



Subdivision Application

Date: 12/07/2023

Developer / Engineer

Developer Name: Priority Builders LLC
 Address: 13331 S Redwood Road
 City, State, Zip: Riverton
 Phone: [REDACTED]
 Email: [REDACTED]

Engineer Name: Jacob Clegg
 Address:
 City, State, Zip:
 Phone: [REDACTED]
 Email: [REDACTED]

Owner Information

Owner Name: Priority Builders/Lori
 Thompson/Greg Dehann
 Address:
 City, State, Zip:

Phone: [REDACTED]
 Email: [REDACTED]

Location

Contact Type: Property Owner
 Permit Type: Subdivision
 Development Type: PUD
 Site Address: Hwy 112
 City, State, Zip:
 Site Parcel #: see attachment for list

Development: The Estates at Twenty Wells
 PUD
 # of Acres: 226.55
 Total Lots: 954
 Lot Sizes: 10346.00
 Current Zoning: MU

Project Description: PUD Application

I (We) understand that the Planning Commission shall not authorize a CUP / PUD unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

 Name

12/07/2023
 Date

GRANTSVILLE CITY

PUD APPLICATION WORKSHEET

The purpose of this worksheet is to guide your responses to the application requirements. If something is not applicable to your project, please note "Not Applicable" in the response box. If a response requires more space than is provided on this application or additional information is necessary, attach on separate pages and provide reference to the attachment in the response box.

Project Name - TWENTY WELLS ESTATES PUD

Applicant - SCOTT YERMISH

Project Location - SR-112 GRANTSVILLE UTAH

Project Acreage - 226.55 ACRES

Current Zoning - A-10, R-1-21, AND MU

PUD PURPOSE AND OBJECTIVES (GLUDMC Section 12-1-1):

Describe how the proposed project will meet each of the following Objectives:

Objective (a):

(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;

Response

Estates at Twenty Wells PUD will be able to provide an environment that will benefit the long-term growth obstacles that the city will endure in the future both from an amenity standpoint as well as an infrastructure standpoint. Addressing the need to incorporate an infrastructure that will enable future usage of facilities such as Storm Drain, Sewer, Water lines, as well as Water Storage Capacity, the infrastructure that will be put in will alleviate the current sewer capacity issues that the city is dealing with on that side of town. All Private roads will meet the Minimum International Fire Code Requirements with regards to a width of 26 feet, with others being wider where necessary to allow Grantsville City's first responders as well as service providers (Trash collection, Recycling,) the ability to gain access to each residence inside the PUD.

See attached Zoning Variation Chart, the chart in general proposes smaller lot sizes which in turn allows for many amenities which in turn leads to a more desirable environment.

From the very beginning of this process, we met with staff on many occasions and asked one simple question, what does the city really need as an amenity that it really needs and wants, and how can we help make that happen in the confines of this subdivision? Will this amenity bring the community together? The answer we were given and the request from staff lies directly in front of you for your consideration.

Objective (b):

(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;

Response

See attached concept, the use of design, landscape and architectural features create a pleasing environment while preserving desirable site characteristics. This project contains a residential component containing more than a single dwelling unit with over 10% of the total project acreage is open space. This Planned Unit Development project conforms at a minimum with open space and improved open space requirements found in Chapter 21.

PUD approval will allow for the overall density we are requesting at 4.21 per acre, see attached concept. The PUD will have quite a few different types of housing that will enable residents to choose the home they want based on many factors including multi-family and various sized single-family homes on different sized lots.

Objective (c):

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

Response

Not Applicable

Objective (d):

(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

Response

The establishment of interconnecting paths and trails for alternative transportation routes which lead to common and popular destinations (Sports Park) and interface with automobile traffic at specific locations. Paths and trails will be able to connect to the citywide trail system by connection to the sidewalks that run along the public streets. Trails connecting to the citywide system are considered public trails allowing for public use. As growth increases on the east side of town the trails and sidewalk from those developments can connect to the trails and sidewalks giving the community access to the sports park.

Objective (e):

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

Response

Not Applicable

STANDARDS (GLUDMC Section 12-14-2 (a)):

Per GLUDMC Section 12-1-1 (a) A planned development is a distinct category of conditional use.

(a) At the preliminary phase, the applicant shall submit a written statement addressing each of the standards set forth in Section 7.8 herein entitled, Determination, when applicable and how the proposed development will promote the objectives set forth in Section 12.1 of this Chapter. The statement shall explain specifically how the proposed planned unit development relates to each such standard and promotes a listed objective;

7.8 Determination

(1) The Planning Commission, or upon authorization, the Zoning Administrator, may permit a use to be located within a zoning district in which a conditional use permit is required by the use regulations of that zoning district or elsewhere in these ordinances. The Zoning Administrator is also authorized to issue conditional use permits for family food production and the raising of animals, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator. In authorizing any conditional use, the Planning Commission or Zoning Administrator shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The Planning Commission or Zoning Administrator shall only approve with conditions, or deny a conditional use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in a specific zoning district. The Planning Commission or Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish:

Describe how the proposed project will meet each of the following Standards:

The Applicants descriptions will help City Staff and Planning Commission make the determination for each of these standards. Some points may not be applicable to a specific project.

Standard (a):

(a) The proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;

This information is found in the Use Tables found at the end of each Zoning District Chapter in the GLUDMC.

Chapter 14 Multiple Use, Agriculture and Rural Residential Districts

Chapter 15 Residential and Multiple Residential Districts

Chapter 16 Commercial and Industrial Districts

If the project is located in Chapters 17 Downtown Commercial Districts, 19 Sensitive area District, SA or 19a Mixed Use Districts Check Not Applicable

Response (Check the Applicable Box):

Permitted	<input type="checkbox"/>	Conditional	<input checked="" type="checkbox"/>	-	Not Allowed	<input type="checkbox"/>	Not Applicable	<input type="checkbox"/>
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Standard (b):

(b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;

Response

The proposed PUD will positively impact the health, safety, comfort, order, and general welfare of residents and surrounding communities. Increased amenities, walkable access, and open spaces promote healthy lifestyles and social interaction. Enhanced aesthetics, improved traffic flow, and responsible development contribute to a safe and comfortable environment. Carefully planned landscaping and noise mitigation measures prevent disturbances and maintain order. Overall, our development fosters a vibrant and inclusive community while respecting the existing neighborhood.

Standard (c):

(c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans;

Response

The PUD proposes a balanced mix of high-density residential options and ample green spaces, mirroring the existing pattern of the zone. This approach complements surrounding development while providing needed housing diversity and valuable community amenities. Furthermore, our design prioritizes walkability, sustainability, and open space preservation, directly implementing the planning goals and objectives

Standard (d):

(d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located;

Response

The PUD's design and amenities seamlessly complement the adjacent new residential developments. It Proposes similar housing options at higher densities, ensuring a smooth transition while addressing demand for diverse housing choices. Shared open spaces and pedestrian pathways foster connections and strengthen the overall community feeling. The PUD will be maintaining a visually appealing and welcoming environment that harmonizes with the existing neighborhood.

Standard (e):

(e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;

Response

Not Applicable

Standard (f):

(f) That protection of property values, the environment, and the tax base for Grantsville City will be assured;

Response

The PUD will be a net positive for Grantsville City, protecting and enhancing property values, the environment, and the tax base:

- Property Values: Diverse housing options, ample amenities, and thoughtful design will attract residents and boost surrounding property values.
- Environment: Sustainable practices, open space preservation, and responsible landscaping minimize environmental impact and create a desirable living environment.
- Tax Base: Increased density generates more property tax revenue, supporting City initiatives and enhancing public services.

Standard (g):

(g) That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City;

Response

The PUD design fully embraces the goals and objectives of the Grantsville City Comprehensive General Plan. From promoting a mix of housing densities and public amenities to prioritizing walkability and environmental stewardship, our project meticulously aligns with the city's vision for a vibrant and sustainable future.

Standard (h):

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

No Response From Applicant. (This statement is directed to the body considering any conditions that may be imposed.)

Standard (i):

(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;

No Response From Applicant. (This statement is directed to the body considering any conditions that may be imposed.)

Standard (j):

(j) The internal circulation system of the proposed development is properly designed;

Response

The PUD boasts a meticulously designed internal circulation system prioritizing walkability, connectivity, and traffic flow. Proposed is:

- Interconnected pathways and trails: Linking homes, amenities, and the citywide system, promoting active lifestyles and minimizing car dependence.
- Well-defined streets and parking areas: Designed for efficient traffic flow and ample, organized parking.
- Pedestrian-friendly design: Wide sidewalks, crosswalks, and traffic calming measures prioritize pedestrian safety and comfort.
- Designed to Grantsville City standards and specifications.

Standard (k):

(k) Existing and proposed utility services are adequate for the proposed development;

Response

The comprehensive analysis confirms existing and proposed utility services are more than adequate for the planned development. We've worked with utility providers to ensure sufficient capacity and seamless integration, leaving no infrastructure concerns.

Standard (l):

(l) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;

Response

The PUD prioritizes minimizing environmental impact and ensuring harmonious co-existence with surrounding areas. The design incorporates thoughtful buffering measures:

- Strategic landscaping: Utilizing trees, shrubs, and natural features to dampen noise and soften visual impact.
- Building orientation: Optimizing placement to minimize shadows cast on neighboring properties.
- Lighting design: Shielded fixtures and reduced nighttime illumination to prevent light trespass.

Standard (m):

(m) Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;

Response

The architectural vision blends seamlessly with the existing neighborhood and enhances the overall development. The proposal has meticulously crafted designs that:

- Mirror the area's style: Integrating materials and design elements compatible with neighboring homes.

- Maintain visual harmony: Employing a cohesive aesthetic that complements the surrounding architectural landscape.
- Offer diversity within unity: Providing individual character within a unified and welcoming community atmosphere.

Standard (n):

(n) Landscaping is appropriate for the scale of the development;

Response

The landscaping plan is not just adequate, it's thoughtfully designed to amplify the scale and character of the development. We've planned:

- Varied and mature plantings: Creating a vibrant tapestry of trees, shrubs, and native wildflowers, attracting pollinators and adding visual interest.
- Open space integration: Seamlessly blending landscaped areas with open spaces, enhancing overall aesthetics and functionality.
- Sustainable practices: Utilizing drought-resistant plants and water-efficient irrigation systems for responsible resource management.

Standard (o):

(o) The proposed use preserves historical, architectural and environmental features of the property;

Response

While no historical or architectural features require preservation on the property, the proposal safeguards the unique environmental character of the site. The proposal will:

- Protect the ephemeral stream: Maintain its natural flow and integrate it into the open space network, enhancing ecological diversity and visual appeal.
- Preserve existing vegetation: Incorporate native landscaping to minimize environmental disruption.
- Promote sustainability: Utilize environmentally friendly construction practices and water conservation measures throughout the development.

Standard (p):

(p) Operating and delivery hours are compatible with adjacent land uses.

Response

Not Applicable

REQUESTED DEVIATIONS FROM DEVELOPMENT REGULATIONS (GLUDMC Section 12-14-2 (b)):

(b) At the preliminary phase, the applicant shall submit a written statement indicating specifically what change, alteration, modification or waiver of any zoning or development regulations is being sought by the developer, if any.

Describe how the proposed project will meet each of the following Objectives:

Requested Deviation #1

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Lot Size – 21,780 sqft A-10, Minimum Lot Size – 10 Acres
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Lot Size – 1,600 (townhomes), 1,800 sqft (townhomes), 5,000 sqft (single family), 7,000 sqft (single family), 10,000 sqft (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum lot size allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #2

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Frontage – 70 feet R-1-8, Minimum Frontage – 60 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Frontage – 22 feet (townhomes), 28 feet (townhomes), 50 feet (single family), 60 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum frontage allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes and higher density in isolated areas.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #3

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Front setback – 40 feet A-10, Minimum Front setback – 40 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Front setback – 10 feet (townhomes), 20 feet (single family), 20 feet (single family).

Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum front setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes to not have driveways and single-family homes to have driveways large enough to fit a car in but no excessive length that would otherwise be causing more cost and less open space with no significant benefit.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #4

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Rear setback – 30 feet A-10, Minimum Rear setback – 60 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Rear setback – 5 feet (townhomes), 5 feet (townhomes), 10 feet (single family), 10 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum rear setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes to have rear load garages and single-family homes to have smaller lots.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #5

<p>Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.</p>
<p>R-1-21, Minimum Side setback – 5 feet A-10, Minimum Side setback – 60 feet</p>
<p>Describe Requested Deviation to Regulation.</p>
<p>See attached Zoning Deviations Chart. Minimum Side setback – 0 feet (townhomes), 0 feet (townhomes), 5 feet (single family), 5 feet (single family).</p>
<p>Describe How Requested Deviation Benefits the Project and the Community.</p>
<p>Reducing the minimum side setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes.</p>
<p>Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council.</i> (12-2-1-(b))</p>
<p>The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.</p>

Requested Deviation #6

<p>Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.</p>
<p>R-1-21, Minimum Corner setback – 2 front yards and 2 side yards A-10, Minimum Corner setback – 2 front yards and 2 side yards</p>
<p>Describe Requested Deviation to Regulation.</p>
<p>See attached Zoning Deviations Chart. Minimum Side setback – 0 feet (townhomes), 0 feet (townhomes), 5 feet (single family), 5 feet (single family). Minimum Front setback – 10 feet (townhomes), 10 feet (townhomes), 20 feet (single family), 20 feet (single family).</p>
<p>Describe How Requested Deviation Benefits the Project and the Community.</p>
<p>Reducing the minimum corner setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes.</p>
<p>Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council.</i> (12-2-1-(b))</p>
<p>The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.</p>

SPECIAL CONSIDERATIONS:

This section allows consideration of anything unique to the proposed project that may not have been addressed in previous sections but is essential for consideration.

Estates at Twenty Wells PUD - Grantsville, UT

Development Standards

Proposed Residential Uses	21,780 SF Lots		Estates at Twenty Wells PUD SFD 50-ft		Estates at Twenty Wells PUD SFD 50-ft		Estates at Twenty Wells PUD SFD 60-ft		Estates at Twenty Wells PUD Townhomes (Type 1)		Estates at Twenty Wells PUD Townhomes (Type 2)	
Most Similar GLUDMC Requirement*	R-1-21 SFD		RM-7		RM-7		RM-7		Section 4.34 Multi-Unit Residential Development		Section 4.34 Multi-Unit Residential Development	
Description	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions	Code Requirement	Proposed Exceptions
Minimum Lot Size	21,780 SF. (1/2 Ac.)		7,000 SF.	4,500 SF (50'x90')	7,000 SF.		7,000 SF.	10,00 SF.	2,400 SF.	The "Minimum Lot Size" is a function of the length of the foot print plus the length of the front and rear setbacks times the unit width. In this case the minimum Lot size would be 22'+50'+15'x22' = 1,914 sq.ft.	2,400 SF.	The "Minimum Lot Size" is a function of the length of the foot print plus the length of the front and rear setbacks times the unit width. In this case the minimum Lot size would be 22'+50'+15'x28' = 2,436 sq.ft.
Minimum Size Corner Lots			10,000 SF.	7,000 SF	10,000 SF.		10,000 SF.	12,000 SF				
Additional Area for Each Additional Dwelling Unit on Lot			6,000 SF.		6,000 SF.		6,000 SF.					
Minimum Dwelling Unit SF									1,000 SF Main Floor Incl. Garage	1,600 Per Unit Two Floors of Living Space (22'x50')	1,000 SF Main Floor Incl. Garage	1,800 Per Unit Two Floors of Living Space (28'x50')
Minimum Lot Frontage	70 Feet		60 Feet	50 Feet	60 Feet		60 Feet		30 Feet	22 Feet**	30 Feet	28 Feet**
Minimum Yard Setbacks												
Front Yard	40 Feet		25 Feet	22 Feet	25 Feet	22 Feet	25 Feet	22 Feet	25 Feet	22 Feet	25 Feet	22 Feet
Rear Yard												
Main Building	30 Feet		20 Feet	15 Feet	20 Feet	15 Feet	20 Feet	15 Feet	20 Feet	15 Feet From Back of Curb Rear Loaded Garage. 15 Feet From Back of Unit for Front Loaded Garage.	20 Feet	15 Feet From Back of Curb Rear Loaded Garage. 15 Feet From Back of Unit for Front Loaded Garage.
Accessory Building	1 Foot		1 Foot		1 Foot		1 Foot		1 Foot		1 Foot	
Side Yard												
Main Building	5 (2) / 15 Feet		5* & 15 Feet	5 Feet	5* & 15 Feet	5 Feet	5* & 15 Feet	5 Feet	7.5 Feet	5 Feet	7.5 Feet	5 Feet
Accessory Building	1 Foot		N/A		N/A		N/A		N/A		N/A	
Multi-Unit Building Spacing									30 Feet	10 Feet	30 Feet	10 Feet
Corner Side Yard	2 Front Yards and 2 Side Yards Required		25 Feet on Both Street Frontages	22 Feet Each Side of Street, (If Sight Triangles Allow)	25 Feet on Both Street Frontages	22 Feet Each Side of Street, (If Sight Triangles Allow)	25 Feet on Both Street Frontages	22 Feet Each Side of Street, (If Sight Triangles Allow)	25 Feet on Both Street Frontages	22 Feet Each Side of Street, (If Sight Triangles Allow)	25 Feet on Both Street Frontages	22 Feet Each Side of Street, (If Sight Triangles Allow)
Maximum Building Height			35 Feet		35 Feet		35 Feet		35 Feet		35 Feet	

* Since this project is a PUD which has previously been approved the underlying zoning does not directly apply. The PUD approval has been made based on a concept drawing which determines where each type of use will be applied . The GLUDMC code that most closely fits the proposed types of uses has been utilized as a basis of comparison to the proposed deviations to the code.

** The minimum frontage width for the townhomes is a trade off that was previously requested and discussed with Planning Commission. As the Planning Commission expressed a desire to have all units face a public residential street.

The City ordinances and standards have a definition for alleys that may be used to access rear loaded garages but the ordinances and standards are silent on their design or how they may be used. Please understand that if the city ordinance does not expressly prohibit or define limitations of use the use is permitted. The City Staff is currently working on a standard for alleys that will very likely include language in the land-use ordinance to define their use. For the 20 Wells project it is recommended that the design and width of the alleys be approved by the City Engineer and Fire Chief with the submittal of the townhome application to allow the City time to get these requirements enacted.