



Subdivision Application

Date: 01/10/2024

Developer / Engineer

Developer Name: Fil De Voce / Holly Jones
Address: 60 south Main St. #1
City, State, Zip: Tooele Utah 84074
Phone: [REDACTED]
Email: [REDACTED]

Engineer Name: Tyler Harper
Address: [REDACTED]
City, State, Zip: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

Owner Information

Owner Name: Ron & Sherrie Butler
Address: [REDACTED]
City, State, Zip: [REDACTED]

Phone: [REDACTED]
Email: [REDACTED]

Location

Contact Type: Developer
Permit Type: Subdivision
Development Type: PUD
Site Address: Wild Cherry Way & Cherry Blossom Lane Grantsville utah 84029
City, State, Zip: [REDACTED]
Site Parcel #: 01-065-0-0059, 01-065-0-0060, 01-066-0-0023 , 01-066-0-0024

Development: West Haven
of Acres: 10.19
Total Lots: 47
Lot Sizes: 7900.00
Current Zoning: A-10

Project Description: PUD... Current Zoning - R-1-21 and A -10

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.

Holly Jones
Name

01/10/2024
Date

GRANTSVILLE CITY

DRAFT 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	WEST HAVEN
Applicant	FIL DE VOCE
Project Location	WILD CHERRY WAY & CHERRY BLOSSOM LANE GRANTSVILLE, UTAH 84029
Project Acreage	10.19 ACRES
Current Zoning	R-1-21 & A-10

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

West Haven PUD is designed to meet the moderate-income housing requirements that will benefit the city's current and long-term growth. Addressing the need to incorporate an infrastructure enabling the future facilities with roads, sewer, water lines, storm drains, power, and a retention pond. The new infrastructure will improve transportation through the area by connecting the 3 dead-end streets of the surrounding subdivisions of Cherry Blossom, Wild Cherry Way, & will allow access from Cherry St. West Haven PUD will dedicate Cherry St to Grantsville City, this allows the City to address the current easement issues with homeowners living along Cherry St. The roads are designed to meet the Fire Code Requirements to which will allow Grantsville City's responders as well as service responders, trash & recycling collection suitable access.

We had multiple work meetings with the Planning Commission & City Staff to work through various designs for the PUD. In conclusion of those meetings, the design which satisfied the Planning Commission & Staff is directly in front of you for your consideration.

See the attached Zoning Variation Chart, the chart in general proposes smaller lot sizes, open spaces, amenities, and affordable housing for the current growth of the city.

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 PUD total acreage of 10.19 includes improved open space requirements found in chapter 21 with over 10% Open Space totaling 2.268 Acres. The facilities will have private enclosed yard spaces with buffer zones beyond the private yards to the neighboring communities. The Buffer zones landscaping will include xeriscape, water wise plantation, walking paths and communal areas such as covered pavilion and playground.

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 West Haven PUD completion connects the city streets of Wild Cherry Way to Cherry Blossom Lane allowing access for the southern and western attached finished subdivisions that serve over 200 current homes. West Haven PUD intends to dedicate Cherry Street to Grantsville City, which gives the city the opportunity to rectify multiple access and easement issues for current land and homeowners on Cherry Street and the potential to continue cherry street to the west as the city grows.

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 health, safety, and comfort. Order, and general welfare of residents and surrounding communities. Improved traffic flow, and responsible development contribute to a safe and comfortable environment. Private yard spaces with buffering zones to neighboring communities assist with noise mitigation. Overall, our development invites an inclusive community while respecting the surrounding 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 is designed according to the future land use map approved by the city of high single-family density residential. The approach is to provide the necessary infrastructure required for the PUD with all the amenities while maintaining the open spaces, landscaping, community amenities and affordable housing.

Standard (d):

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

Response

PUD's use of the future land use map, along with the multiple work meetings with the Planning Commission & City Staff members have guided the design of the West Haven PUD while addressing the 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

The PUD is designed with private fenced yards along with a buffering zone and/or "Open Spaces" around the development. This allows for more privacy along with noise mitigation for all neighboring parties.

Standard (f):

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

Response

Grantsville City will receive benefits from all the above:

From the development of the PUD:

- Property values will be protected from thoughtfully designed housing attracting residents that raise value.
- The environment will be designed with open spaces, landscaping will be waterwise plantation to minimize environmental impact to create a desirable living environment.
- Taxes: Increase in density generates more property tax revenue 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 integrating multiple surrounding subdivisions infrastructure and connecting roads for enhanced transportation, maintaining open space objectives, and applying planning commission and city staff work meeting notes to the project to align 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

PUD Internal Circulation System Design Proposed:

- Streets: Designed for efficient traffic flow
- Parking areas: Designed for organized parking.
- Pedestrian-friendly design: Wide sidewalks, crosswalks, and traffic calming measures prioritize pedestrian safety and comfort.
- Walking Paths: linking homes and amenities.

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 is designed with minimal environmental impacts to the surrounding areas. The design incorporates thoughtful buffering measures:

- Private fenced Yard
- Buffering and/or Open Spaces between the private fenced yards and neighboring communities to assist with noise mitigation.
- 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 design and building materials are seamlessly consistent with the existing neighborhood and enhance the overall development.

Standard (n):

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

Response

The landscaping will be designed using xeriscape, water wise plantation and drought resistant plants. Water efficient irrigation systems for resource management for sustainable practices.

Standard (o):

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

Response

Not Applicable

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 – 1600 sq.ft (townhome), 2600 sq.ft (townhome), 8460 sq.ft (single family), 7740 sq.ft (twin home)
Describe How Requested Deviation Benefits the Project and the Community.
Reducing minimum lot sizes allows for larger open spaces, aesthetically pleasing landscaping, noise mitigation for the surrounding neighboring communities, enhancing transportation and infrastructure while allowing affordable housing, which benefits 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 A-10, Minimum Frontage – 165 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Frontage – 20 feet (townhomes), 30 feet (townhomes), 50 feet (twin home), 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 – 20 feet (townhomes), 20 feet (single family), 20 feet (twin homes).
Describe How Requested Deviation Benefits the Project and the Community.

<p>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.</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. (12-2-1-(b))</i></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 #4

<p>Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.</p>
<p>R-1-21, Minimum Rear setback – 30 feet A-10, Minimum Rear setback – 60 feet</p>
<p>Describe Requested Deviation to Regulation.</p>
<p>See attached Zoning Deviations Chart. Minimum Rear setback – 20 feet (townhomes to Open Space areas)</p>
<p>Describe How Requested Deviation Benefits the Project and the Community.</p>
<p>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.</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. (12-2-1-(b))</i></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 #5

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21. Minimum Side Setback- 5 feet A-10, Minimum Side setback- feet 20
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Side setback – 0 feet (townhomes), 0 feet (twin homes), 7.5 feet (single family)
Describe How Requested Deviation Benefits the Project and the Community.
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.
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))
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.

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.

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WEST HAVEN – PUD – GRANTSVILLE, UTAH

ZONING

DEVATIONS

Development Standards	Proposed Changes
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Code Requirement	R-1-21 SFD	RM-15 SFD	Mixed Use - Comm	Mixed Use – Multifamily	Mixed Use - SFD	WEST HAVEN PUD SFD 60-ft Lot	WEST HAVEN PUD Twin Homes	WEST HAVEN PUD Townhomes Option 1	WEST HAVEN PUD Townhomes Option 2
Maximum Density		15 DU/Ac		15 DU/ac 4)		4 DU/Ac	4 DU/Ac	13 DU/Ac	26 DU/Ac
Minimum Lot Size	21,780 SF (1/2 acre)	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	8,460 SF	7,740 SF	1,450 Per attached home (20' x 45')	2,500 Per attached home (34' x 45')
Minimum Lot Frontage (1)	70-feet	60-feet	100-feet	50-feet	50-feet	60-feet	50-feet	20-feet	30-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	20-feet
Rear Yard									
-Main Building	30-feet	20-feet	20-feet	20-feet	20-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	N A	N A	N A	N A
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
-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
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