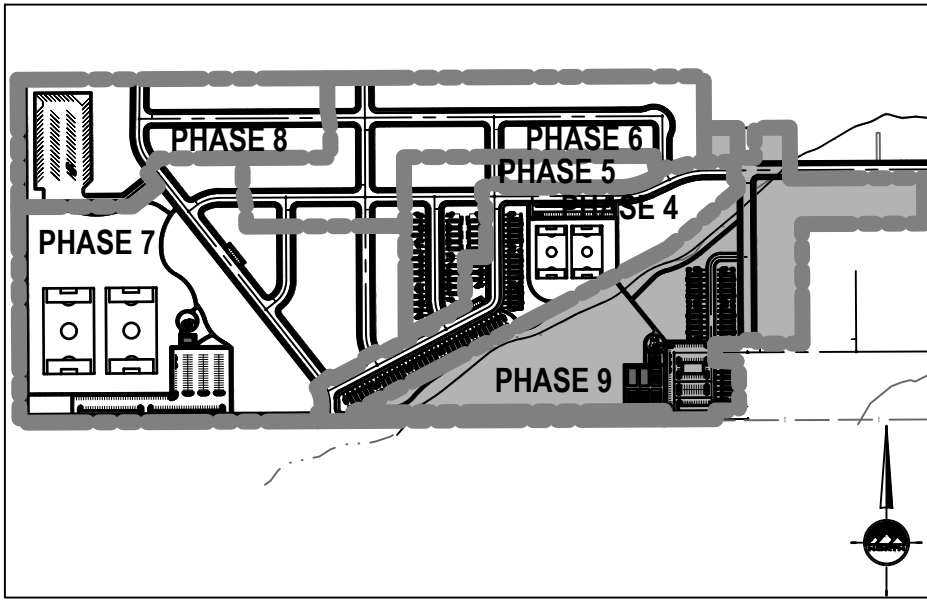
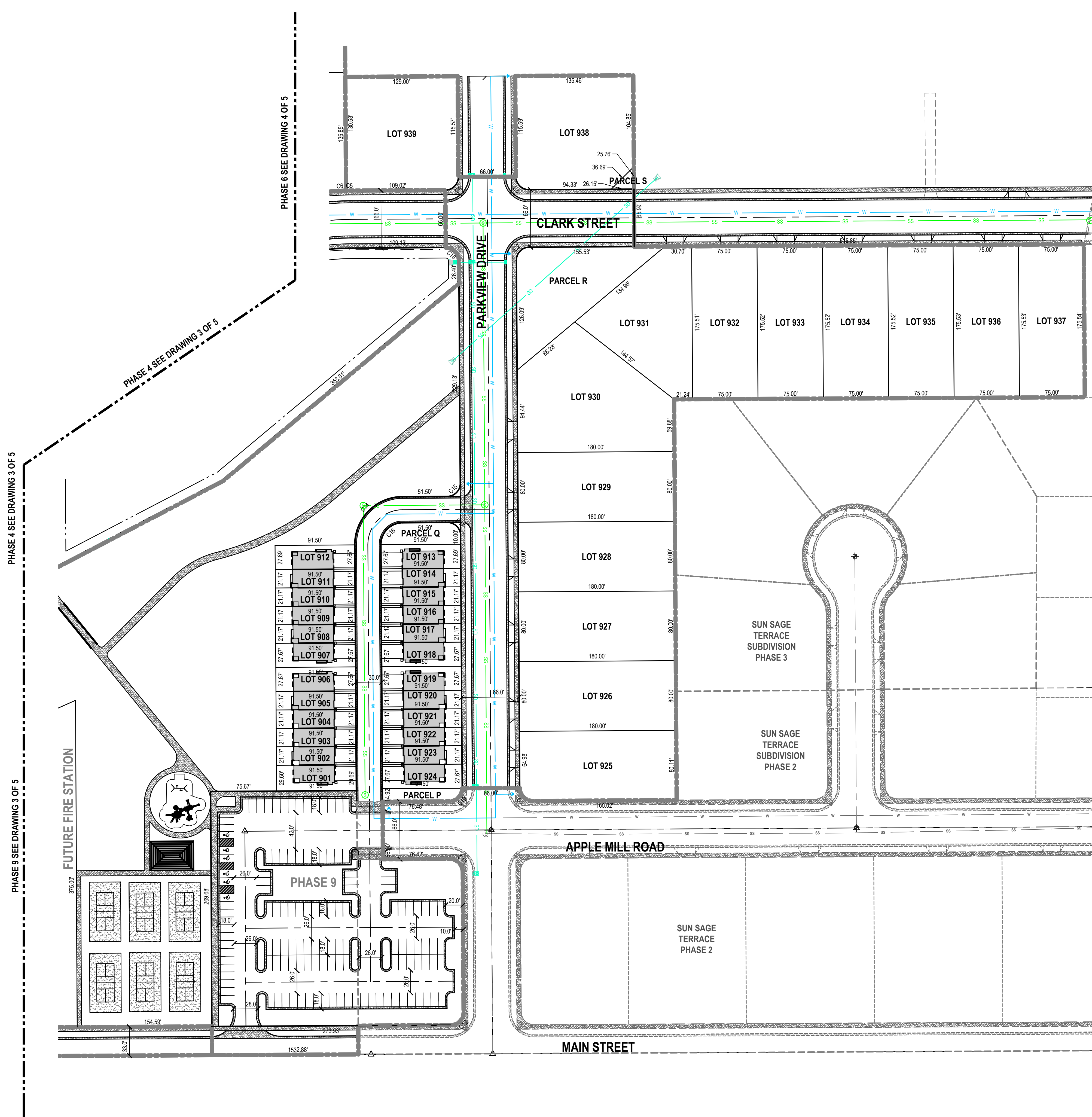


SUN SAGE PHASE 4-9
CONCEPT
MAIN STREET
GRANTSVILLE, UTAH

For Review
01/11/2024 9:46:16 AM

CONCEPT
OVERALL

PROJECT NUMBER
10068D
PROJECT MANAGER
C. CHILD
PRINT DATE
2024-01-11
DESIGNED BY
C. CARPENTER

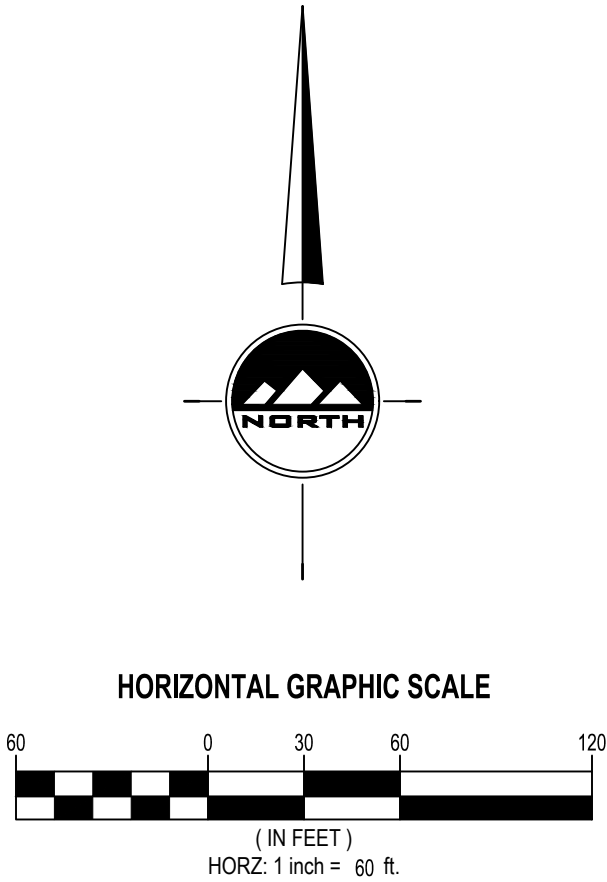


PHASE KEY MAP
NOT TO SCALE

PHASE 9 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	127
HANDICAP STALLS	6
TOTAL STALLS	133

PHASE 9 SITE SUMMARY TABLE	
LOT TYPE	LOTS
21 - FT TOWNHOMES	24
65 - FT SINGLE FAMILY	15
TOTAL LOTS	39

PHASE 9 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	7.76
LOTS	6.34
FIRE STATION	2.64
ROADS	3.20
TOTAL LOTS	19.94



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:
LARRY JACOBSON
6956 WEST GINA ROAD
HERRIMAN, UTAH 84096

CONTACT:
LARRY JACOBSON
PHONE: 801-201-3666

SUN SAGE PHASE 4-9

CONCEPT

MAIN STREET

GRANTSVILLE, UTAH

For Review
01/11/2024 9:46:24 AM

CONCEPT
PHASE 9

PROJECT NUMBER
10068D

PRINT DATE
2024-01-11

PROJECT MANAGER
C. CHILD

DESIGNED BY
C. CARPENTER

2 OF 6

SUN SAGE PHASE 4-9
CONCEPT
MAIN STREET
GRANTSVILLE, UTAH

For Review
01/11/2024 9:46:24 AM

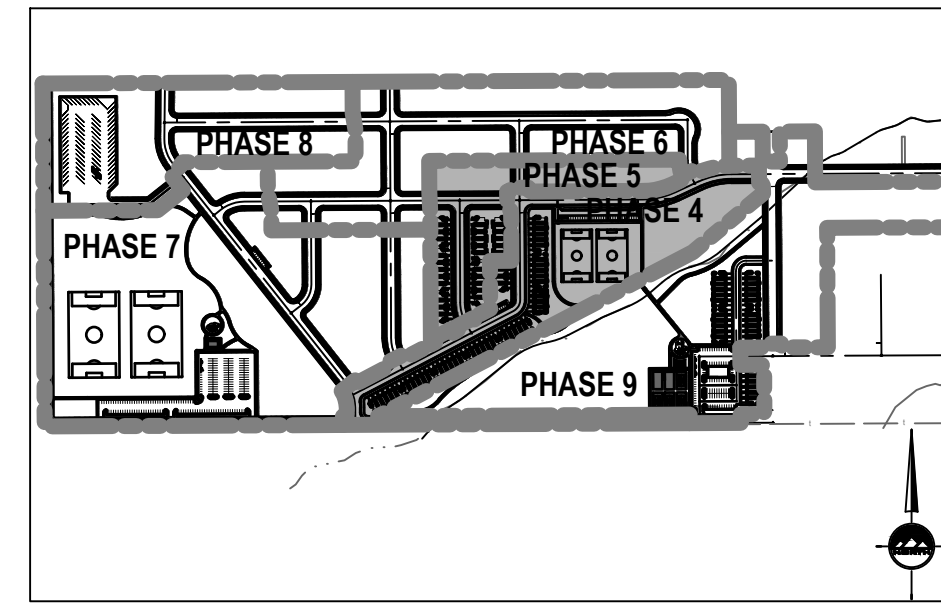
CONCEPT
PHASE 4
PHASE 5

PROJECT NUMBER
10068D

PRINT DATE
2024-01-11

PROJECT MANAGER
C. CHILD

DESIGNED BY
C. CARPENTER



PHASE KEY MAP
NOT TO SCALE

KEYNOTES
1 SITE TRIANGLE

PHASE 4 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	50
HANDICAP STALLS	4
TOTAL STALLS	54

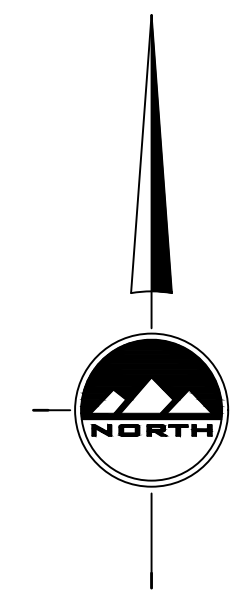
PHASE 5 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	0
HANDICAP STALLS	0
TOTAL STALLS	0

PHASE 4 SITE SUMMARY TABLE	
LOT TYPE	LOTS
21-FT TOWNHOMES	46
26-FT TOWNHOMES	4
TOTAL LOTS	50

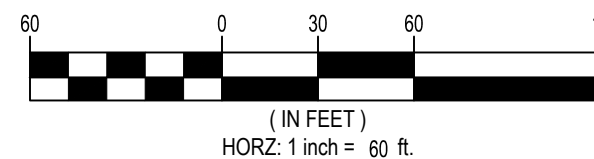
PHASE 5 SITE SUMMARY TABLE	
LOT TYPE	LOTS
26-FT TOWNHOMES	32
50-FT SINGLE FAMILY	17
TOTAL LOTS	49

PHASE 4 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	4.75
LOTS	2.33
ROADS	4.97
TOTAL LOTS	12.05

PHASE 5 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	0.27
LOTS	4.24
ROADS	1.28
TOTAL LOTS	5.79



HORIZONTAL GRAPHIC SCALE



SUN SAGE PHASE 4-9
CONCEPT
MAIN STREET
GRANTSVILLE, UTAH

For Review
01/11/2024 9:46:25 AM

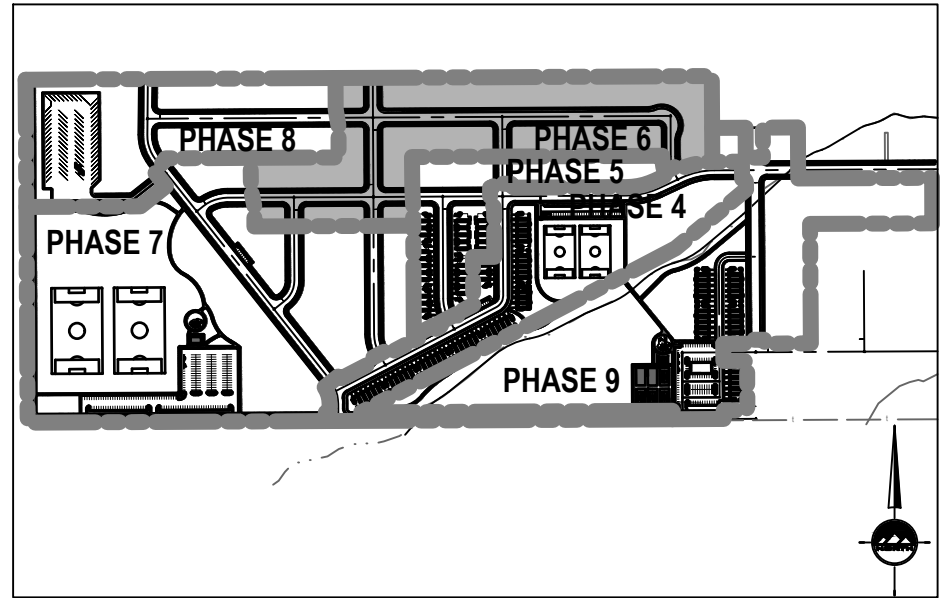
CONCEPT
PHASE 6

PROJECT NUMBER
10068D

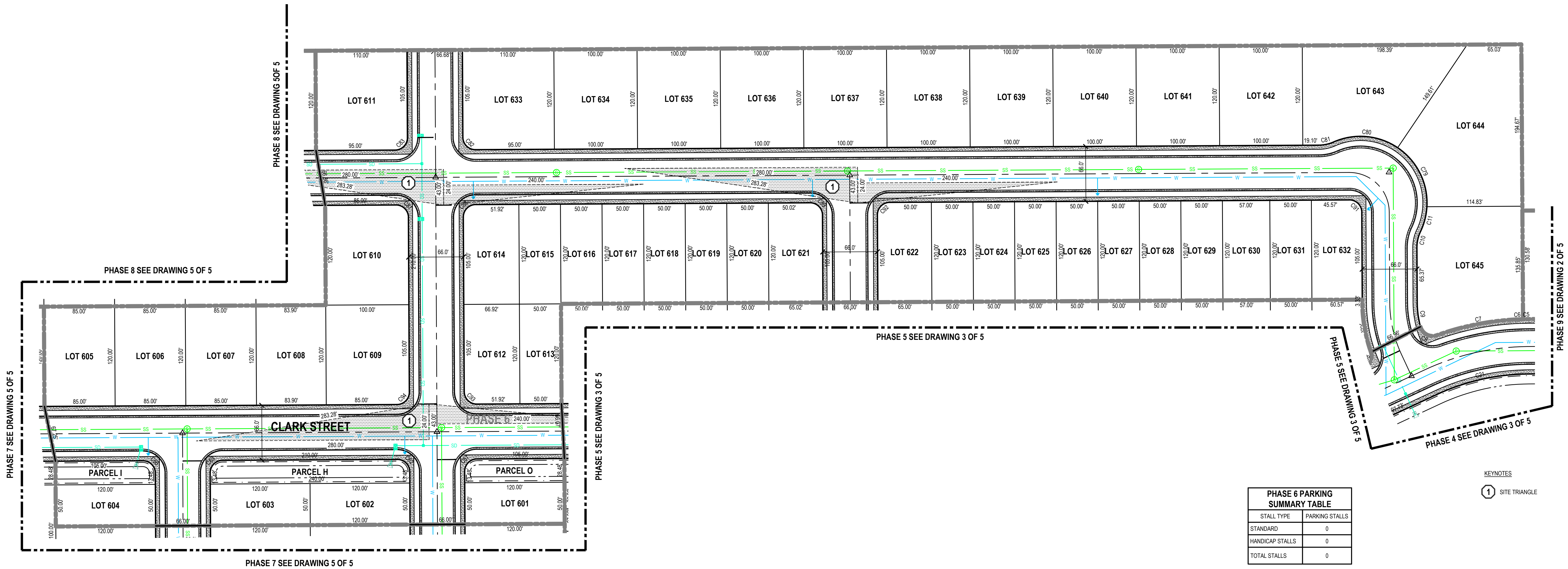
PRINT DATE
2024-01-11

PROJECT MANAGER
C. CHILD

DESIGNED BY
C. CARPENTER



PHASE KEY MAP
NOT TO SCALE



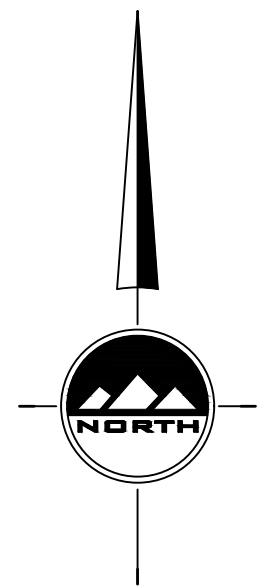
KEYNOTES

1 SITE TRIANGLE

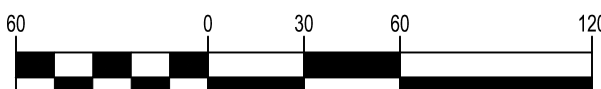
PHASE 6 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	0
HANDICAP STALLS	0
TOTAL STALLS	0

PHASE 6 SITE SUMMARY TABLE	
LOT TYPE	LOTS
50 - FT SINGLE FAMILY	25
65 - FT SINGLE FAMILY	20
TOTAL LOTS	45

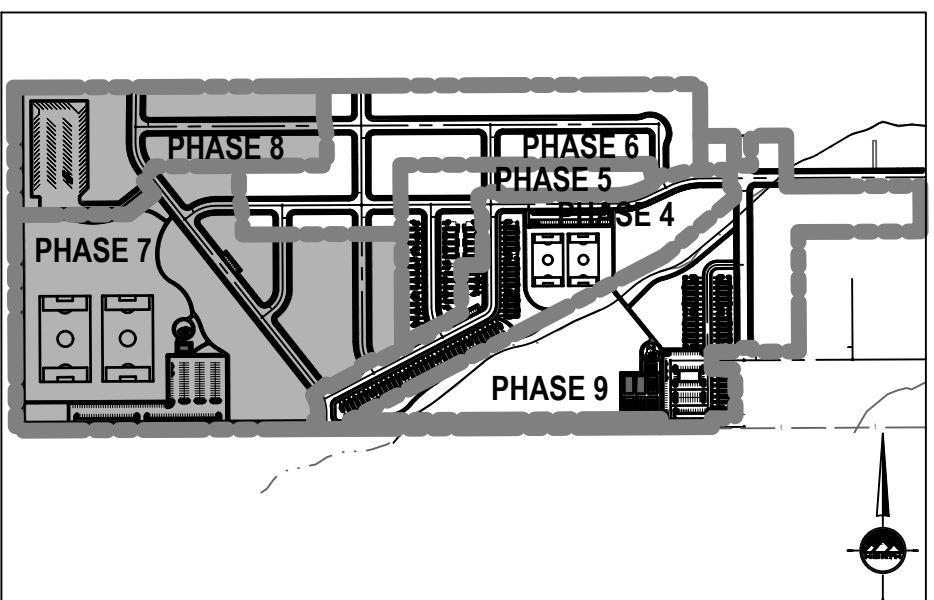
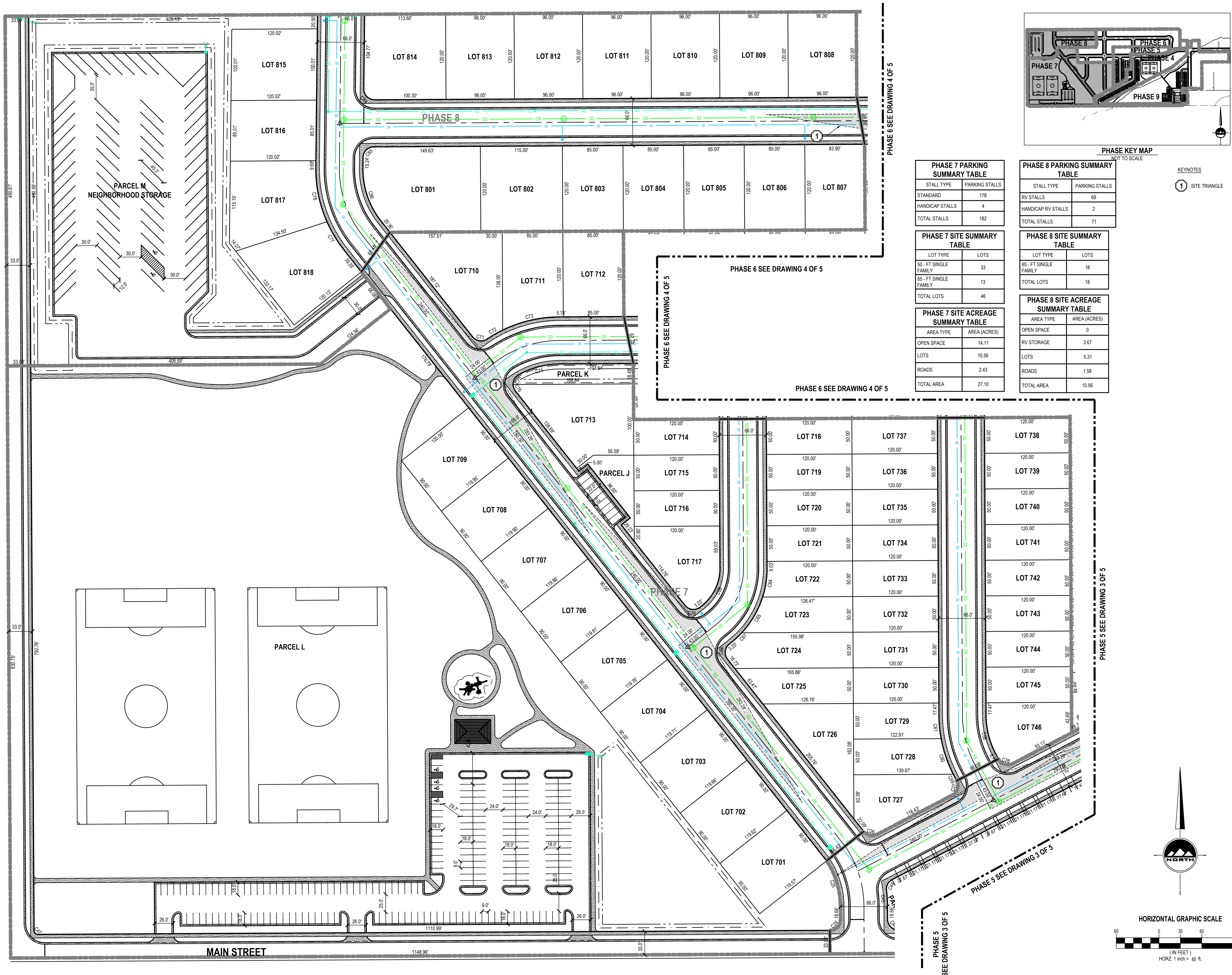
PHASE 6 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	0.31
LOTS	9.57
ROADS	4.19
TOTAL LOTS	14.07



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 60 ft.



PHASE KEY MAP
NOT TO SCALE

KEYNOTES
① SITE TRIANGLE

PHASE 7 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
STANDARD	178
HANDICAP STALLS	4
TOTAL STALLS	182

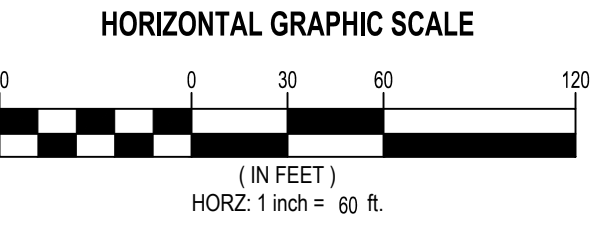
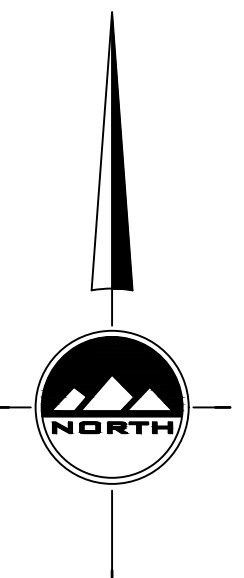
PHASE 7 SITE SUMMARY TABLE	
LOT TYPE	LOTS
50 - FT SINGLE FAMILY	33
65 - FT SINGLE FAMILY	13
TOTAL LOTS	46

PHASE 7 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	14.11
LOTS	10.56
ROADS	2.43
TOTAL AREA	27.10

PHASE 8 PARKING SUMMARY TABLE	
STALL TYPE	PARKING STALLS
RV STALLS	69
HANDICAP RV STALLS	2
TOTAL STALLS	71

PHASE 8 SITE SUMMARY TABLE	
LOT TYPE	LOTS
65 - FT SINGLE FAMILY	18
TOTAL LOTS	18

PHASE 8 SITE ACREAGE SUMMARY TABLE	
AREA TYPE	AREA (ACRES)
OPEN SPACE	0
RV STORAGE	3.67
LOTS	5.31
ROADS	1.58
TOTAL AREA	10.56



SUN SAGE PHASE 4-9
CONCEPT
MAIN STREET
GRANTSVILLE, UTAH

For Review
01/11/2024 9:46:25 AM

SUN SAGE PHASE 4-9

CONCEPT

MAIN STREET

GRANTSVILLE, UTAH

For Review

01/11/2024 9:46:25 AM

CONCEPT

DATA CHARTS

PROJECT NUMBER
10068D

PRINT DATE
2024-01-11

PROJECT MANAGER
C. CHILD

DESIGNED BY
C. CARPENTER

PARCEL TABLE	
LOT #	AREA SQFT
58	201355
215	337
259	4381
260	6738
261	3369
262	4602
263	4748
270	4000
272	3836
276	11984
277	2106
287	1715
288	606382
293	1321
302	159723
306	2720
309	2257
311	3369
321	115000
326	322658
401	2323
402	1799
403	1799
404	1799
405	1799
406	2352
407	2352
408	1799
409	1799
410	1799
411	1799
412	2352
413	2352
414	1799
415	1799
416	1799
417	1799
418	2352
419	2352
420	1799

PARCEL TABLE	
LOT #	AREA SQFT
421	1799
422	1799
423	1799
424	2352
425	2352
426	1799
427	1799
428	1801
429	1808
430	2425
431	2501
432	1841
433	1800
434	2351
435	2352
436	1826
437	1772
438	1799
439	1799
440	2352
441	2352
442	1800
443	1799
444	1799
445	1799
446	2352
447	2641
448	2228
449	2228
450	2641
501	6198
502	5705
503	6825
504	6000
505	6000
506	6000
507	6000
508	6000
509	6000
510	6000

PARCEL TABLE	
LOT #	AREA SQFT
511	7752
512	7755
513	6000
514	6000
515	6000
516	6000
517	6000
518	2590
519	2186
520	2189
521	2587
522	2590
523	2186
524	2195
525	2176
526	2186
527	2590
528	2590
529	2201
530	2249
531	2925
532	2636
533	2226
534	2226
535	2227
536	2227
537	2639
538	2639
539	2227
540	2227
541	2227
542	2227
543	2640
544	2641
545	2199
546	2256
547	2228
548	2228
549	2641
601	6000

PARCEL TABLE	
LOT #	AREA SQFT
602	6000
603	6000
604	6000
605	10200
606	10200
607	10200
608	10068
609	11952
610	11952
611	13152
612	7982
613	6000
614	7982
615	6000
616	6000
617	6000
618	6000
619	6000
620	6000
621	7755
622	7752
623	6000
624	6000
625	6000
626	6000
627	6000
628	6000
629	6000
630	6840
631	6000
632	7220
633	13152
634	12000
635	12000
636	12000
637	12000
638	12000
639	12000
640	12000
641	12000

PARCEL TABLE	
LOT #	AREA SQFT
642	12000
643	18347
644	22092
645	17983
701	10763
702	10768
703	10772
704	10776
705	10781
706	10785
707	10789
708	10794
709	10798
710	14735
711	10667
712	10200
713	13680
714	6000
715	6000
716	6000
717	9849
718	6000
719	6000
720	6000
721	6000
722	6087
723	6937
724	8590
725	7315
726	10272
727	8681
728	6497
729	6031
730	6000
731	6000
732	6000
733	6000
734	6000
735	6000
736	6000

PARCEL TABLE	
LOT #	AREA SQFT
737	6000
738	6000
739	6000
740	6000
741	6000
742	6000
743	6000
744	6000
745	6000
746	8023
801	18665
802	13800
803	10200
804	10200
805	10200
806	10200
807	10068
808	11520
809	11520
810	11520
811	11520
812	11520
813	11520
814	13698
815	12002
816	10201
817	13591
818	13273
901	2713
902	1937
903	1937
904	1937
905	1937
906	2531
907	2531
908	1937
909	1937
910	1937
911	1937
912	2533

PARCEL TABLE	
LOT #	AREA SQFT
913	2533
914	1937
915	1937
916	1937
917	1937
918	2531
919	2531
920	1937
921	1937
922	1937
923	1937
924	2531
925	14359
926	14400
927	14400
928	14400
929	14400
930	19965
931	14094
932	13163
933	13164
934	13164
935	13164
936	13165
937	13165
938	17305
939	16790

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.55'	89°56'34"	N45°19'59"W	21.20'
C2	15.00'	23.58'	90°03'45"	N44°40'10"E	21.22'
C3	15.00'	23.54'	89°56'03"	N45°19'44"W	21.20'
C4	15.00'	23.58'	90°03'57"	S44°40'16"W	21.23'
C5	472.61'	1.95'	0°14'10"	S89°07'10"W	1.95'
C6	333.00'	106.06'	18°14'54"	S79°26'05"W	105.61'
C7	333.00'	106.06'	18°14'54"	S79°26'05"W	105.61'
C8	15.00'	24.79'	94°41'58"	N62°20'23"W	22.07'
C9	117.00'	29.99'	14°41'08"	N7°38'50"W	29.91'
C10	45.00'	20.23'	25°45'32"	N12°34'30"E	20.06'
C11	80.00'	30.93'	22°08'59"	N14°22'46"E	30.73'
C12	15.00'	23.58'	90°04'03"	S44°40'18"W	21.23'
C13	15.04'	23.65'	90°03'26"	S45°30'50"E	21.29'
C14	55.00'	86.39'	90°00'00"	N44°38'17"E	77.78'
C15	15.00'	23.56'	90°00'00"	N44°38'17"E	21.21'
C16	15.00'	23.51'	89°47'35"	N45°23'58"W	21.17'
C17	15.00'	23.56'	90°00'00"	N45°21'43"W	21.21'
C18	25.00'	39.27'	90°00'00"	S44°38'17"W	35.36'
C19	15.00'	23.58'	90°03'26"	S44°40'01"W	21.22'
C20	333.00'	143.37'	24°40'03"	N77°21'42"E	142.26'
C21	267.06'	113.30'	24°18'29"	N77°10'55"E	112.45'
C22	81.00'	6.00'	4°14'42"	N36°36'08"E	6.00'
C23	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'
C24	15.00'	23.56'	90°00'00"	N44°42'20"E	21.21'
C25	117.00'	67.62'	33°06'51"	N16°51'05"W	66.68'
C26	15.30'	21.16'	79°15'18"	S77°57'33"E	19.52'
C27	15.00'	23.56'	90°00'00"	N17°24'48"E	21.21'
C28	15.00'	23.56'	90°00'00"	S72°35'12"E	21.21'
C29	15.00'	23.56'	90°00'00"	N17°24'48"E	21.21'
C30	15.00'	23.56'	90°00'00"	S72°35'12"E	21.21'
C31	15.00'	16.42'	62°43'04"	N31°03'16"E	15.61'
C32	15.00'	23.56'	90°00'00"	N45°18'16"W	21.21'
C33	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C34	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C35	267.00'	28.87'	6°11'44"	N86°35'52"E	28.86'
C36	267.00'	51.14'	10°58'24"	N78°00'48"E	51.06'
C37	267.00'	34.94'	7°29'55"	N68°46'38"E	34.92'
C38	15.00'	22.11'	84°26'51"	N22°48'16"E	20.16'
C39	81.00'	6.17'	4°21'50"	S1°52'39"W	6.17'
C40	81.00'	21.71'	15°21'18"	S11°44'13"W	21.64'
C41	81.00'	21.34'	15°05'54"	S26°57'50"W	21.28'
C42	81.00'	21.54'	15°14'15"	S46°22'36"W	21.46'
C43	81.00'	11.90'	8°25'04"	S58°12'16"W	11.89'
C44	15.00'	18.22'	69°35'33"	S27°37'01"W	17.12'
C45	183.00'	21.99'	6°53'06"	S3°44'12"E	21.98'
C46	15.05'	23.61'	89°53'45"	S45°09'21"E	21.26'
C47	5.00'	7.85'	89°57'16"	S45°19'01"E	7.07'
C48	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'
C49	117.00'	43.47'	21°17'16"	N16°56'34"W	43.22'
C50	117.00'	12.24'	5°59'40"	N3°18'06"W	12.24'
C51	117.00'	55.71'	27°16'56"	N13°56'44"W	55.19'
C52	183.00'	8.51'	2°39'56"	S26°15'14"E	8.51'
C53	183.00'	33.95'	10°37'51"	S19°36'20"E	33.91'
C54	183.00'	27.70'	8°40'23"	S9°57'13"E	27.67'
C55	183.00'	16.97'	5°18'46"	S2°57'39"E	16.96'
C56	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C57	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'
C58	117.00'	55.71'	27°16'56"	N13°56'44"W	55.19'
C59	3471.86'	10.31'	0°10'13"	N27°33'06"W	10.31'
C60	183.00'	52.92'	16°34'03"	N18°49'38"W	52.73'
C61	183.00'	32.70'	10°14'20"	N5°25'26"W	32.66'
C62	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C63	15.00'	23.56'	90°00'00"	N44°41'44"E	21.21'
C64	133.00'	41.65'	17°56'33"	N8°40'00"E	41.48'
C65	133.00'	58.53'	25°12'53"	N30°14'43"E	58.06'
C66	15.00'	23.56'	90°00'00"	N6°40'06"E	21.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C67	133.00'	20.46'	8°48'57"	N47°15'37"E	20.44'
C68	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C69	67.00'	60.78'	51°58'22"	S25°40'55"W	58.71'
C70	15.00'	23.56'	90°00'00"	N83°19'54"W	21.21'
C71	15.00'	22.41'	85°36'42"	S81°08'16"E	20.39'
C72	183.00'	25.47'	7°58'25"	N60°02'36"E	25.45'
C73	183.00'	81.97'	25°39'55"	N76°51'46"E	81.29'
C74	117.00'	60.21'	29°29'08"	S74°57'10"W	59.55'
C75	15.00'	16.11'	61°31'58"	S29°26'36"E	15.35'
C76	15.00'	9.69'	37°00'32"	S19°49'39"E	9.52'
C77	183.00'	46.17'	14°27'18"	S31°04'25"E	46.05'
C78	183.00'	78.16'	24°28'11"	S11°36'41"E	77.56'
C79	80.00'	82.78'	59°12'14"	N26°20'25"W	79.14'
C80	80.00'	80.73'	57°48'55"	N84°53'35"E	77.34'
C81	45.00'	18.45'	23°29'46"	S77°56'51"W	18.32'
C82	15.00'	23.56'	90°00'00"	N45°18'16"W	21.21'
C83	15.00'	23.56'	90°00'00"	S44°14'44"W	21.21'
C84	15.00'	23.80'	90°55'41"	N44°50'26"W	21.38'
C85	15.00'	23.32'	88°04'19"	S45°09'34"W	21.04'
C86	117.00'	79.55'	38°57'19"	S18°51'15"E	78.02'
C87	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C88	15.00'	23.56'	90°00'00"	N44°14'44"E	21.21'
C89	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C90	183.00'	61.05'	19°06'53"	S05°51'43"W	60.77'
C91	15.00'	23.56'	90°00'00"	N45°18'16"W	21.21'
C92	15.00'	23.56'	90°00'00"	S44°14'44"W	21.21'
C93	15.00'	23.56'	90°00'00"	S45°18'16"E	21.21'
C94	15.00'	23.56'	90°00'00"	N44°14'44"E	21.21'

SUN SAGE TERRACE PHASES 2-9

ZONING

DEVIATIONS

SUN SAGE TERRACE PHASES 4-9 - GRANTSVILLE, UT											
Development Standards						Proposed Changes					
Code Requirement	R-1-21 SFD	RM-15 SFD	Mixed Use - Comm	Mixed Use – Multifamily	Mixed Use - SFD	Sun Sage Terrace Townhomes 26-ft Lot	Sun Sage Terrace SFD 50-ft Lot	Sun Sage Terrace SFD 65-ft Lot	Sun Sage Terrace Townhomes 21-ft lot	Sun Sage Terrace Multifamily	Sun Sage Terrace RV PARKING
Maximum Density		15 DU/Ac		15 DU/ac 4)		10 DU/Ac	6 DU/Ac	5 DU/Ac	15 DU/Ac	15 DU/Ac	TBD
Minimum Lot Size	21,780 SF (1/2 ac)	8,000 SF 10,000 SF Corner Lots	½ acre	7,000 SF 1 st 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	2,176 SF (26' x 80')	5,000 SF (50'x100')	7,150 SF	1,540 Per attached home (21' x 85')	NA	
Minimum Lot Frontage (1)	70-feet	60-feet	100-feet	50-feet	50-feet	26-feet	50-feet	65-feet	21-feet	NA	
Minimum Yard Setbacks											
Front Yard	40-feet	25-feet	25-feet (5)	25-feet (5)	25-feet (5)	10-feet	25-feet	25-feet	10-feet	See distance between structures	
Rear Yard											
- Main Building	30-feet	20-feet	20-feet	20-feet	20-feet	5-feet rear loaded garage	10-feet	10-feet	5-feet rear loaded garage	See distance between structures	TBD
-Accessory Bldg.	1-foot	1-foot	7.5-feet	7.5-feet	7.5-feet	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)	7.5-feet	7.5-feet	7.5-feet	0-feet on attached side; 7.5-feet on end units	See distance between structures	TBD
-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		

For Review
01/10/2024 3:49:59 PM

AGENDA ITEM #2

Consideration to recommend approval of
Proposed Rezone Of 1042 N Old Lincoln
Hwy To Go from PUD to RR-1 Zone
Designation.



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 2023126

Rezone for property owned by Byron Christiansen at approx. 1042 N Old Lincoln Hwy Staff Summary

Parcel ID: 01-040-A-0028

Meeting Date:

Jan. 18, 2024

Property Address: 1000 W Main St

Current Zone/Proposed Zone

PUD / RR-1

Applicant Name: Byron Christiansen, Nichole Carter

Request: Rezone

Prepared by: Cavett Eaton

PROJECT DESCRIPTION

This Property was Zoned PUD sometime before 1984 and it is still unclear as to the details. Bud Christiansen and his daughter Nichole Carter would like to divide the property and create (2) one acre lots to build on.

PLANNING STAFF ANALYSIS

The required 10 day notice was completed 1/5/2024. The Public Hearing is completed with today's meeting. This presentation is for Public Hearing and Consideration.

This property has been granted a utility and access easement and is ready for the subdivision process the City has been getting ready for approval.

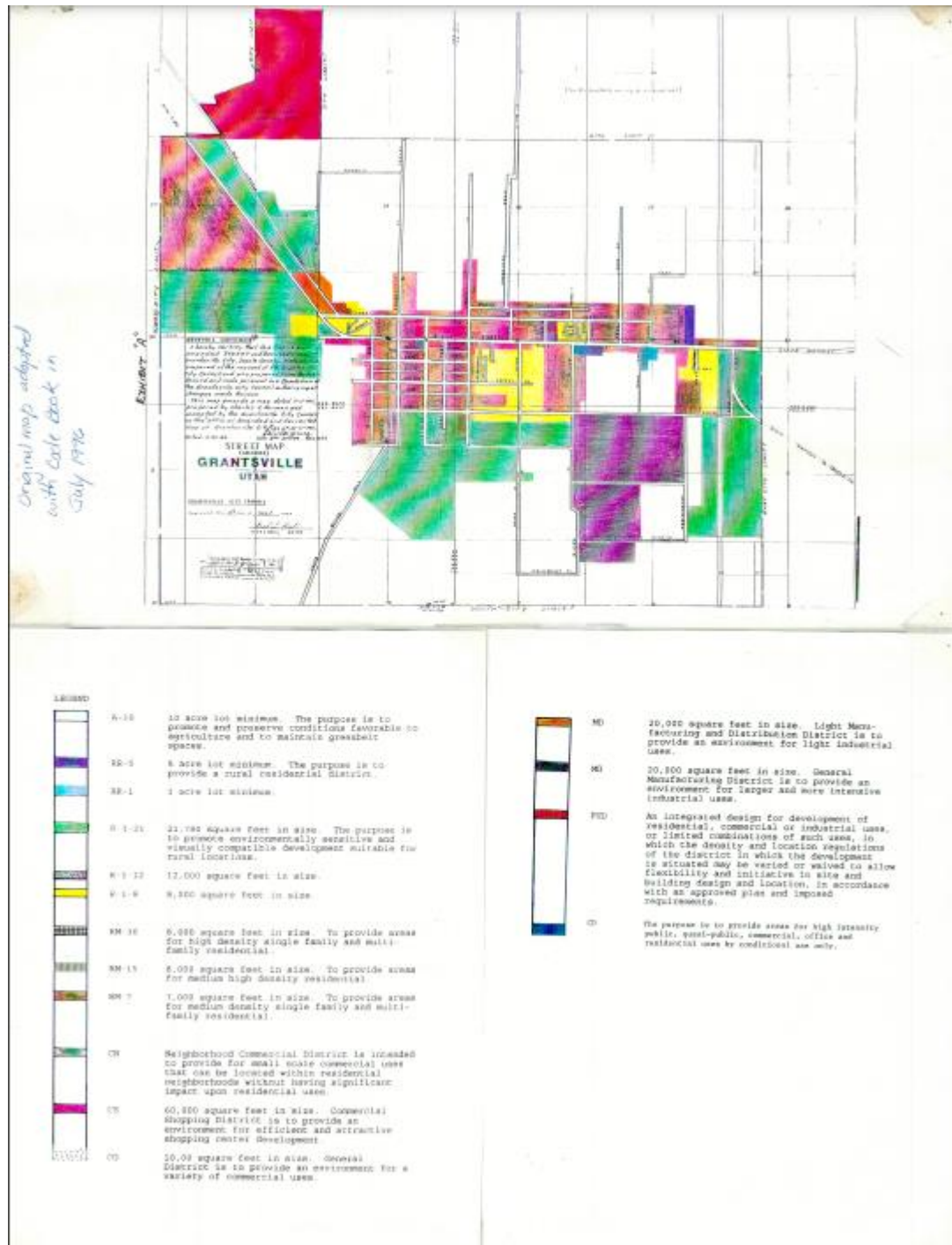
This rezone step will provide the ability for the property owners to take the next step.

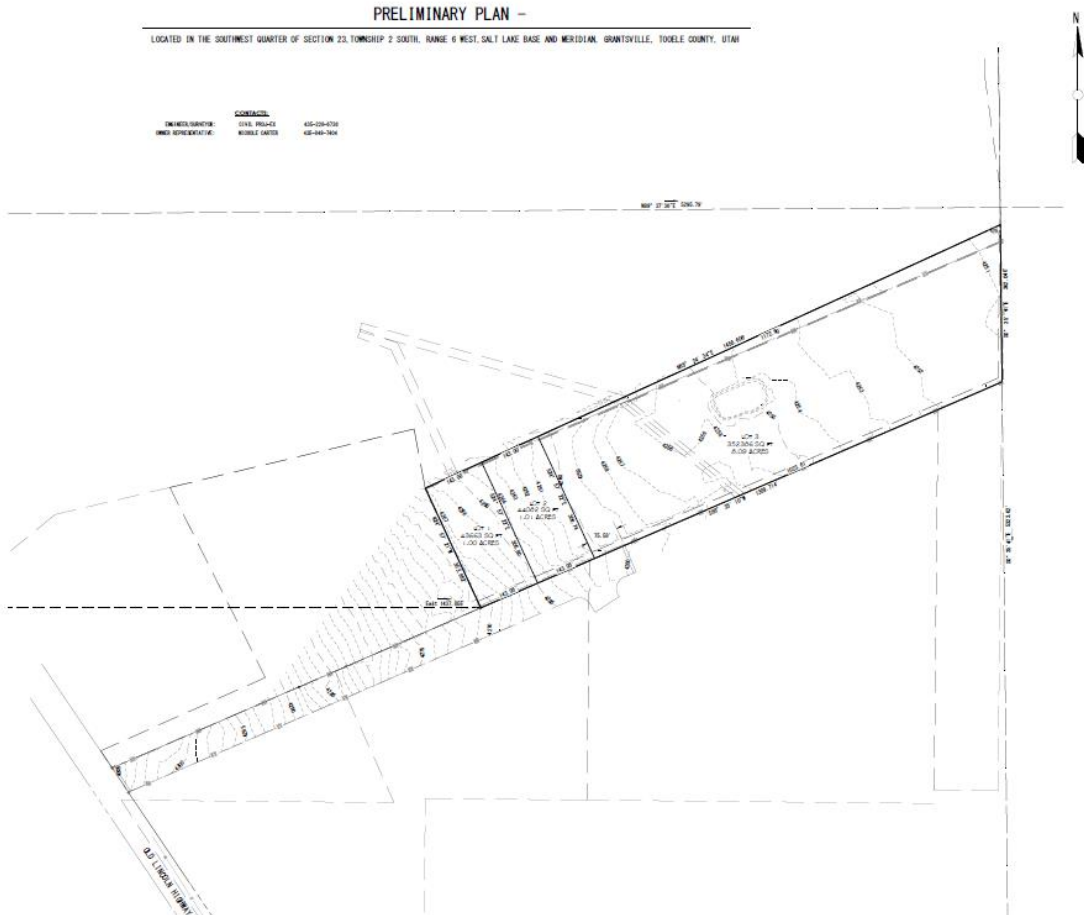
PLANNING STAFF RECOMMENDATION

This Rezone was discussed at the 1/4/2024 Planning Commission and received favorably. City Staff recommends approval of this rezone.

SITE & VICINITY DESCRIPTION







AGENDA ITEM #3

Discussion regarding Wagstaff
Developments Rezone on the corner of
Hwy 112 and Main Street.



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

Permit# 2023161

Wagstaff Developments Rezone Summary

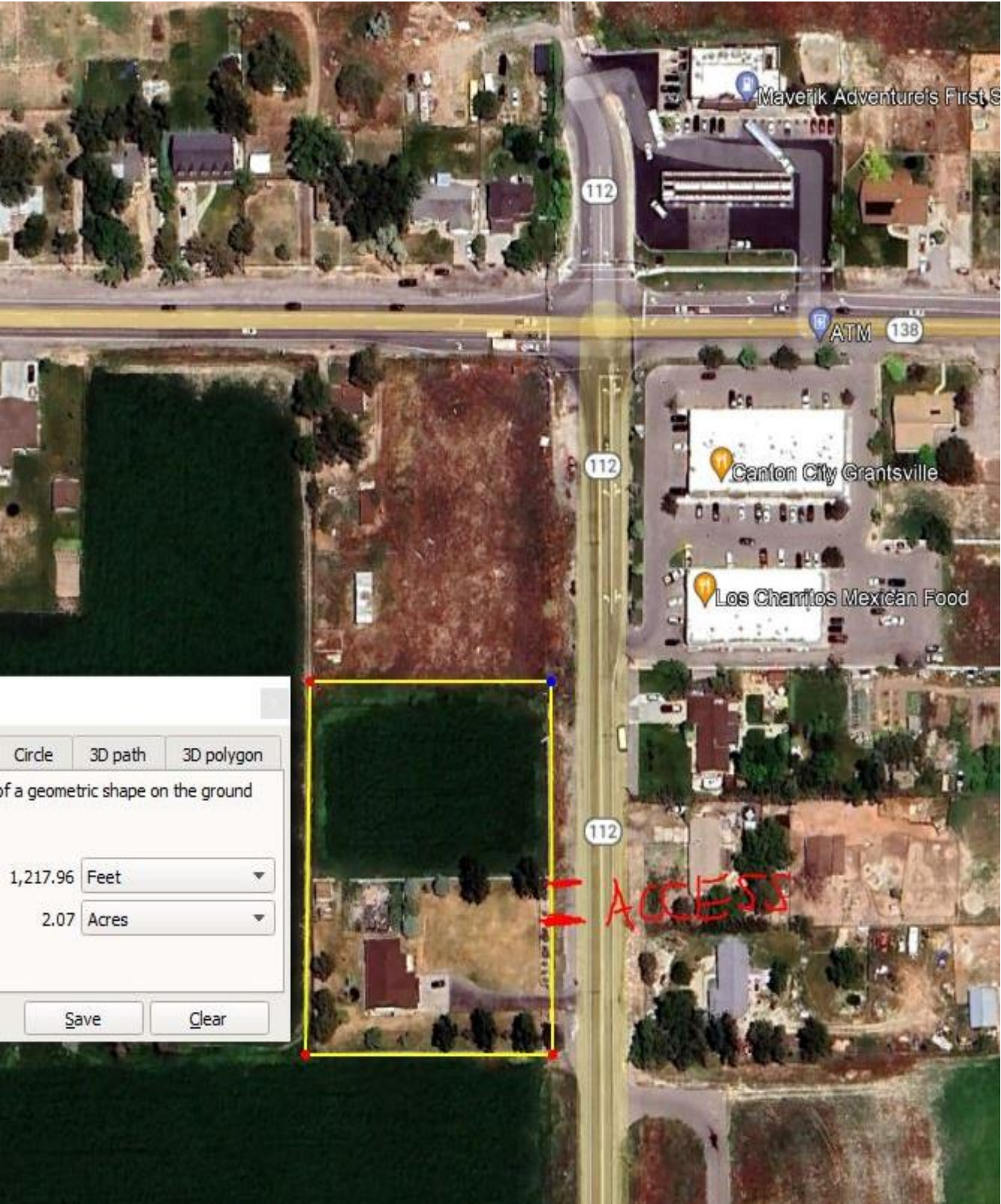
Parcel ID:	11-041-0-0005, 11-041-0-0004	Meeting Date:	Jan. 18, 2024
Property Address:	112 S. Hwy 112	Current Zone/Proposed Zone	R-1-12 Proposed to be Rezoned as CG
Applicant Name:	Wagstaff Investments, LLC		
Request:	Scott Wagstaff		
Prepared by:	Cavett Eaton		

PROJECT DESCRIPTION

Applicant owns the southwest corner of Main St. / Hwy 112, which is zoned as General Commercial. They would like to rezone this property to match the corner property on the zoning map on the Future Land Use Map / General Plan. They are also proposing changing the zoning of parcel 11-041-0-0004 to General Commercial on the zoning map and the future land use map. This will allow all of the properties they own to be zoned the same.

Applicant advised that UDOT is granting access at 500' from the lighted intersection to the parcel. This will also be their only access along Hwy 112 for all of the properties.

SITE & VICINITY DESCRIPTION

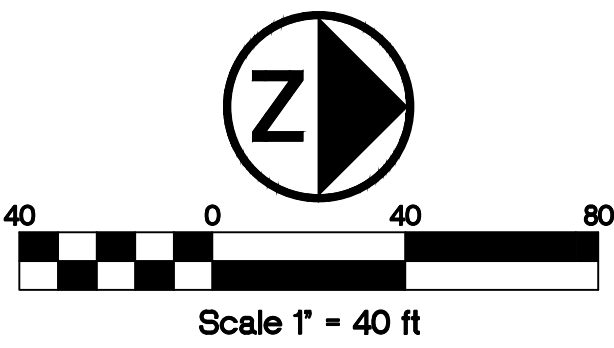


AGENDA ITEM #4

Concept Plan Presentation of City Center 2, located at approximately 242 E. Main St.

242 E MAIN STREET

CONCEPT PLAN

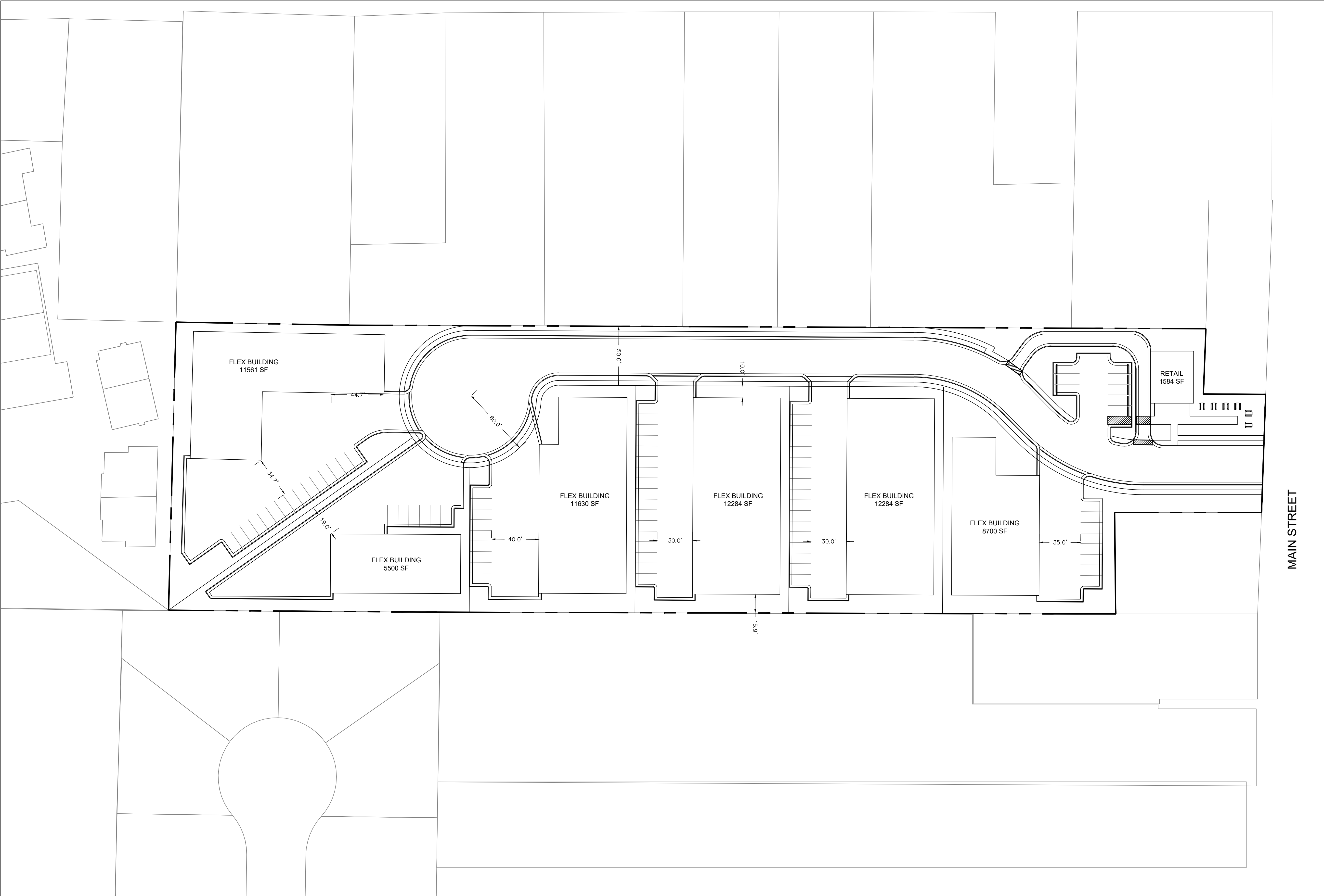




WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:
GENERAL NOTES:
CUL-DE-SAC LENGTH: 750 FT



NO.	REVISION	DATE

PROJECT INFORMATION

242 E MAIN STREET

CONCEPT PLAN

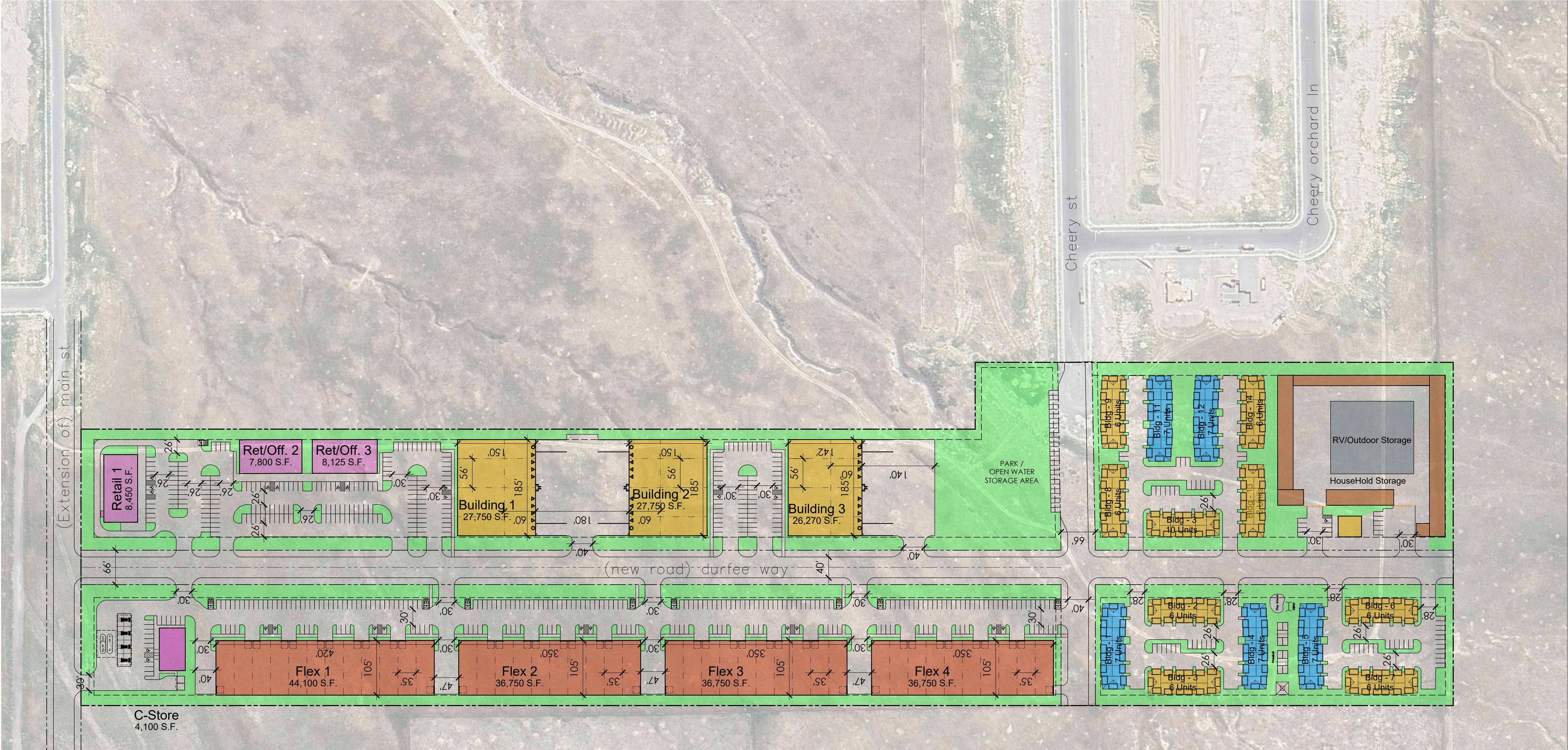
GRANTSVILLE, UTAH

DRAWN KCW	CHECKED GDW	PROJECT # 23314
ENGINEER'S STAMP		DATE 01/12/2024
		SCALE 1" = 40'
		SHEET CONCEPT

G:\DATA\23314 242 E Main St. - Mohd\dwg\23314 Flexspace Concept Plan.dwg
PLOT DATE: Jan 12, 2024

AGENDA ITEM #5

Concept Plan Presentation of Durfee
Development, located at approximately
1350 W. Main St.



PARKING/BUILDING DATA

C-STORE	4,100 SF
TOTAL PARKING	17 SPACES
RATIO	4.15/1,000 S.F.
RETAIL 1	8,450 SF
TOTAL PARKING	50 SPACES
RATIO	5.92/1,000 S.F.
RET/OFF. 2-3	15,925 SF
TOTAL PARKING	110 SPACES
RATIO	6.91/1,000 S.F.
PARK	
TOTAL PARKING	26 SPACES

BUILDING 1-3		81,770 SF
TOTAL PARKING PROVIDED		105 SPACES
RATIO		128/1,000 S.F.
<u>POSSIBLE OFFICE/WAREHOUSE AREA</u> <u>PER PARKING COUNT</u>		
OFFICE	15%	12,266 SF
TOTAL PARKING		35 SPACES
RATIO		2.85/1,000 S.F.
REQUIRED RATIO		2.79/1,000 S.F.
WAREHOUSE	85%	69,505 SF
TOTAL PARKING		70 SPACES
RATIO		1.01/1,000 S.F.
REQUIRED RATIO		1/1,000 S.F.
PARKING REQUIRED		105 SPACES

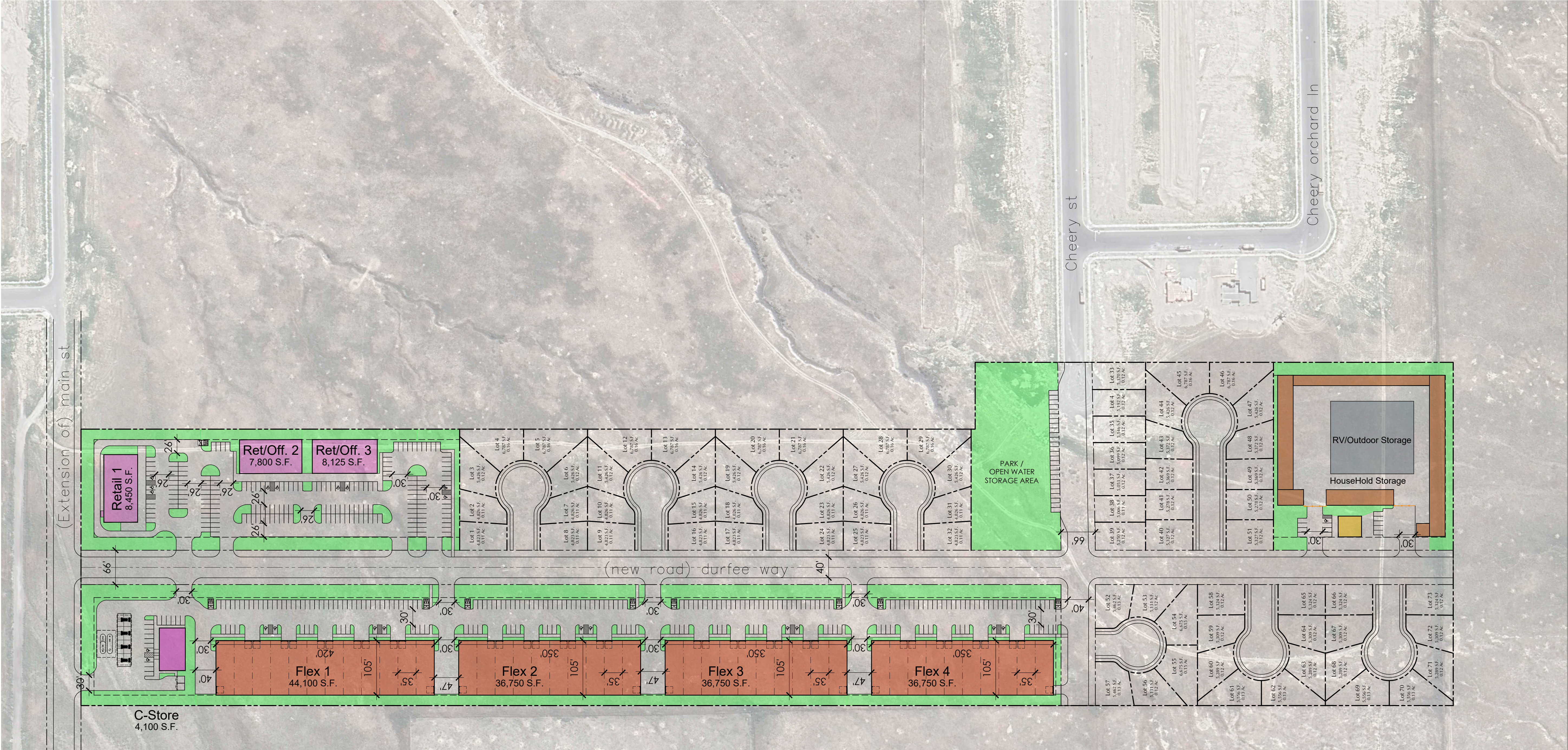
FLEX 1-4		154,350 SF
TOTAL PARKING PROVIDED		214 SPACES
RATIO		139/1,000 S.F.
<u>POSSIBLE OFFICE/WAREHOUSE AREA</u> <u>PER PARKING COUNT</u>		
OFFICE	20%	30,870 SF
TOTAL PARKING		86 SPACES
RATIO		2.79/1,000 S.F.
REQUIRED RATIO		2.79/1,000 S.F.
WAREHOUSE	80%	123,480 SF
TOTAL PARKING		124 SPACES
RATIO		1.00/1,000 S.F.
REQUIRED RATIO		1/1,000 S.F.
PARKING REQUIRED		210 SPACES

TOWN-HOMES	
9 - 6 UNIT BUILDING (2,3,6,7,8,9,10,13+14)	54 UNITS
5 - 7 UNIT BUILDING (1,4,5,11+12)	35 UNITS
TOTAL	89 UNITS
UNIT PARKING - 2 EACH	178 SPACES
QUEST PARKING	54 SPACES
TOTAL PARKING	232 SPACES
RATIO	2.61/UNIT

Right-of-Way Dedication	4.90 Ac
Total Project Landscaping	14.67%

CITY ZONING CODE	
Jurisdiction	Grantsville UT
Zoning	Current - R-1-21 Designed for - MU - Mixed Use
Setbacks (bldg)	F 25' S 10' R 20'
Height	35'
Parking	9X18 26 10%
	Office 2.79/1000 Retail/C-store 4.1/1000
	Warehouse 1/1000
	Dwellings 2 Stalls
Landscaping	Total Project Area 25%

CONCEPTUAL SITE PLAN
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING.
THE SITE WILL NEED TO BE SURVEYED TO
ACCURATELY DEFINE ALL BOUNDARIES,
EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS,
CONFIRM ACCESS LOCATIONS, AND WETLANDS.



PARKING/BUILDING DATA

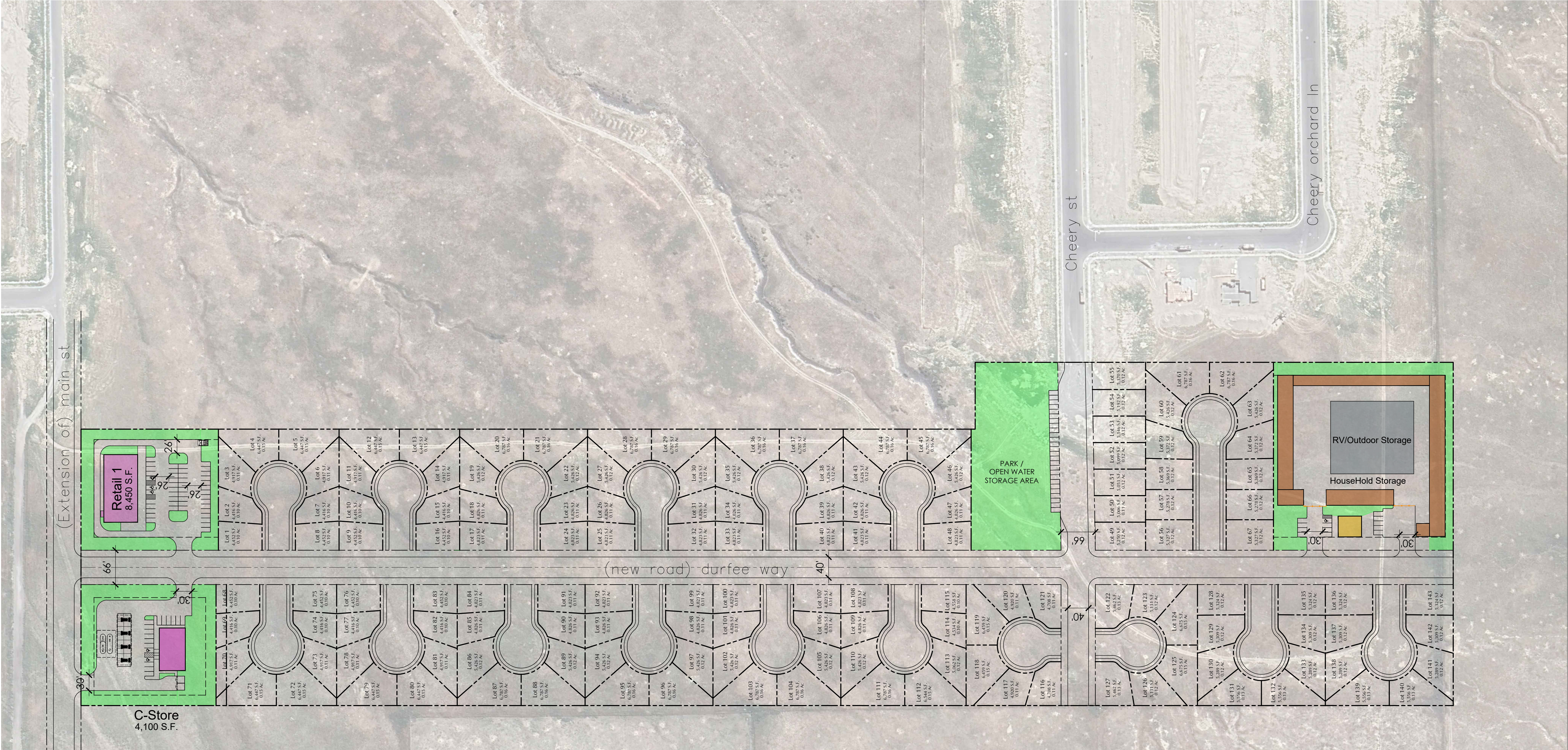
C-STORE	4,100 SF	FLEX 1-4	154,350 SF
TOTAL PARKING	17 SPACES	TOTAL PARKING PROVIDED	214 SPACES
RATIO	4.15/1,000 S.F.	RATIO	1.39/1,000 S.F.
RETAIL 1	8,450 SF	POSSIBLE OFFICE/WAREHOUSE AREA	
TOTAL PARKING	50 SPACES	PER PARKING COUNT	
RATIO	5.92/1,000 S.F.	OFFICE	20% 30,870 SF
RET/OFF. 2-3	15,925 SF	TOTAL PARKING	86 SPACES
TOTAL PARKING	110 SPACES	RATIO	2.79/1,000 S.F.
RATIO	6.91/1,000 S.F.	REQUIRED RATIO	2.79/1,000 S.F.
PARK		WAREHOUSE	80% 123,480 SF
TOTAL PARKING	26 SPACES	TOTAL PARKING	124 SPACES
		RATIO	100/1,000 S.F.
		REQUIRED RATIO	1/1,000 S.F.
		PARKING REQUIRED	210 SPACES

Right-of-Way Dedication 490 Ac

CITY ZONING CODE

Jurisdiction	Grantsville UT
Zoning	Current - R-1-21 Designed for - MU - Mixed Use
Setbacks (bldg)	F 25' S 10' R 20'
Height	35'
Parking	9X18 26
	Office 2.79/1000 Retail/C-store 4.1/1000 Warehouse 1/1000 Dwellings 2 Stalls
	Single Family - 50' frontage min - 4,000 SF min
Landscaping	Total Project Area 25%

CONCEPTUAL SITE PLAN
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PARKING/BUILDING DATA

C-STORE	4,100 SF
TOTAL PARKING	17 SPACES
RATIO	4.15/1,000 S.F.

RETAIL 1	8,450 SF
TOTAL PARKING	50 SPACES
RATIO	5.92/1,000 S.F.

RET/OFF. 2-3	15,925 SF
TOTAL PARKING	110 SPACES
RATIO	6.91/1,000 S.F.

PARK	
TOTAL PARKING	26 SPACES

Right-of-Way Dedication 4.90 Ac

CITY ZONING CODE

Jurisdiction	Grantsville UT
Zoning	Current - R-1-21 Designed for - MU - Mixed Use
Setbacks (bldg)	F 25' S 10' R 20'
Height	35'
Parking	9X18 26
	Office 2,799/1000 Retail/C-store 4.1/1000 Warehouse 1/1000 Dwellings 2 Stalls
	Single Family - 50' frontage min - 4,000 SF min
Landscaping	Total Project Area 25%

CONCEPTUAL SITE PLAN
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING.
THE SITE WILL NEED TO BE SURVEYED TO
ACCURATELY DEFINE ALL BOUNDARIES,
EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS,
CONFIRM ACCESS LOCATIONS, AND WETLANDS.

AGENDA ITEM #6

Approval of minutes from December 21, 2023 Planning Commission regular meeting.

Public Hearing for the following:

a) Estates at Twenty Wells PUD

Action Summary:

#1 John Butler - Twenty Wells PUD	Tabled.
#2 Highlands Subdivision MDA	Moved to Consideration for 1/18/24.
#3 1600 N Hwy 138: Industrial to MU	Tabled.
#4 1600 N Hwy 138: A10/CG to MU	Tabled & Rezone Recommended.
#5 Concept Plan Jacksonville Development	Concept discussed and favorably received by Commission.
#6 Final Plat UMC	Approved.
#7 MTP/ATP/Main Street Master Plan	Discussed, changes recommended.
#8 Approve Chapter 21	Approved with stated changes.
#9 Approve Chapter 12	Approved with stated changes.
#10 Discuss Chapter 2 & 24	Discussed.
#11 Minutes for 8/3/23 work meeting	Approved.

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION, HELD ON DECEMBER 21, 2023 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, Kevin Hall, Derek Dalton.

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

Citizens and Guests Present: Jody Niemann, Linda Nelson, George Sanders, Amy Walker, Chris Eddington, Heidi Hammond, Rhett Butler, Chris Lane

On Zoom: Several Unknowns

Commission Chair: Jaime Topham called meeting to order at 6:58 PM

PLEDGE OF ALLEGIANCE

PUBLIC HEARING:

a) The Estates at Twenty Wells PUD

David and Haylee Kenney- Sent a letter stating their concerns regarding changes to quarter acre lots, stating it would increase traffic to the area. Also expressed concern with construction access, as it appeared to them that Nygreen would not go further than Saddle Rd or all the way to Hwy 112. Stated they are opposed to Twenty Wells PUD as a whole because of the high-density housing. Believe high density housing does not make sense for Grantsville and worry the current and future infrastructure cannot accommodate such density.

Alicia Ciulla- Sent a letter stating her opposition to the Twenty Wells PUD. Expressed concerns about Grantsville's infrastructure being inefficient for more development. Stated the importance of keeping Grantsville a small town.

Michael Vanwyke- Michael was present 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.

AGENDA:

1. Discussion regarding the Estates at Twenty Wells PUD - TABLED

No comments, this item was tabled.

2. Discussion regarding the Highlands Subdivision MDA

Amy Walker was present to answer questions as legal counsel for UpDwell Homes. Asked for some direction from the City on Section 2.4 Non-Residential Units.

Attorney Coombs suggested it may be beneficial to strike Section 2.4 for now, as it would require rezoning and it is currently unknown if that is the desired direction by the City or developer.

Amy will discuss the density issue with the client, collect further facts, and better determine the impacts to the City, to be shared at the next meeting they attend. Amy will also share the Development Agreement made in 2022 with the City staff for review.

3. Consideration to recommend approval of Grantsville City's General Plan and Future Land Use Map for the property located at approximately 1600 N SR-138 HWY from an Industrial Designation to a Mixed-Use Designation

Linda Nelson and George Sanders were present to answer questions. They noted that they have not been able to solidify a plan for conservation, but they feel it should never be high-density.

Shay with Aqua Engineering suggested that they write up an agreement for how they want this land to be used, and become involved with a group to manage the land, in order to protect it.

Suggestion was made to rezone the whole property as commercial, doing a boundary adjustment to split the triangle-shaped portion off, create one larger lot with the other two, handle the triangle portion immediately, then handle the remaining property.

Requested to Table the Consideration in order to make modifications to it.

Jaime Topham made a motion to Table the Consideration to recommend approval of Grantsville City's General Plan and Future Land Use Map for the property located at approximately 1600 N SR-138 HWY from an Industrial Designation to a Mixed-Use Designation. Kevin Hall seconded the motion. And all in favor? Motion carried unanimously.

4. Consideration to recommend approval of the rezone of 74.89 acres located approximately at 1600 N SR-138 HWY to go from A-10 and C-G designations to MU designation

Linda Nelson and George Sanders were present to answer questions. After the discussion of Agenda Item 3, it was requested to Table this Consideration as well.

Jaime Topham made a motion to Table the Consideration to recommend approval of the rezone of 74.89 acres located approximately at 1600 N SR-138 HWY to go from A-10 and C-G designations to MU designation. John Limburg seconded the motion. And all in favor? Motion carried unanimously.

5. Discussion of Concept Plan for 339 West Main Street – Jacksonville Development

Greg Larsen was present to answer questions. Lexi and Carter Jackson are also part of this project. Greg noted that they feel the best use of this property would be 16 townhomes in the back, with a commercial building up front and its parking just off of Main Street. Each townhome unit would have a private backyard, driveway, and other amenities of a regular Single-Family Dwelling. Noted that they have located some spots for retention, which will be

determined after an engineer evaluates the soil and determines the needs. Stated that the property will be surveyed soon.

Jason Smith with the Grantsville City Fire Department approved the proposed yard sizes with hydrants, as well as the road sizes.

Jaime Topham noted that the Planning Commission prefers the entire front to be all commercial, as that is what is desired on Main Street.

Noted that this will come in as a PUD.

6. Consideration to recommend approval of the Final Plat of the Utah Motorsports Campus Subdivision

Jody Niemann was present to answer questions. Described the current and proposed use of each lot.

Dan England, City Engineer, advised there is currently no development to go along with this. Rather, they are just splitting the area into four different properties in order to develop the area more, so this does not need to go through the preliminary and final approval processes.

Jaime Topham made a motion to Approve the Final Plat of the Utah Motorsports Campus Subdivision. Derek Dalton seconded the motion. And all in favor? Motion carried unanimously.

7. Discussion of Grantsville Transportation Master Plan (MTP) / Active Transportation Plan (ATP) /Main Street Master Plan

Dan England, City Engineer, advised that the purpose of this Plan is to try to get all forms of transportation incorporated, noting which parts of town need to have access to each form of transportation. They are actively looking at what we have and what could potentially be brought in, to give the City a number of options. A map was shown that included paved trails, buffered bike lanes, bike lanes, neighborhood byways, and transportation paths and forms not yet determined. The current focus is on Center Street to Hale Street so that area would be developed first, then additional expanding could be done later on. The goal is to create a nice downtown area.

Kevin Hall noted that the General Plan talks about the community goal being a rural, small-town atmosphere with the small-town feel.

The Planning Commission requested that the language in this plan be made consistent with the language in the General Plan's Core Values.

8. Consideration to recommend approval of Grantsville Land Use and Management Code Chapter 21 Subdivisions

Shay Stark was present to answer questions.

Jaime Topham noted some changes to be made:

21.1.15 (5): Change to 20 acres instead of 50 acres.

21.2.11: Make the numbering or lettering consistent throughout.

21.2.11 (e): Add a reference to the PUD ordinance in Chapter 12.

21.4.2 (d): Level 5 will be approved by Planning Commission then will continue on to City Council.

21.4.5 (2): Capitalize the first word “After”.

21.4.7: Correct numbering, as there are two number twos currently.

21.5.1: Add lettering to separate thoughts in the final paragraph regarding PUDs.

21.6.3 (20a): “per City Street Master Plan” should be green not red, as it is not being removed.

Jaime also noted that somewhere in Chapter 21 it says “ma” but should be “may”. (Unable to find this error in Chapter 21.)

Jaime Topham made a motion to Approve the Grantsville Land Use and Management Code Chapter 21 Subdivisions, with the stated changes. Rick Barchers seconded the motion. And all in favor? Motion carried unanimously.

9. Consideration to recommend approval of Grantsville Land Use and Management Code Chapter 12 Planned Unit Developments

Shay Stark was present to answer questions.

Jaime Topham noted some changes to be made:

12.1 (1b): Remove “In addition”

12.4 (2): Capitalize the first word “An”.

Jaime Topham made a motion to Approve the Grantsville Land Use and Management Code Chapter 21 Subdivisions, with the stated changes. John Limburg seconded the motion. And all in favor? Motion carried unanimously.

10. Discussion of Grantsville Land Use and Management Code Chapter 2 and Chapter 24 Single Lot Development

Jaime Topham noted some changes to be made:

All definitions: Remove “means” for each definition.

306 Subdivisions: Correct numbering, as there are two number fours currently.
24.5: Correct numbering, as there are two number threes currently. Correct spelling of “waivers”.

This item is scheduled for a Public Hearing with City Council.

11. Approval of minutes from Aug. 3, 2023 Planning Commission work meeting

Jaime Topham made a motion to Approve the minutes from Aug. 3, 2023 Planning Commission work meeting. John Limburg seconded the motion. And all in favor? Motion carried unanimously.

12. Report from City Council liaison Mayor Critchlow

Mayor Critchlow noted that a major part of the Twenty Wells subdivision was the zoning being changed two years ago, and that remains the same. Stated the importance of Public Comment, and stated he is happy to answer questions from citizens anytime about what is being done and why. There is nothing further to be taken to the City Council.

13. Adjourn

Jaime Topham made a motion to adjourn the meeting. John Limburg seconded the motion. And all in favor? Motion carried unanimously. Meeting adjourned at 9:26 PM.

AGENDA ITEM #7

Report from City Council liaison Rhett Butler.

AGENDA ITEM #8

Adjourn.