

P&Z Packet

Planning Commission Meeting 05/19/22

05/13/2022

Grantsville City Corporation

Kristy Clark, Zoning Administrator

Email: kclark@grantsvilleut.gov

P&Z 05/19/22
MEETING AGENDA

AMENDED AGENDA ON MAY 16, 2022

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering.

PUBLIC NOTICE

Notice is hereby given that the Grantsville City Planning Commission will hold a regular meeting on **Thursday, May 19, 2022** in the Grantsville City Hall Council Chambers at 429 East Main Street in Grantsville Utah. The meeting shall begin promptly at 7:00 p.m.

****This meeting is to discuss and hold a public hearing to receive public input. The Planning Commission will make a recommendation for the Public Hearing items to City Council on June 2, 2022.****

THE MEETING WILL OFFICIALLY BE CALLED TO ORDER BY COMMISSION CHAIRMAN, BRIAN PATTEE.

PLEDGE OF ALLEGIANCE

DISCUSSIONS:

- 1. Discussion to recommend approval to amend the Grantsville City General Plan and Future Land Use Map for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the properties located at 360 West Apple Street and 374 West Apple Street.**
- 2. Discussion to recommend approval to rezone 1.88 acres of land located at 360 West Apple Street and 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.**
- 3. Discussion to recommend approval to adopt a Retaining Wall ordinance in the Grantsville City Land Use Management and Development Code.**

PUBLIC HEARINGS:

- a. Proposed General Plan and Future Land Use Map Amendment for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation for the properties located at 360 West Apple Street and 374 West Apple Street.**
- b. Proposed Rezone of 1.88 acres of land located at 360 West Apple Street and 1.62 acres of land located at 374 West Apple Street to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.**
- c. Proposed Adoption of a Retaining Wall ordinance in the Grantsville City Land Use Management and Development Code.**

CONSIDERATIONS:

- 1. Consideration to recommend approval to adopt a Retaining Wall Ordinance in the Grantsville City**

Land Use Management and Development Code.

- 2. Discussion of a Concept Plan for Greg and Cheryl DeHaan, Paul Watson and Nate Brockbank for 68 acres located approximately 4685 East Hwy 112 in the Mixed Use zone.**
- 3. Discussion to amend the Grantsville City Land Use Management and Development Code by adopting Chapter 25 - Accessory Dwelling Units.**
- 4. Discussion to amend Chapter 14, 15, and 16 of the Grantsville City Land Use Management and Development Code.**
- 5. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held May 5, 2022.**
- 6. Report from City Council Liaison Mayor Critchlow.**
- 7. Adjourn.**

DATED May 6, 2022. By the Order of Grantsville City Planning Commission Chairman, Brian Pattee.
Kristy Clark, Zoning Administrator

The anchor location will be City Hall at the above address." All interested persons are invited to attend the Zoom meeting. All public comments for the public hearing section must be written comment and will need to be submitted to the Zoning Administrator in advance. The current zoning Code and proposed amendments may be reviewed on the Grantsville City website located at www.grantsvilleut.gov. In accordance with the Americans with Disabilities Act, Grantsville City will accommodate reasonable requests to assist the disabled to participate in meetings. Request for assistance may be made by calling City Hall at 435-884-3411 at least 24 hours prior to the meeting that will be attended.

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

Join The Zoom Meeting
Meeting ID: 839 2021 1799

DISCUSSION ITEM #1 AND PUBLIC
HEARING AGENDA ITEM #A

GENERAL PLAN AMENDMENT APPLICATION

\$500.00 APPLICATION FEE (NON REFUNDABLE)

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

OWNER / APPLICANTS NAME Mike Wagstaff

MAILING ADDRESS _

PHONE _

E-MAIL michaeldalewagstaff@gmail.com

LOCATION / ADDRESS OF PROPERTY & NUMBER OF ACRES 360 W Apple St, Grantsville, UT 84029

IT IS REQUESTED THAT THE GENERAL PLAN BE AMENDED AS FOLLOWS it is requested that the southern portion of the parcel be zoned mixed use to match the entire parcel zone change request.

WHAT IS THE PURPOSE FOR THE REQUESTED CHANGE? The purpose is a zone change of the entire lot to be developed into a mixed use project.

****ITEMS TO BE SUBMITTED WITH APPLICATION**

- Include with your application: a plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. **DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU!** Addresses must be from Tooele County Recorder's Office!
- A legal description of entire property.
- A vicinity map for property location.


SIGNATURE OF APPLICANT

Legal Description:

**Legal THE E 130 FT OF LOT 4 & THE W 90 FT OF LOT 3, BLK 17, PLAT A GCS; &
SOUTH HALF OF PEACH ST. BETWEEN SD BLK 17 & BLK 16-A(BY ORDINANCE)
ALSO N 40 FT OF APPLE ST 1.88 AC**

360 W Apple and 374 W Apple General Plan Amendment Request

Current Future Land Use Designation

Mixed Use Density Designation and High Single Family Density Residential Designation

Mixed – Use Density

A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible.

High Single Family Density Residential

Residential uses, allowing a maximum of 6 dwelling units per acre.

Proposed Future Land Use Designation

Mixed-Use Density

A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible.

MAIN STREET

TRENTON HUNT
01-097-0-0041
R006400

DUSTIN JAY TATE JT
01-097-0-0005
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007493

JAMES B GARREAU JT
01-097-0-0014
R026549

NOLAN P CRITCHLOW
01-097-0-0010
R070597

TRU REAL ESTATE INVESTMENTS
01-097-0-0001
R000000
Trailer Park Access

ROBERT WISDOM JT
01-097-0-0041
R006076

BRUCE L GILBERT JT
01-097-0-0029
R004410

HARVEY CHARLEY B JR
01-097-0-0005
R019630

West St

HAMMOND KYLE JT
01-097-0-0028
R003828

CURRENT FUTURE LAND USE
DESIGNATION

374 W APPLE

360 W APPLE

SALANOA CHAD JT
01-097-0-0037
R021183

CAMERON WARD
01-097-0-0015
R023916

SANDRA L GILLY JT
01-097-0-0022
R006357

MOSER HAYLEE JT
01-097-0-0043
R010987

MIXED USE AND

CHERYL A KING JT
01-097-0-0025
R023988

ANDREW CHRISTIANSEN JT
11-087-0-0001
R007154

TERRY D BENSON JT
11-087-0-0002
R010561

Cooley St

HIGH SINGLE FAMILY DENSITY

APPLE STREET

MAGE PHILIP JT
01-100-0-0016
R016650

JENNIE ROWE
01-100-0-0015
R012953

GUNN KAYLAR JT
01-100-0-0018
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JAMISON DAVID
20-000-0-0001
R051782

JNT LAND HOLDINGS LLC
01-100-0-0007
R004169

STARLEY SCOTT J
01-100-0-0001
R021052

MILBRAND JOHN
01-100-0-0017
R018163

FLOYD JEUTLER JT
01-100-0-0012
R021867

GROPPER DUSTIN L
01-100-0-0010
R044257

DIANAD SUTTON
01-100-0-0039
R022103

JOYCE A BERRY
01-100-0-0008
R003382

SARA LEE YOUNG
01-100-0-0004
R005720

BLAINE MECHEM
01-100-0-0003
R020620

MAIN STREET

TRENTON HUNT
01-097-0-0011
R00940

JAMES B CARREAU JT
01-097-0-0014
R026543

BRUCE L GILBERT JT
01-097-0-0029
R004410

HAYMOND KYLE JT
01-097-0-0028
R003828

SALANCA CHAD JT
01-097-0-0037
R023183

MOSE HAYLER JT
01-097-0-0045
R016937

NOLAN P CRITCHLOW
01-097-0-0010
R070597

CASTAGNO KELLY JT
01-097-0-0027
R07804

TRU REAL ESTATE INVESTMENT
01-097-0-0000
R002000
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0006
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007433

ROBERT WISDOM JT
01-097-0-0041
R006076

HARVEY CHARLEY B JR
01-097-0-0005
R019630

PROPOSED
MIXED USE
DESIGNATION

360 W APPLE

CHERYL A KING JT
01-097-0-0026
R025933

ANDREW CHRISTIANSEN JT
01-097-0-0004
R007154

TERRY D BENSON JT
01-097-0-0002
R016581

CAMERON WARD
01-097-0-0016
R025016

SANDRAL GILLY JT
01-097-0-0022
R005357

Cooley St

APPLE STREET

MAGE PHILIP H JT
01-100-0-0016
R013650

JEANNIE ROWE
01-100-0-0015
R012953

GUNN KAYLAR JT
01-100-0-0018
R010299

SIMTH RANDALL L JT
01-100-0-0009
R020127

JANISON DAVID
20-000-0-0001
R051782

JUTLAND HOLDINGS LLC
01-100-0-0007
R004169

STARLEYS SCOTT J
01-100-0-0001
R021052

West St

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF A PUBLIC HEARING ON A PROPOSAL TO AMEND GRANTSVILLE CITY'S GENERAL PLAN AND FUTURE LAND USE MAP FOR MIKE WAGSTAFF TO GO FROM A MIXED-USE DENSITY AND MEDIUM DENSITY RESIDENTIAL DESIGNATION TO A MIXED-USE DENSITY DESIGNATION FOR PROPERTY LOCATED AT 360 WEST AND 374 WEST APPLE STREET.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a public hearing on May 19, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City General Plan and Future Land Use Map for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation and make a recommendation to the City Council. Documentation associated with this hearing and consideration may be requested through email. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. May 19, 2022.

Dated this 6th day of May, 2022.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/83920211799>

Meeting ID: 839 2021 1799

One tap mobile

+12532158782,,83920211799# US (Tacoma)

+13462487799,,83920211799# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Find your local number: <https://us02web.zoom.us/j/83920211799>

CORP OF PRESIDING BISHOP LDS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

KAREN WATSON JT
82 S WEST ST
GRANTSVILLE, UT 84029

EDWARD A WATSON JT
82 S. WEST STREET
GRANTSVILLE, UT 84029-9023 *Dup*

SANDRA L GILLY JT
317 W PEACH ST
GRANTSVILLE, UT 84029

SARA LEE YOUNG
308 W PLUM ST
P O BOX 921
GRANTSVILLE, UT 84029

HILDEBRAND JOHN
147 S WEST ST
GRANTSVILLE, UT 84029

JEANNIE ROWE
385 W APPLE ST
GRANTSVILLE, UT 84029

JOHNSON MICHAEL
35 SOUTH COOLEY ST
GRANTSVILLE, UT 84029

MCDONALD MERRILL R JT
320 W PEACH ST
GRANTSVILLE, UT 84029

BRUCE L GILBERT JT
53 S WEST ST
GRANTSVILLE, UT 84029

JAMES B CARREAU JT
35 S WEST ST
GRANTSVILLE, UT 84029

SPENCER L PETERSON JT
33 S WEST ST
GRANTSVILLE, UT 84029 *S.C.*

ALLEN L CUNNINGHAM JT
P O BOX 905
GRANTSVILLE, UT 84029

TRENTON HUNT
385 W MAIN ST
GRANTSVILLE, UT 84029

YEAMAN CHISM LORIN JT
397 W MAIN ST
GRANTSVILLE, UT 84029

NOLAN P CRITCHLOW
371 W MAIN ST
GRANTSVILLE, UT 84029

TRU REAL ESTATE INVESTMENTS, LLC
756 N MAIN STREET
TOOELE, UT 84074

DUSTIN JAY TATE JT
349 W MAIN
GRANTSVILLE, UT 84029 *Sent. Certified*

HARVEY CHARLEY B JR
46 S COOLEY
GRANTSVILLE, UT 84029

ROBERT WISDOM JT
310 W PEACH ST
GRANTSVILLE, UT 84029

LINDA WATSON TRUSTEE
P O BOX 979
GRANTSVILLE, UT 84029

BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029

KENNETH FRANK ATKINSON TRUSTEE
305 W MAIN ST
GRANTSVILLE, UT 84029 *S.C.*

CROPPER DUSTIN L
360 W PLUM ST
GRANTSVILLE, UT 84029

MACE PHILIP H JT
397 WEST APPLE STREET
GRANTSVILLE, UT 84029

COZMO MARKETING, LLC
2376 EAST LINCOLN LANE
SALT LAKE CITY, UT 84124

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

NORMAN BLAIN ADAMS JR
75 S COOLEY ST
GRANTSVILLE, UT 84029

ADAMS DANIEL WAYNE
55 S. COOLEY ST.
GRANTSVILLE, UT 84029

SALANOA CHAD JT
89 S. WEST STREET
GRANTSVILLE, UT 84029

CAMERON WARD
325 W PEACH ST
GRANTSVILLE, UT 84029

DAVID R TATTERSALL JT
62 S COOLEY ST
GRANTSVILLE, UT 84029

DONALD A SPARKS JT
315 W PEACH ST
GRANTSVILLE, UT 84029

Sent Certified

LARAE SPARKS JT
PO BOX 291
GRANTSVILLE, UT 84029

KENNETH L NEIDERHEISER
384 W APPLE ST
GRANTSVILLE, UT 84029

BECKSTEAD ROBERT JT
80 S COOLEY ST
GRANTSVILLE, UT 84029

VAN DER MEIDE JAMES RICHARD JT
72 S COOLEY ST
GRANTSVILLE, UT 84029

BLAINE MECHAM
144 S COOLEY ST
GRANTSVILLE, UT 84029

BRACKEN BRADFORD C
130 COOLEY ST
GRANTSVILLE, UT 84029

STARLEY SCOTT J
114 S. COOLEY ST
GRANTSVILLE, UT 84029

ROGER KENNETH GREEN JT
390 W PLUM ST
GRANTSVILLE, UT 84029

CHARLOTTE A GOURLEY JT
P O BOX 983
GRANTSVILLE, UT 84029

GUNN KAYLA R JT
381 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

FLOYD J BUTLER JT
949 E MAIN ST
GRANTSVILLE, UT 84029

DIAZ JESUS SALVADOR ROBLES JT
375 A APPLE ST
GRANTSVILLE, UT 84029

JOYCE A BERRY
320 W PLUM ST
GRANTSVILLE, UT 84029

S.C.

DIANA D SUTTON
332 W PLUM ST
GRANTSVILLE, UT 84029

JOHN R WILLIAMSON JT
381 W PLUM ST
GRANTSVILLE, UT 84029

JERRY T EDWARDS JT
367 W PLUM ST
GRANTSVILLE, UT 84029

STEFFANY DORMAN JT
P O BOX 826
GRANTSVILLE, UT 84029

BRYAN S DURFEE
343 W PLUM ST
GRANTSVILLE, UT 84029

BRET L WELLS JT
331 W PLUM ST
GRANTSVILLE, UT 84029

CAPLE JOHN
286 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

DOUGLAS G NICHOLS
321 W PLUM ST
GRANTSVILLE, UT 84029

MICHAEL S MARTIN JT
326 W PLUM ST
GRANTSVILLE, UT 84029

SMITH RANDALL L JT
367 WEST APPLE STREET
GRANTSVILLE, UT 84029

KENDAL A ANDERSON JT
385 W PLUM ST
GRANTSVILLE, UT 84029

MARLIN M YATES JT
P O BOX 1177
GRANTSVILLE, UT 84029

MOSER HAYLEE JT
396 W APPLE ST
GRANTSVILLE, UT 84029

CHERYL A KING JT
345 W PEACH ST
GRANTSVILLE, UT 84029

CUNNINGHAM GREGORY
335 W PEACH ST
GRANTSVILLE, UT 84029

CHARLES MARY TRUSTEE
357 W MAIN
GRANTSVILLE, UT 84029

FORMAN BEN W. TRUSTEE
357 W MAIN ST REAR
GRANTSVILLE, UT 84029

WILLOW CREEK IV-V ASS OF
GRANTSVILLE LLC
7213 S PERTH WAY
AURORA, UT 80016

SHOEMAKER MARK D JT
360 WEST APPLE ST
GRANTSVILLE, UT 84029

CASTAGNO KELLY JT
374 W APPLE ST
GRANTSVILLE, UT 84029

HAMMOND KYLE JT
77 SOUTH WEST STREET
GRANTSVILLE, UT 84029

BALDWIN MICAH LEE JT
308 W APPLE STREET
GRANTSVILLE, UT 84029

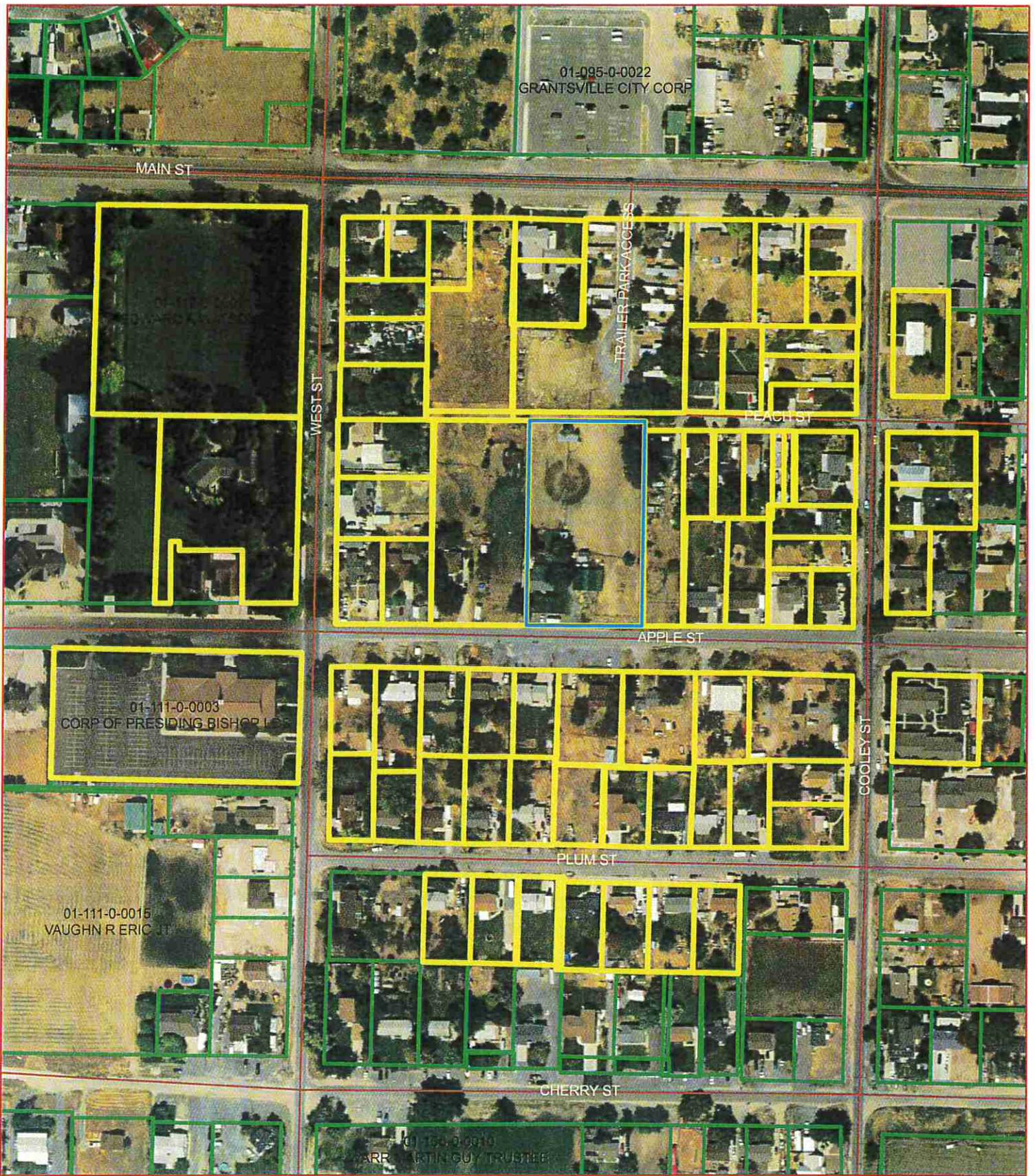
ALBERTSON RALPH W JT
316 W APPLE ST
GRANTSVILLE, UT 84029

TERRY D BENSON JT
324 W APPLE ST *S.C*
GRANTSVILLE, UT 84029

ANDREW CHRISTIANSEN JT
332 W APPLE ST
GRANTSVILLE, UT 84029

DREWERY MICHAEL DOUGLAS
318 W PEACH ST
GRANTSVILLE, UT 84029

DORMAN RICHARD DJT
PO BOX 826 *DWP*
GRANTSVILLE, UT 84029

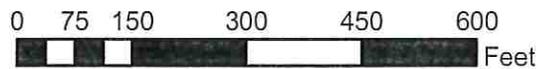


GIS Map Disclaimer:



This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

Michael Wagstaff
01-097-0-0026



Date: 4/19/2022
blanca.rodriguez

GENERAL PLAN AMENDMENT APPLICATION

\$500.00 APPLICATION FEE (NON REFUNDABLE)

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

OWNER / APPLICANTS NAME Mike Wagstaff

MAILING ADDRESS _____

PHONE _____

E-MAIL michaeldalewagstaff@gmail.com

LOCATION / ADDRESS OF PROPERTY & NUMBER OF ACRES 374 W Apple St. Grantsville, UT 84029

IT IS REQUESTED THAT THE GENERAL PLAN BE AMENDED AS FOLLOWS It is requested that the southern portion of the parcel be zoned mixed use to match the entire parcel zone change request.

WHAT IS THE PURPOSE FOR THE REQUESTED CHANGE? _____

The purpose is a zone change of the entire lot to be developed into mix use project.

****ITEMS TO BE SUBMITTED WITH APPLICATION**

- Include with your application: a plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. **DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU!** Addresses must be from Tooele County Recorder's Office!
- A legal description of entire property.
- A vicinity map for property location.


SIGNATURE OF APPLICANT _____

Legal Description:

**Legal THE EAST 147.5 FT OF LOT 5 & W 35 FT OF LOT 4 BLK 17 PLAT A GCS, &
SOUTH HALF OF PEACH ST. BETWEEN SD BLK 17 & BLK 16-A. (BY ORDINANCE)
ALSO N 40 FT OF APPLE ST 1.62 AC**

360 W Apple and 374 W Apple General Plan Amendment Request

Current Future Land Use Designation

Mixed Use Density Designation and High Single Family Density Residential Designation

Mixed – Use Density

A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible.

High Single Family Density Residential

Residential uses, allowing a maximum of 6 dwelling units per acre.

Proposed Future Land Use Designation

Mixed-Use Density

A mixture of commercial/retail and residential uses, allowing up to 10 units per acre where surrounding uses are compatible.

MAIN STREET

TRENTON HUNT
01-097-0-0011
R006400

DUSTIN JAY TATE JT
01-097-0-0008
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007493

JAMES B CARREAU JT
01-097-0-0014
R026549

NOLAN P CRITCHLOW
01-097-0-0010
R006687

TRUREAL ESTATE INVESTORS LLC
01-097-0-0070
R0090070
Trailer Park Access

ROBERT WISDOM JT
01-097-0-0041
R006076

BRUCE L GILBERT JT
01-097-0-0024
R004410

HARVEY CHARLEY B JR
01-097-0-0005
R019630

HAMMOND KYLE JT
01-097-0-0028
R003828

CURRENT FUTURE LAND USE DESIGNATION

374 W APPLE

360 W APPLE

MIXED USE AND

HIGH SINGLE FAMILY DENSITY

CAMERON WARD
01-097-0-0015
R025046

SANDRA L GILLY JT
01-097-0-0022
R005337

SALANCA CHAD JT
01-097-0-0037
R023183

CHERRI A KING JT
01-097-0-0025
R025988

ANDREW CHRISTIANSEN JT
11-097-0-0001
R007164

TERRY DIBENSON JT
11-097-0-0002
R006661

MOSER HAYLEE JT
01-097-0-0015
R010987

Cooley St

APPLE STREET

MACE PHILIP JT
01-100-0-0010
R013550

JEANNEROWE
01-100-0-0015
R012353

GUNN KYLAR JT
01-100-0-0018
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JANISON DAVID
20-000-0-0001
R031742

JNT LAND HOLDINGS LLC
01-100-0-0007
R003169

STARLEY SCOTT J
01-100-0-0001
R021052

HILBRAND JOHN
01-100-0-0007
R018166

FLOYD JEUTLER JT
01-100-0-0012
R021667

GROFFER DUSTIN L
01-100-0-0010
R017257

DIANAD SUTTON
01-100-0-0009
R022163

JOYCE A BERRY
01-100-0-0003
R006682

SARALEE YOUNG
01-100-0-0004
R006729

BLAINE MECHEM
01-100-0-0003
R020620

West St

MAIN STREET

West St

TRENTON HUNT
01-097-0-0031
R006400

JAMES B GARREAU JT
01-097-0-0014
R026543

BRUCE L GILBERT JT
01-097-0-0029
R004410

NOLAN P CRITCHLOW
01-097-0-0070
R010687

TRUFER LESLIE INVESTMENTS LLC
01-097-0-0000
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0005
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007493

ROBERT WISDOM JT
01-097-0-0041
R006078

HARVEY CHARLEY B JR
01-097-0-0005
R019630

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANOA CHAD JT
01-097-0-0037
R023183

MOSER HAYLEE JT
01-097-0-0045
R019957

PROPOSED
MIXED USE
DESIGNATION

374 W APPLE

SHOEMAKER MARK D JT
01-097-0-0026
R004438

CHERYL A KING JT
01-097-0-0025
R025988

CAMERON WARD
01-097-0-0045
R025916

SANDRAL GILLY JT
01-097-0-0022
R005367

ANDREW CHRISTIANSEN JT
11-087-0-0001
R007154

TERY D BENSON JT
11-087-0-0002
R016581

Cooley St

APPLE STREET

MAGE R HILIPAH JT
01-100-0-0010
R018650

JENNIE ROWE
01-100-0-0015
R012363

GUNN KAYLAR JT
01-100-0-0013
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JAMISON DAVID
20-000-0-0001
R091782

JNT LAND HOLDINGS LLC
01-100-0-0007
R004169

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0007
R018363

FLOYD JIBUTLER JT
01-100-0-0012
R021867

CROPER DUSTIN L
01-100-0-0010
R019257

DANAD SUTTON
01-100-0-0009
R029103

JOYCE ABERNETHY
01-100-0-0000
R008822

SARA LEE YOUNG
01-100-0-0004
R005729

BLAINE MECHEM
01-100-0-0003
R020620

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF A PUBLIC HEARING ON A PROPOSAL TO AMEND GRANTSVILLE CITY'S GENERAL PLAN AND FUTURE LAND USE MAP FOR MIKE WAGSTAFF TO GO FROM A MIXED-USE DENSITY AND MEDIUM DENSITY RESIDENTIAL DESIGNATION TO A MIXED-USE DENSITY DESIGNATION FOR PROPERTY LOCATED AT 360 WEST AND 374 WEST APPLE STREET.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a public hearing on May 19, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The public hearing and meeting is to receive public input and to discuss and consider action on the proposed amendment of the Grantsville City General Plan and Future Land Use Map for Mike Wagstaff to go from a Mixed-Use Density Designation and Medium Density Residential Designation to a Mixed-Use Density Designation and make a recommendation to the City Council. Documentation associated with this hearing and consideration may be requested through email. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. May 19, 2022.

Dated this 6th day of May, 2022.

BY ORDER OF THE GRANTSVILLE PLANNING COMMISSION

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/83920211799>

Meeting ID: 839 2021 1799

One tap mobile

+12532158782,,83920211799# US (Tacoma)

+13462487799,,83920211799# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Find your local number: <https://us02web.zoom.us/j/83920211799>

CORP OF PRESIDING BISHOP LDS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

KAREN WATSON JT
82 S WEST ST
GRANTSVILLE, UT 84029

EDWARD A WATSON JT
82 S. WEST STREET
GRANTSVILLE, UT 84029-9023 *Dup*

SANDRA L GILLY JT
317 W PEACH ST
GRANTSVILLE, UT 84029

SARA LEE YOUNG
308 W PLUM ST
P O BOX 921
GRANTSVILLE, UT 84029

HILDEBRAND JOHN
147 S WEST ST
GRANTSVILLE, UT 84029

JEANNIE ROWE
385 W APPLE ST
GRANTSVILLE, UT 84029

JOHNSON MICHAEL
35 SOUTH COOLEY ST
GRANTSVILLE, UT 84029

MCDONALD MERRILL R JT
320 W PEACH ST
GRANTSVILLE, UT 84029

BRUCE L GILBERT JT
53 S WEST ST
GRANTSVILLE, UT 84029

JAMES B CARREAU JT
35 S WEST ST
GRANTSVILLE, UT 84029

SPENCER L PETERSON JT
33 S WEST ST
GRANTSVILLE, UT 84029 *S.C.*

ALLEN L CUNNINGHAM JT
P O BOX 905
GRANTSVILLE, UT 84029

TRENTON HUNT
385 W MAIN ST
GRANTSVILLE, UT 84029

YEAMAN CHISM LORIN JT
397 W MAIN ST
GRANTSVILLE, UT 84029

NOLAN P CRITCHLOW
371 W MAIN ST
GRANTSVILLE, UT 84029

TRU REAL ESTATE INVESTMENTS, LLC
756 N MAIN STREET
TOOELE, UT 84074

DUSTIN JAY TATE JT
349 W MAIN
GRANTSVILLE, UT 84029 *Sent. Certified*

HARVEY CHARLEY B JR
46 S COOLEY
GRANTSVILLE, UT 84029

ROBERT WISDOM JT
310 W PEACH ST
GRANTSVILLE, UT 84029

LINDA WATSON TRUSTEE
P O BOX 979
GRANTSVILLE, UT 84029

BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029

KENNETH FRANK ATKINSON TRUSTEE
305 W MAIN ST
GRANTSVILLE, UT 84029 *S.C.*

CROPPER DUSTIN L
360 W PLUM ST
GRANTSVILLE, UT 84029

MACE PHILIP H JT
397 WEST APPLE STREET
GRANTSVILLE, UT 84029

COZMO MARKETING, LLC
2376 EAST LINCOLN LANE
SALT LAKE CITY, UT 84124

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

NORMAN BLAIN ADAMS JR
75 S COOLEY ST
GRANTSVILLE, UT 84029

ADAMS DANIEL WAYNE
55 S. COOLEY ST.
GRANTSVILLE, UT 84029

SALANOA CHAD JT
89 S. WEST STREET
GRANTSVILLE, UT 84029

DONALD A SPARKS JT
315 W PEACH ST
GRANTSVILLE, UT 84029

Sent Certified

BECKSTEAD ROBERT JT
80 S COOLEY ST
GRANTSVILLE, UT 84029

BRACKEN BRADFORD C
130 COOLEY ST
GRANTSVILLE, UT 84029

CHARLOTTE A GOURLEY JT
P O BOX 983
GRANTSVILLE, UT 84029

DIAZ JESUS SALVADOR ROBLES JT
375 A APPLE ST
GRANTSVILLE, UT 84029

JOHN R WILLIAMSON JT
381 W PLUM ST
GRANTSVILLE, UT 84029

BRYAN S DURFEE
343 W PLUM ST
GRANTSVILLE, UT 84029

DOUGLAS G NICHOLS
321 W PLUM ST
GRANTSVILLE, UT 84029

KENDAL A ANDERSON JT
385 W PLUM ST
GRANTSVILLE, UT 84029

CAMERON WARD
325 W PEACH ST
GRANTSVILLE, UT 84029

LARAE SPARKS JT
PO BOX 291
GRANTSVILLE, UT 84029

VAN DER MEIDE JAMES RICHARD JT
72 S COOLEY ST
GRANTSVILLE, UT 84029

STARLEY SCOTT J
114 S. COOLEY ST
GRANTSVILLE, UT 84029

GUNN KAYLA R JT
381 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

JOYCE A BERRY
320 W PLUM ST
GRANTSVILLE, UT 84029

S.C.

JERRY T EDWARDS JT
367 W PLUM ST
GRANTSVILLE, UT 84029

BRET L WELLS JT
331 W PLUM ST
GRANTSVILLE, UT 84029

MICHAEL S MARTIN JT
326 W PLUM ST
GRANTSVILLE, UT 84029

MARLIN M YATES JT
P O BOX 1177
GRANTSVILLE, UT 84029

DAVID R TATTERSALL JT
62 S COOLEY ST
GRANTSVILLE, UT 84029

KENNETH L NEIDERHEISER
384 W APPLE ST
GRANTSVILLE, UT 84029

BLAINE MECHAM
144 S COOLEY ST
GRANTSVILLE, UT 84029

ROGER KENNETH GREEN JT
390 W PLUM ST
GRANTSVILLE, UT 84029

FLOYD J BUTLER JT
949 E MAIN ST
GRANTSVILLE, UT 84029

DIANA D SUTTON
332 W PLUM ST
GRANTSVILLE, UT 84029

STEFFANY DORMAN JT
P O BOX 826
GRANTSVILLE, UT 84029

CAPLE JOHN
286 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

SMITH RANDALL L JT
367 WEST APPLE STREET
GRANTSVILLE, UT 84029

MOSER HAYLEE JT
396 W APPLE ST
GRANTSVILLE, UT 84029

CHERYL A KING JT
345 W PEACH ST
GRANTSVILLE, UT 84029

CUNNINGHAM GREGORY
335 W PEACH ST
GRANTSVILLE, UT 84029

CHARLES MARY TRUSTEE
357 W MAIN
GRANTSVILLE, UT 84029

FORMAN BEN W. TRUSTEE
357 W MAIN ST REAR
GRANTSVILLE, UT 84029

WILLOW CREEK IV-V ASS OF
GRANTSVILLE LLC
7213 S PERTH WAY
AURORA, UT 80016

SHOEMAKER MARK D JT
360 WEST APPLE ST
GRANTSVILLE, UT 84029

CASTAGNO KELLY JT
374 W APPLE ST
GRANTSVILLE, UT 84029

HAMMOND KYLE JT
77 SOUTH WEST STREET
GRANTSVILLE, UT 84029

BALDWIN MICAH LEE JT
308 W APPLE STREET
GRANTSVILLE, UT 84029

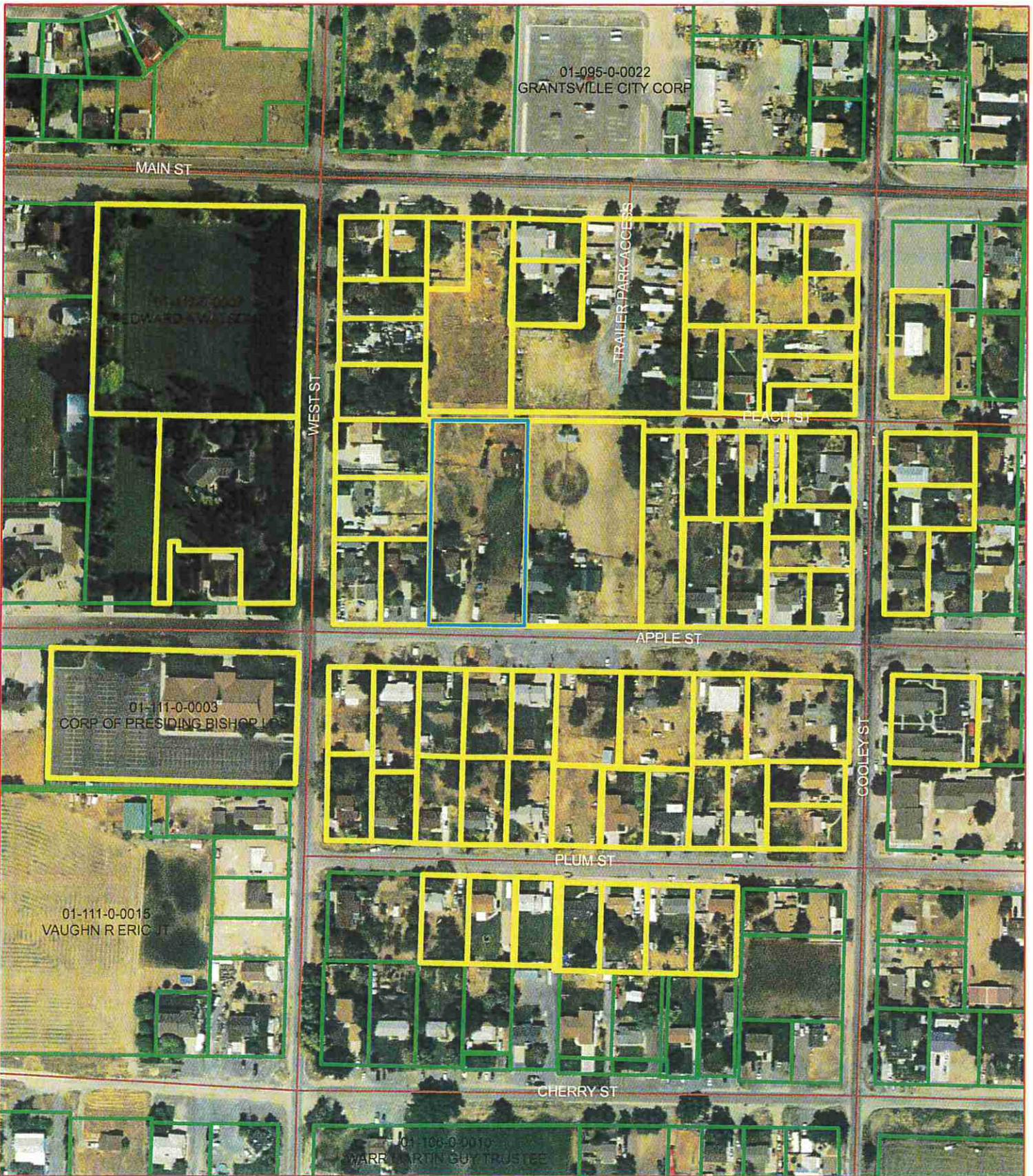
ALBERTSON RALPH W JT
316 W APPLE ST
GRANTSVILLE, UT 84029

TERRY D BENSON JT
324 W APPLE ST *S.C*
GRANTSVILLE, UT 84029

ANDREW CHRISTIANSEN JT
332 W APPLE ST
GRANTSVILLE, UT 84029

DREWERY MICHAEL DOUGLAS
318 W PEACH ST
GRANTSVILLE, UT 84029

DORMAN RICHARD DJT
PO BOX 826 *Dwp*
GRANTSVILLE, UT 84029

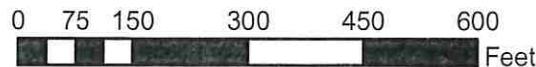


GIS Map Disclaimer:

 **TOOELE COUNTY**

This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

Michael Wagstaff
01-097-0-0027



Date: 4/19/2022
blanca.rodriguez

**DISCUSSION ITEM #2 AND PUBLIC
HEARING AGENDA ITEM #B**

**APPLICATION FOR AMENDING THE ZONING MAP
(REZONING)**

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME Mike Wagstaff

MAILING ADDRESS _____

E-MAIL michaeldalewagstaff@gmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 360 W Apple St, Grantsville, UT 84029

DO YOU OWN THE PROPERTY? Under contract

NUMBER OF ACRES INVOLVED 1.88

CURRENT ZONE OF PROPERTY RM-7

REQUESTED ZONE Mixed Use Density

PROPOSED USE FOR NEW ZONE, IF APPROVED _____

A mix of integrated development of residential, and commercial uses.

Attach all required items from checklist sheet, incomplete applications cannot be accepted.



SIGNATURE OF APPLICANT

Legal Description:

**Legal THE E 130 FT OF LOT 4 & THE W 90 FT OF LOT 3, BLK 17, PLAT A GCS; &
SOUTH HALF OF PEACH ST. BETWEEN SD BLK 17 & BLK 16-A(BY ORDINANCE)
ALSO N 40 FT OF APPLE ST 1.88 AC**

360 W Apple and 374 W Apple *Rezone* Request

Current Zoning

RM-7 Zone

The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Proposed Zoning

Mixed Use Zone

The purpose of the Mixed-Use District is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

MAIN STREET

TRENTON HUNT
01-097-0-0011
R00640

JAMES B GARREAU JT
01-097-0-0014
R026548

BRUCE L GILBERT JT
01-097-0-0029
R004410

NOLAN P CRITCHLOW
01-097-0-0016
R016887

TRU REAL ESTATE INVESTMENT LLC
01-097-0-0016
R004410
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0005
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007423

ROBERT WISDOM JT
01-097-0-0041
R006076

HARVEY CHARLEY B JR
01-097-0-0005
R019630

West St

HAMMOND KYLE JT
01-097-0-0028
R003828

CURRENT ZONING

SALANOA CHAD JT
01-097-0-0037
R023183

CASTAGNO KELY JT
01-097-0-0027
R006604

RM7

SUGEMAKER MARKET JT
01-097-0-0020
R004418

374 W APPLE

360 W APPLE

CHERYLA KING JT
01-097-0-0025
R025988

CAMERON WARD
01-097-0-0015
R025916

SANDRAL GILLY JT
01-097-0-0022
R005337

ANDREW CHRISTIANSEN JT
11-087-0-0004
R007154

TERRY DBENSON JT
11-087-0-0002
R016581

Cooley St

MOSER HAYLEE JT
01-097-0-0015
R010937

APPLE STREET

MAGE PHILIP H JT
01-100-0-0016
R013650

JEANNIE ROWE
01-100-0-0015
R012153

CUNN KAYLAR JT
01-100-0-0018
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JAMISON DAVID
21-000-0-0001
R001702

JNT LAND HOLDINGS LLC
01-100-0-0007
R004159

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0007
R019363

FLOYD JBUTLER JT
01-100-0-0012
R021367

GROPPER DUSTIN L
01-100-0-0010
R017257

DIANAD SUITON
01-100-0-0029
R023163

JOYCE A BERRY
01-100-0-0006
R003382

SARA LEE YOUNG
01-100-0-0004
R005329

BLAINE MECAM
01-100-0-0013
R020620

MAIN STREET

TRENTON HUNT
01-097-0-0011
R006400

DUSTIN JAY TATE JT
01-097-0-0006
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007433

JAMES B GARREAU JT
01-097-0-0014
R026549

NOLAN P CRITCHLOW
01-097-0-0010
R016587

TRU REAL ESTATE INVESTMENTS LLC
01-097-0-0007
Trailer Park Access

ROBERT WISDOM JT
01-097-0-0041
R006076

BRUCE L GILBERT JT
01-097-0-0029
R004410

HARVEY CHARLEY B JR
01-097-0-0005
R019630

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANOA CHAD JT
01-097-0-0037
R023183

PROPOSED ZONING
MIXED USE

CAMERON WARD
01-097-0-0016
R025918

SANDRAL GILBY JT
01-097-0-0022
R005337

374 W APPLE

360 W APPLE

MOSER HAYLEE JT
01-097-0-0045
R016937

CASTAGNOLI KELLI JT
01-097-0-0025
R016304

SHOENAKER TARA JT
01-097-0-0026
R004416

CHERYL A KING JT
01-097-0-0026
R025988

ANDREW CHRISTIANSEN JT
11-037-0-0001
R007454

TERRY D BENSON JT
11-037-0-0002
R016361

Cooley St

APPLE STREET

MAGE PHILIP JT
01-100-0-0016
R018650

JENNIE ROWE
01-100-0-0015
R012153

GUNN KAYLAR JT
01-100-0-0048
R010296

SMITH RANDALL L JT
01-100-0-0009
R026127

JANISON DAVID
20-000-0-0001
R091702

JANTLAND HOLDINGS LLC
01-100-0-0007
R004169

STARLEY SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0007
R001863

FLOYD JEUTLER JT
01-100-0-0012
R021867

GROFFER DUSTIN L
01-100-0-0010
R017257

DIANAD SUTTON
01-100-0-0009
R023103

JOYCE ABERNETHY
01-100-0-0006
R006582

SARALEE YOUNG
01-100-0-0004
R005729

BLAINE MEGHAM
01-100-0-0003
R020620

West St

APPLICATION FOR A REZONE CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

An application has been received in our office for the consideration to rezone:

1.62 acres of land located at 374 West Apple Street and 1.88 acres of land located at 360 West Apple Street. The request is to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

Thursday, May 19, 2022 at 7:00pm

You are invited to request a copy of the application and zoning code by emailing me at kclark@grantsvilleut.gov. At this time, they are just asking for a zoning change and future plans aren't required. If and when the property gets developed, you will be notified and I will be able to send you the development plan at that time.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on May 19, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,



Kristy Clark
Zoning Administrator

Join Zoom Meeting
<https://us02web.zoom.us/j/83920211799>

Meeting ID: 839 2021 1799
One tap mobile
+12532158782,,83920211799# US (Tacoma)
+13462487799,,83920211799# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

Find your local number:
<https://us02web.zoom.us/j/83920211799>

CORP OF PRESIDING BISHOP LDS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

KAREN WATSON JT
82 S WEST ST
GRANTSVILLE, UT 84029

EDWARD A WATSON JT
82 S. WEST STREET
GRANTSVILLE, UT 84029-9023 *Dup*

SANDRA L GILLY JT
317 W PEACH ST
GRANTSVILLE, UT 84029

SARA LEE YOUNG
308 W PLUM ST
P O BOX 921
GRANTSVILLE, UT 84029

HILDEBRAND JOHN
147 S WEST ST
GRANTSVILLE, UT 84029

JEANNIE ROWE
385 W APPLE ST
GRANTSVILLE, UT 84029

JOHNSON MICHAEL
35 SOUTH COOLEY ST
GRANTSVILLE, UT 84029

MCDONALD MERRILL R JT
320 W PEACH ST
GRANTSVILLE, UT 84029

BRUCE L GILBERT JT
53 S WEST ST
GRANTSVILLE, UT 84029

JAMES B CARREAU JT
35 S WEST ST
GRANTSVILLE, UT 84029

SPENCER L PETERSON JT
33 S WEST ST
GRANTSVILLE, UT 84029 *S.C.*

ALLEN L CUNNINGHAM JT
P O BOX 905
GRANTSVILLE, UT 84029

TRENTON HUNT
385 W MAIN ST
GRANTSVILLE, UT 84029

YEAMAN CHISM LORIN JT
397 W MAIN ST
GRANTSVILLE, UT 84029

NOLAN P CRITCHLOW
371 W MAIN ST
GRANTSVILLE, UT 84029

TRU REAL ESTATE INVESTMENTS, LLC
756 N MAIN STREET
TOOELE, UT 84074

DUSTIN JAY TATE JT
349 W MAIN
GRANTSVILLE, UT 84029 *Sent. Certified*

HARVEY CHARLEY B JR
46 S COOLEY
GRANTSVILLE, UT 84029

ROBERT WISDOM JT
310 W PEACH ST
GRANTSVILLE, UT 84029

LINDA WATSON TRUSTEE
P O BOX 979
GRANTSVILLE, UT 84029

BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029

KENNETH FRANK ATKINSON TRUSTEE
305 W MAIN ST
GRANTSVILLE, UT 84029 *S.C.*

CROPPER DUSTIN L
360 W PLUM ST
GRANTSVILLE, UT 84029

MACE PHILIP H JT
397 WEST APPLE STREET
GRANTSVILLE, UT 84029

COZMO MARKETING, LLC
2376 EAST LINCOLN LANE
SALT LAKE CITY, UT 84124

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

NORMAN BLAIN ADAMS JR
75 S COOLEY ST
GRANTSVILLE, UT 84029

ADAMS DANIEL WAYNE
55 S. COOLEY ST.
GRANTSVILLE, UT 84029

SALANOA CHAD JT
89 S. WEST STREET
GRANTSVILLE, UT 84029

CAMERON WARD
325 W PEACH ST
GRANTSVILLE, UT 84029

DAVID R TATTERSALL JT
62 S COOLEY ST
GRANTSVILLE, UT 84029

DONALD A SPARKS JT
315 W PEACH ST
GRANTSVILLE, UT 84029

Sent Certified

LARAE SPARKS JT
PO BOX 291
GRANTSVILLE, UT 84029

KENNETH L NEIDERHEISER
384 W APPLE ST
GRANTSVILLE, UT 84029

BECKSTEAD ROBERT JT
80 S COOLEY ST
GRANTSVILLE, UT 84029

VAN DER MEIDE JAMES RICHARD JT
72 S COOLEY ST
GRANTSVILLE, UT 84029

BLAINE MECHAM
144 S COOLEY ST
GRANTSVILLE, UT 84029

BRACKEN BRADFORD C
130 COOLEY ST
GRANTSVILLE, UT 84029

STARLEY SCOTT J
114 S. COOLEY ST
GRANTSVILLE, UT 84029

ROGER KENNETH GREEN JT
390 W PLUM ST
GRANTSVILLE, UT 84029

CHARLOTTE A GOURLEY JT
P O BOX 983
GRANTSVILLE, UT 84029

GUNN KAYLA R JT
381 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

FLOYD J BUTLER JT
949 E MAIN ST
GRANTSVILLE, UT 84029

DIAZ JESUS SALVADOR ROBLES JT
375 A APPLE ST
GRANTSVILLE, UT 84029

JOYCE A BERRY
320 W PLUM ST
GRANTSVILLE, UT 84029

S.C.

DIANA D SUTTON
332 W PLUM ST
GRANTSVILLE, UT 84029

JOHN R WILLIAMSON JT
381 W PLUM ST
GRANTSVILLE, UT 84029

JERRY T EDWARDS JT
367 W PLUM ST
GRANTSVILLE, UT 84029

STEFFANY DORMAN JT
P O BOX 826
GRANTSVILLE, UT 84029

BRYAN S DURFEE
343 W PLUM ST
GRANTSVILLE, UT 84029

BRET L WELLS JT
331 W PLUM ST
GRANTSVILLE, UT 84029

CAPLE JOHN
286 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

DOUGLAS G NICHOLS
321 W PLUM ST
GRANTSVILLE, UT 84029

MICHAEL S MARTIN JT
326 W PLUM ST
GRANTSVILLE, UT 84029

SMITH RANDALL L JT
367 WEST APPLE STREET
GRANTSVILLE, UT 84029

KENDAL A ANDERSON JT
385 W PLUM ST
GRANTSVILLE, UT 84029

MARLIN M YATES JT
P O BOX 1177
GRANTSVILLE, UT 84029

MOSER HAYLEE JT
396 W APPLE ST
GRANTSVILLE, UT 84029

CHERYL A KING JT
 345 W PEACH ST
 GRANTSVILLE, UT 84029

CUNNINGHAM GREGORY
 335 W PEACH ST
 GRANTSVILLE, UT 84029

CHARLES MARY TRUSTEE
 357 W MAIN
 GRANTSVILLE, UT 84029

FORMAN BEN W. TRUSTEE
 357 W MAIN ST REAR
 GRANTSVILLE, UT 84029

WILLOW CREEK IV-V ASS OF
 GRANTSVILLE LLC
 7213 S PERTH WAY
 AURORA, UT 80016

SHOEMAKER MARK D JT
 360 WEST APPLE ST
 GRANTSVILLE, UT 84029

CASTAGNO KELLY JT
 374 W APPLE ST
 GRANTSVILLE, UT 84029

HAMMOND KYLE JT
 77 SOUTH WEST STREET
 GRANTSVILLE, UT 84029

BALDWIN MICAH LEE JT
 308 W APPLE STREET
 GRANTSVILLE, UT 84029

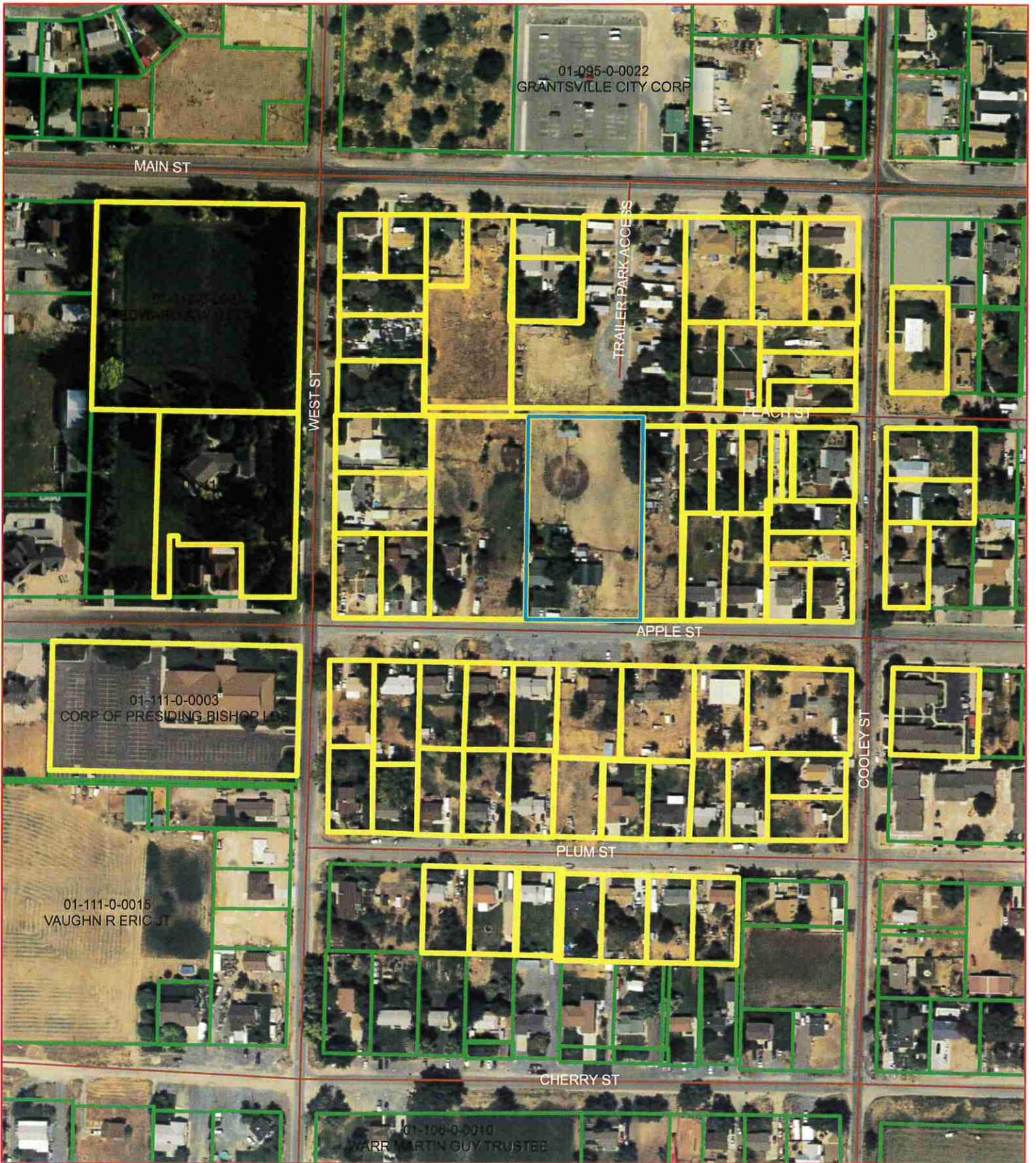
ALBERTSON RALPH W JT
 316 W APPLE ST
 GRANTSVILLE, UT 84029

TERRY D BENSON JT
 324 W APPLE ST *S.C*
 GRANTSVILLE, UT 84029

ANDREW CHRISTIANSEN JT
 332 W APPLE ST
 GRANTSVILLE, UT 84029

DREWERY MICHAEL DOUGLAS
 318 W PEACH ST
 GRANTSVILLE, UT 84029

DORMAN RICHARD D JT
 PO BOX 826 *Dwp*
 GRANTSVILLE, UT 84029

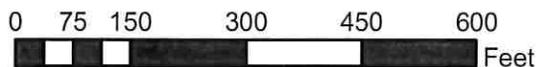


GIS Map Disclaimer:



This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

Michael Wagstaff
01-097-0-0026



Date: 4/19/2022
blanca.rodriguez

**APPLICATION FOR AMENDING THE ZONING MAP
(REZONING)**

DATE PAID April 20, 2022

HEARING DATE May 19, 2022

**\$500.00 FEE
NON-
REFUNDABLE**

APPLICANT'S NAME Mike Wagstaff

MAILING ADDRESS _____

E-MAIL michaeldalewagstaff@gmail.com

APPLICANT'S PHONE _____

LOCATION OF SUBJECT PROPERTY 374 W Apple St, Grantsville, UT 84029

DO YOU OWN THE PROPERTY? Under Contract

NUMBER OF ACRES INVOLVED 1.62

CURRENT ZONE OF PROPERTY RM-7

REQUESTED ZONE Mixed Use Density

PROPOSED USE FOR NEW ZONE, IF APPROVED _____

A mix of integrated development of residential, and commercial uses.

Attach all required items from checklist sheet, incomplete applications cannot be accepted.



SIGNATURE OF APPLICANT

Legal Description:

**Legal THE EAST 147.5 FT OF LOT 5 & W 35 FT OF LOT 4 BLK 17 PLAT A GCS, &
SOUTH HALF OF PEACH ST. BETWEEN SD BLK 17 & BLK 16-A. (BY ORDINANCE)
ALSO N 40 FT OF APPLE ST 1.62 AC**

360 W Apple and 374 W Apple *Rezone* Request

Current Zoning

RM-7 Zone

The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Proposed Zoning

Mixed Use Zone

The purpose of the Mixed-Use District is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails, and other amenities are required as part of these types of development. Developments in the Mixed-Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

MAIN STREET

TRENTON HUNT
01-097-0-0001
R00640

JAMES B GARREAU JT
01-097-0-0014
R026548

BRUCE L GILBERT JT
01-097-0-0029
R004410

NOLAN P CRITCHLOW
01-097-0-0010
R01887

TRU REAL ESTATE INVESTMENT
01-097-0-0001
R00640 LLC
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0005
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R00743

ROBERT WISDOM JT
01-097-0-0041
R006076

HARVEY CHARLEY B JR
01-097-0-0005
R019630

West St

HAMMOND KYLE JT
01-097-0-0028
R003828

CURRENT ZONING

SALANCA CHAD JT
01-097-0-0037
R023183

CASTAGNO KELLY JT
01-097-0-0027
R01881

RM 7

SHOENAKER MARK JT
01-097-0-0020
R00418

374 W APPLE

360 W APPLE

CHERYLA KING JT
01-097-0-0025
R025988

CAMERON WARD
01-097-0-0045
R025916

SANDRAL GILLY JT
01-097-0-0022
R005337

ANDREW CHRISTIANSEN JT
11-027-0-0001
R007154

TEREY D BENSON JT
11-097-0-0002
R016361

Cooley St

APPLE STREET

MACE PHILIP JT
01-100-0-0019
R018650

JEANNIE ROWE
01-100-0-0015
R012353

GUNN KAYLAR JT
01-100-0-0018
R010299

SMITH RANDALL JT
01-100-0-0009
R026127

JAMISON DAVID
20-000-0-0001
R051782

JIT LAND HOLDINGS LLC
01-100-0-0007
R004109

STARLEY SCOTT J
01-100-0-0001
R021052

HILDBRAND JOHN
01-100-0-0017
R019383

FLOYD J BUTLER JT
01-100-0-0012
R021367

GROFFER DUSTIN L
01-100-0-0010
R047237

DIANAD SUTTON
01-100-0-0019
R023183

JOYCE ABERY
01-100-0-0006
R009382

SARALEE YOUNG
01-100-0-0004
R006729

BLAINE MECHEM
01-100-0-0018
R020620

MAIN STREET

TRENTON HUNT
01-097-0-0001
R003400

JAMES B GARREAU JT
01-097-0-0014
R026549

BRUCE L GILBERT JT
01-097-0-0020
R004410

NOLAN P CRITCHLOW
01-097-0-0010
R010567

TRUPEAL ESTATE INVESTMENTS LLC
01-097-0-0000
Trailer Park Access

DUSTIN JAY TATE JT
01-097-0-0005
R001670

LINDA WATSON TRUSTEE
01-097-0-0003
R007429

ROBERT WISDOM JT
01-097-0-0041
R006076

HARVEY CHARLEY B JR
01-097-0-0005
R019630

West St

HAMMOND KYLE JT
01-097-0-0028
R003828

SALANOA GHAD JT
01-097-0-0087
R023133

MOSER HAYLEE JT
01-097-0-0045
R011997

PROPOSED ZONING
MIXED USE

374 W APPLE

360 W APPLE

CASPER GIBBELL JT
01-097-0-0002
R007004

SHOEMAKER TIA S JT
01-097-0-0002
R004988

CHERYL A KING JT
01-097-0-0025
R025988

CAMERON WARD
01-097-0-0015
R025916

SANDRA L GILLY JT
01-097-0-0022
R005357

ANDREW CHRISTENSEN JT
11-087-0-0001
R007154

TERY D BENSON JT
11-087-0-0002
R016581

Cooley St

APPLE STREET

MAGE PHILIP H JT
01-100-0-0016
R013550

JEANNIE ROWE
01-100-0-0015
R012163

GUNN KAYLAR JT
01-100-0-0018
R010299

SMITH RANDALL L JT
01-100-0-0009
R026127

JANISON DAVID
20-000-0-0001
R091702

ATLAND HOLDINGS LLC
01-100-0-0007
R004189

STARLEYS SCOTT J
01-100-0-0001
R021052

HILDEBRAND JOHN
01-100-0-0007
R011863

FLOYD J BUTLER JT
01-100-0-0012
R021867

GROPPER DUSTIN L
01-100-0-0010
R017257

DIANA D SUTTON
01-100-0-0009
R023103

JOYCE A BERRY
01-100-0-0006
R005562

SARA LEE YOUNG
01-100-0-0004
R005720

BLAINE MECHEM
01-100-0-0003
R020620

**APPLICATION FOR A
REZONE
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

An application has been received in our office for the consideration to rezone:

1.62 acres of land located at 374 West Apple Street and 1.88 acres of land located at 360 West Apple Street. The request is to go from an RM-7 zone to a Mixed Use zone for Mike Wagstaff.

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

Thursday, May 19, 2022 at 7:00pm

You are invited to request a copy of the application and zoning code by emailing me at kclark@grantsvilleut.gov. At this time, they are just asking for a zoning change and future plans aren't required. If and when the property gets developed, you will be notified and I will be able to send you the development plan at that time.

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on May 19, 2022. For more information, please call me at 435-884-4604 or email me.

Thank you,



Kristy Clark
Zoning Administrator

Join Zoom Meeting
<https://us02web.zoom.us/j/83920211799>

Meeting ID: 839 2021 1799
One tap mobile
+12532158782,,83920211799# US (Tacoma)
+13462487799,,83920211799# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

Find your local number:
<https://us02web.zoom.us/j/83920211799>

CORP OF PRESIDING BISHOP LDS
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150

KAREN WATSON JT
82 S WEST ST
GRANTSVILLE, UT 84029

EDWARD A WATSON JT
82 S. WEST STREET
GRANTSVILLE, UT 84029-9023 *Dup*

SANDRA L GILLY JT
317 W PEACH ST
GRANTSVILLE, UT 84029

SARA LEE YOUNG
308 W PLUM ST
P O BOX 921
GRANTSVILLE, UT 84029

HILDEBRAND JOHN
147 S WEST ST
GRANTSVILLE, UT 84029

JEANNIE ROWE
385 W APPLE ST
GRANTSVILLE, UT 84029

JOHNSON MICHAEL
35 SOUTH COOLEY ST
GRANTSVILLE, UT 84029

MCDONALD MERRILL R JT
320 W PEACH ST
GRANTSVILLE, UT 84029

BRUCE L GILBERT JT
53 S WEST ST
GRANTSVILLE, UT 84029

JAMES B CARREAU JT
35 S WEST ST
GRANTSVILLE, UT 84029

SPENCER L PETERSON JT
33 S WEST ST
GRANTSVILLE, UT 84029 *S.C.*

ALLEN L CUNNINGHAM JT
P O BOX 905
GRANTSVILLE, UT 84029

TRENTON HUNT
385 W MAIN ST
GRANTSVILLE, UT 84029

YEAMAN CHISM LORIN JT
397 W MAIN ST
GRANTSVILLE, UT 84029

NOLAN P CRITCHLOW
371 W MAIN ST
GRANTSVILLE, UT 84029

TRU REAL ESTATE INVESTMENTS, LLC
756 N MAIN STREET
TOOELE, UT 84074

DUSTIN JAY TATE JT
349 W MAIN
GRANTSVILLE, UT 84029 *Sent. Certified*

HARVEY CHARLEY B JR
46 S COOLEY
GRANTSVILLE, UT 84029

ROBERT WISDOM JT
310 W PEACH ST
GRANTSVILLE, UT 84029

LINDA WATSON TRUSTEE
P O BOX 979
GRANTSVILLE, UT 84029

BALDWIN P JAMES JT
PO BOX 997
GRANTSVILLE, UT 84029

KENNETH FRANK ATKINSON TRUSTEE
305 W MAIN ST
GRANTSVILLE, UT 84029 *S.C.*

CROPPER DUSTIN L
360 W PLUM ST
GRANTSVILLE, UT 84029

MACE PHILIP H JT
397 WEST APPLE STREET
GRANTSVILLE, UT 84029

COZMO MARKETING, LLC
2376 EAST LINCOLN LANE
SALT LAKE CITY, UT 84124

JAMISON DAVID
349 W APPLE ST
GRANTSVILLE, UT 84029

JNT LANDHOLDINGS LLC
P O BOX 325
GRANTSVILLE, UT 84029

NORMAN BLAIN ADAMS JR
75 S COOLEY ST
GRANTSVILLE, UT 84029

ADAMS DANIEL WAYNE
55 S. COOLEY ST.
GRANTSVILLE, UT 84029

SALANOA CHAD JT
89 S. WEST STREET
GRANTSVILLE, UT 84029

CAMERON WARD
325 W PEACH ST
GRANTSVILLE, UT 84029

DAVID R TATTERSALL JT
62 S COOLEY ST
GRANTSVILLE, UT 84029

DONALD A SPARKS JT
315 W PEACH ST
GRANTSVILLE, UT 84029

Sent Certified

LARAE SPARKS JT
PO BOX 291
GRANTSVILLE, UT 84029

KENNETH L NEIDERHEISER
384 W APPLE ST
GRANTSVILLE, UT 84029

BECKSTEAD ROBERT JT
80 S COOLEY ST
GRANTSVILLE, UT 84029

VAN DER MEIDE JAMES RICHARD JT
72 S COOLEY ST
GRANTSVILLE, UT 84029

BLAINE MECHAM
144 S COOLEY ST
GRANTSVILLE, UT 84029

BRACKEN BRADFORD C
130 COOLEY ST
GRANTSVILLE, UT 84029

STARLEY SCOTT J
114 S. COOLEY ST
GRANTSVILLE, UT 84029

ROGER KENNETH GREEN JT
390 W PLUM ST
GRANTSVILLE, UT 84029

CHARLOTTE A GOURLEY JT
P O BOX 983
GRANTSVILLE, UT 84029

GUNN KAYLA R JT
381 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

FLOYD J BUTLER JT
949 E MAIN ST
GRANTSVILLE, UT 84029

DIAZ JESUS SALVADOR ROBLES JT
375 A APPLE ST
GRANTSVILLE, UT 84029

JOYCE A BERRY
320 W PLUM ST
GRANTSVILLE, UT 84029

S.C.

DIANA D SUTTON
332 W PLUM ST
GRANTSVILLE, UT 84029

JOHN R WILLIAMSON JT
381 W PLUM ST
GRANTSVILLE, UT 84029

JERRY T EDWARDS JT
367 W PLUM ST
GRANTSVILLE, UT 84029

STEFFANY DORMAN JT
P O BOX 826
GRANTSVILLE, UT 84029

BRYAN S DURFEE
343 W PLUM ST
GRANTSVILLE, UT 84029

BRET L WELLS JT
331 W PLUM ST
GRANTSVILLE, UT 84029

CAPLE JOHN
286 W APPLE ST
GRANTSVILLE, UT 84029

S.C.

DOUGLAS G NICHOLS
321 W PLUM ST
GRANTSVILLE, UT 84029

MICHAEL S MARTIN JT
326 W PLUM ST
GRANTSVILLE, UT 84029

SMITH RANDALL L JT
367 WEST APPLE STREET
GRANTSVILLE, UT 84029

KENDAL A ANDERSON JT
385 W PLUM ST
GRANTSVILLE, UT 84029

MARLIN M YATES JT
P O BOX 1177
GRANTSVILLE, UT 84029

MOSER HAYLEE JT
396 W APPLE ST
GRANTSVILLE, UT 84029

CHERYL A KING JT
345 W PEACH ST
GRANTSVILLE, UT 84029

CUNNINGHAM GREGORY
335 W PEACH ST
GRANTSVILLE, UT 84029

CHARLES MARY TRUSTEE
357 W MAIN
GRANTSVILLE, UT 84029

FORMAN BEN W. TRUSTEE
357 W MAIN ST REAR
GRANTSVILLE, UT 84029

WILLOW CREEK IV-V ASS OF
GRANTSVILLE LLC
7213 S PERTH WAY
AURORA, UT 80016

SHOEMAKER MARK D JT
360 WEST APPLE ST
GRANTSVILLE, UT 84029

CASTAGNO KELLY JT
374 W APPLE ST
GRANTSVILLE, UT 84029

HAMMOND KYLE JT
77 SOUTH WEST STREET
GRANTSVILLE, UT 84029

BALDWIN MICAH LEE JT
308 W APPLE STREET
GRANTSVILLE, UT 84029

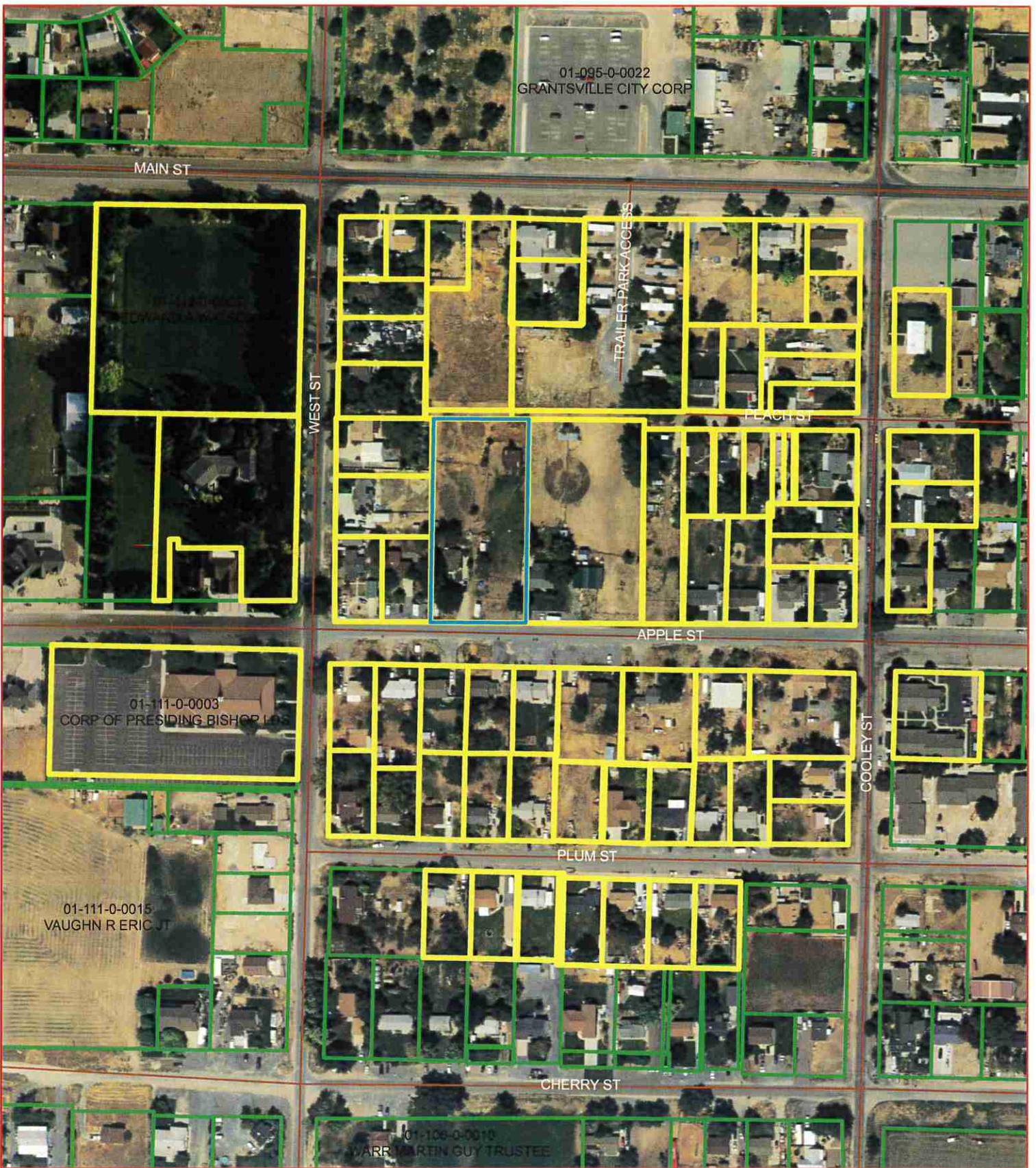
ALBERTSON RALPH W JT
316 W APPLE ST
GRANTSVILLE, UT 84029

TERRY D BENSON JT
324 W APPLE ST *S.C*
GRANTSVILLE, UT 84029

ANDREW CHRISTIANSEN JT
332 W APPLE ST
GRANTSVILLE, UT 84029

DREWERY MICHAEL DOUGLAS
318 W PEACH ST
GRANTSVILLE, UT 84029

DORMAN RICHARD DJT
PO BOX 826 *DWP*
GRANTSVILLE, UT 84029

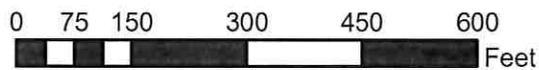


GIS Map Disclaimer:



This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

Michael Wagstaff
01-097-0-0027



Date: 4/19/2022
blanca.rodriguez

DISCUSSION ITEM #3 AND PUBLIC
HEARING AGENDA ITEM #C

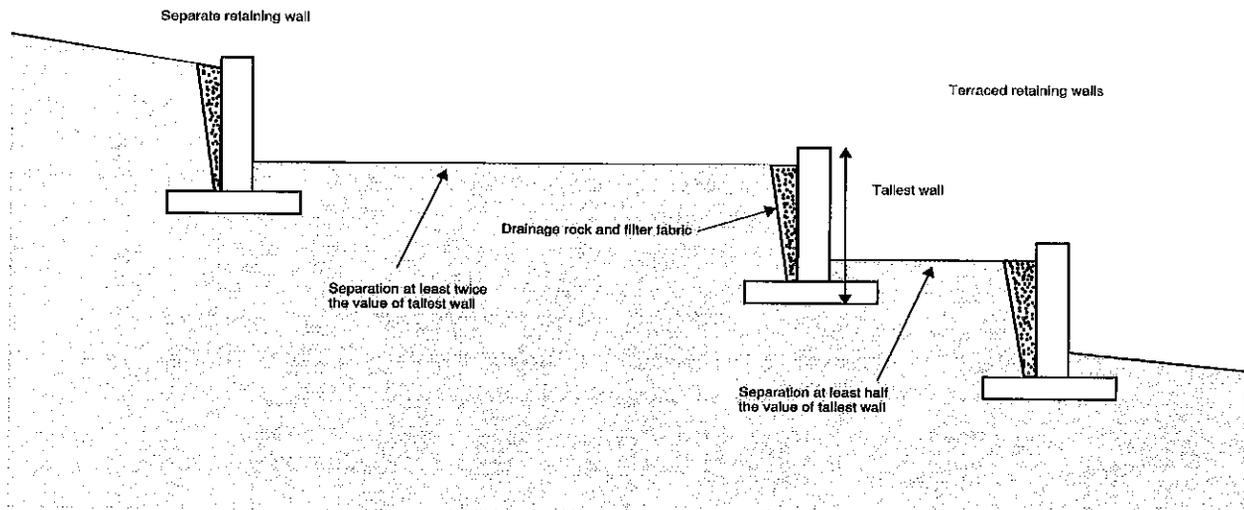
RETAINING WALLS:

- A. Applicability: This section applies to all "Retaining Walls", as defined in chapter 2 of the Land Use Ordinance Code. **Currently no definition in the land use ordinance. "Retaining Wall": A wall that is built to keep the land (soil) behind it from sliding or moving.**
- B. Building Permit Required: Except as otherwise provided in subsections C of this section, all retaining walls require a building permit prior to construction or alteration. Permit applications shall be processed and issued in accordance with building permit procedures and applicable provisions of this section. Building permit review fees will be assessed and collected at the time the permit is issued.
- C. Building Permit Exemptions: The following do not require a building permit:
1. Retaining walls less than four feet (4') in height with less than ten horizontal units to one vertical unit (10H:1V) front and back slopes within ten feet (10') of the wall;
 2. Nontiered retaining walls less than three feet (3') in height with back slopes flatter than or equal to two horizontal units to one vertical unit (2H:1V) and having front slopes no steeper than or equal to four horizontal units to one vertical (4H:1V);
 3. Tiered retaining walls less than three (3') in height per wall and which have front slopes and back slopes of each wall no steeper than or equal to ten horizontal units to one vertical unit (10H:1V) within ten feet (10') of the walls;
 4. Retaining walls less than one foot (1') in height with a fence less than six feet (6') attached to the top of it; and
 5. Retaining walls less than fifty (50) square feet in size.
- D. Geologic hazard: Global stability analysis of modified natural slopes steeper than three horizontal units to one vertical unit (3H:1V) and cut or fill slopes of two horizontal units to one vertical unit (2H:1V) or greater is required.
- E. Engineered Design Required: All retaining walls required to obtain a building permit shall be designed by an engineer licensed by the State of Utah.
- F. Height, Separation and Plantings:
1. For the purposes of this subsection, the height of a retaining wall is measured from the bottom of the footing to the top of wall. If a retaining wall has a varying height along its length, the height is the largest value of the measured height along the length of the wall.
 2. Depending on the construction material used, distances will be measured to the face of the wall or the projection of the footing, whichever is greater.
 3. For the purposes of this subsection, front setback area shall mean the setback area adjacent to a street. For corner lots, as defined in the Land Use Ordinance Chapter 2 (170), the two (2) front setback areas shall be the two (2) front yards. All setback measurements are taken from the property lines for the parcel.
 4. A single retaining wall shall not exceed nine feet (9') in height. Within the front setback area, each retaining wall shall not exceed four feet (4') in height.
 5. Terracing of retaining walls is permitted, but the combined height of all walls shall not exceed eighteen feet (18'). Walls with a separation distance of at least two times the height of the tallest wall (2 x height, height of largest of 2 walls) from face of wall to face

of wall shall be considered as separate walls. In a terrace of retaining walls, a minimum horizontal separation of at least half the height of the tallest wall of the terraced retaining wall group (height of largest wall/2) is required as measured from the back of the lower wall to face of the higher wall. See figure 1 below

6. Walls within thirty feet (30') of a street.
 - a. The area in front of each retaining wall shall require a minimum of five (5) shrubs for every twenty (20) linear feet of planting area. Shrubs shall be watered by drip irrigation to minimize erosion.
 - b. Retaining walls may be concrete, colored concrete, feature decorative or architectural finished such as, but not limited to, rock wall, board form, or split face.
7. Retaining walls shall be located at least seven feet (7') away from any property line that is adjacent to a street.
8. Drainage for walls needs to including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day lighting to a proper outlet or weep holes placed through the base of the wall.

Figure 1



- G. Submittals: The following documents and calculations prepared by a licensed engineer in the State of Utah shall be submitted with each retaining wall permit application:
 1. Profile drawings with the base elevation, exposed base elevation, and top of wall labeled at the ends of the wall and every fifty (50) linear feet or change in grade;
 2. Cross-sectional drawings, including surface grades and structures located in front of and behind the retaining wall at a distance equivalent to three (3) times the height of the wall and, if the wall is supporting a slope, then the cross-section shall include the entire

- slope plus surface grades and structures within a horizontal distance equivalent to one times the height of the slope;
3. A site plan showing the location of the retaining walls with the base elevation, exposed base elevation, and top of the wall labeled at the ends of the wall and every fifty (50) linear feet or change in grade;
 4. Material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:
 - a. For soils, this may include, but is not limited to, unit weights, direct shear tests, triaxial shear tests and unconfined compression tests;
 - b. If laboratory testing was conducted from off-site but similar soils in the area, the results of the testing with similar soil classification testing must be submitted;
 - c. For segmented block walls, the manufacture's test data for the wall facing, soil reinforcement, and connection parameters shall be submitted in an appendix;
 - d. Minimum laboratory submittal requirements are the unit weight of retained soils, gradation for cohesionless soils, Atterberg limits for cohesive soils, and shear test data;
 - e. Soil classification testing shall be submitted for all direct shear or triaxial shear tests;
 - f. If a Proctor is completed, classification testing shall be submitted with the Proctor result; and
 - g. Laboratory testing shall be completed in accordance with applicable American Society for Testing and Materials (ASTM) standards;
 5. Design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear, and global stability as follows:
 - a. If geogrids are used, additional calculations for pullout, tensile overstress, internal sliding, facing connection, and bulging shall be completed, and other calculations used to meet the design standards for the particular material are required;
 - b. The design engineer shall indicate the design standard used and supply a printout of the input and output of the files in an appendix;
 - c. Calculations shall include analysis under static and seismic loads, which shall be based on the characteristic earthquake or maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the IBC;
 - d. Mechanically stabilized earth (MSE) walls shall be designed in general accordance with 2001 FHWA NHI-00-043 "Mechanically Stabilized Earth Walls and Reinforced Soil Slopes" or the National Concrete Masonry Association (NCMA) "Design Manual for Segmental Retaining Walls";
 - e. Rock walls shall be designed in general accordance with the 2006 FHWA-CFL/TD-06-006 "Rockery Design and Construction Guidelines"; and
 - f. Concrete cantilever walls shall be designed in general accordance with specification provided in current American Concrete Institute or American Society of Civil Engineers publications;

6. A global stability analysis demonstrating minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions as follows:
 - a. Factors of safety results shall be presented to the nearest hundredth;
 - b. Seismic loads shall be based on the characteristic earthquake, with spectral acceleration factored for site conditions in accordance with the IBC;
 - c. The cross sectional view of each analysis shall be included, and the printout of the input and output files placed in an appendix; and
 - d. The global stability analysis may be omitted for concrete cantilever retaining walls that extend to frost depth, that are less than nine feet (9') in exposed height, absent of supporting structures within thirty feet (30') of the top of the wall, and which have less than ten horizontal units to one vertical unit (10H:1V) front and back slopes within thirty feet (30") of the retaining wall structure;
 7. A drainage design, including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day lighting to a proper outlet or weep holes placed through the base of the wall, however:
 - a. A synthetic material designed for the application may be used in lieu of the gravel;
 - b. If the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted; and
 - c. If the retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free draining as substantiated through appropriate testing, then drainage material may be omitted from the design;
 8. The design engineer's acknowledgement of the soil strength parameters used in the design and the engineer's acceptance of the site for use of the retaining wall and if a separate geotechnical report was prepared and used by the design engineer, the geotechnical report shall be submitted, substantiating the values used for the materials strength analysis; and
 9. An inspection frequency schedule.
- H. Inspections and Final Report: The design engineer shall make all inspections needed for final approval and acceptance of the retaining wall when construction is complete. A final report from the engineer shall state that the retaining wall was built according to the submitted design. The report shall include details of the inspections of the wall in accordance with the inspection frequency schedule. All pertinent compaction testing shall also be included with the final report.

AGENDA ITEM #1

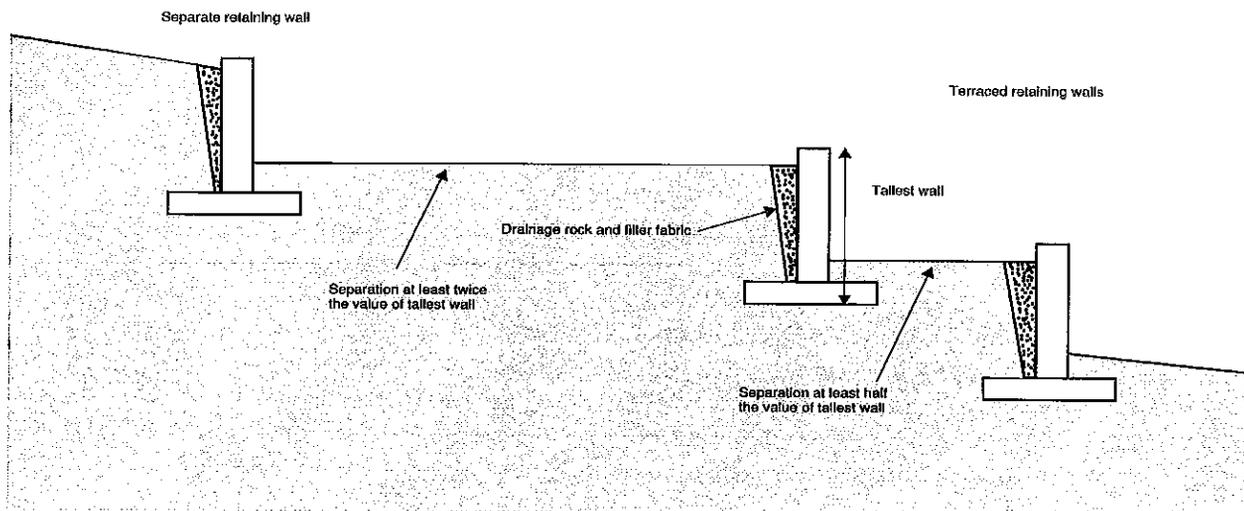
RETAINING WALLS:

- A. Applicability: This section applies to all "Retaining Walls", as defined in chapter 2 of the Land Use Ordinance Code. **Currently no definition in the land use ordinance. "Retaining Wall": A wall that is built to keep the land (soil) behind it from sliding or moving.**
- B. Building Permit Required: Except as otherwise provided in subsections C of this section, all retaining walls require a building permit prior to construction or alteration. Permit applications shall be processed and issued in accordance with building permit procedures and applicable provisions of this section. Building permit review fees will be assessed and collected at the time the permit is issued.
- C. Building Permit Exemptions: The following do not require a building permit:
 - 1. Retaining walls less than four feet (4') in height with less than ten horizontal units to one vertical unit (10H:1V) front and back slopes within ten feet (10') of the wall;
 - 2. Nontiered retaining walls less than three feet (3') in height with back slopes flatter than or equal to two horizontal units to one vertical unit (2H:1V) and having front slopes no steeper than or equal to four horizontal units to one vertical (4H:1V);
 - 3. Tiered retaining walls less than three (3') in height per wall and which have front slopes and back slopes of each wall no steeper than or equal to ten horizontal units to one vertical unit (10H:1V) within ten feet (10') of the walls;
 - 4. Retaining walls less than one foot (1') in height with a fence less than six feet (6') attached to the top of it; and
 - 5. Retaining walls less than fifty (50) square feet in size.
- D. Geologic hazard: Global stability analysis of modified natural slopes steeper than three horizontal units to one vertical unit (3H:1V) and cut or fill slopes of two horizontal units to one vertical unit (2H:1V) or greater is required.
- E. Engineered Design Required: All retaining walls required to obtain a building permit shall be designed by an engineer licensed by the State of Utah.
- F. Height, Separation and Plantings:
 - 1. For the purposes of this subsection, the height of a retaining wall is measured from the bottom of the footing to the top of wall. If a retaining wall has a varying height along its length, the height is the largest value of the measured height along the length of the wall.
 - 2. Depending on the construction material used, distances will be measured to the face of the wall or the projection of the footing, whichever is greater.
 - 3. For the purposes of this subsection, front setback area shall mean the setback area adjacent to a street. For corner lots, as defined in the Land Use Ordinance Chapter 2 (170), the two (2) front setback areas shall be the two (2) front yards. All setback measurements are taken from the property lines for the parcel.
 - 4. A single retaining wall shall not exceed nine feet (9') in height. Within the front setback area, each retaining wall shall not exceed four feet (4') in height.
 - 5. Terracing of retaining walls is permitted, but the combined height of all walls shall not exceed eighteen feet (18'). Walls with a separation distance of at least two times the height of the tallest wall (2 x height, height of largest of 2 walls) from face of wall to face

of wall shall be considered as separate walls. In a terrace of retaining walls, a minimum horizontal separation of at least half the height of the tallest wall of the terraced retaining wall group (height of largest wall/2) is required as measured from the back of the lower wall to face of the higher wall. See figure 1 below

6. Walls within thirty feet (30') of a street.
 - a. The area in front of each retaining wall shall require a minimum of five (5) shrubs for every twenty (20) linear feet of planting area. Shrubs shall be watered by drip irrigation to minimize erosion.
 - b. Retaining walls may be concrete, colored concrete, feature decorative or architectural finished such as, but not limited to, rock wall, board form, or split face.
7. Retaining walls shall be located at least seven feet (7') away from any property line that is adjacent to a street.
8. Drainage for walls needs to including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe daylighting to a proper outlet or weep holes placed through the base of the wall.

Figure 1



- G. Submittals: The following documents and calculations prepared by a licensed engineer in the State of Utah shall be submitted with each retaining wall permit application:
1. Profile drawings with the base elevation, exposed base elevation, and top of wall labeled at the ends of the wall and every fifty (50) linear feet or change in grade;
 2. Cross-sectional drawings, including surface grades and structures located in front of and behind the retaining wall at a distance equivalent to three (3) times the height of the wall and, if the wall is supporting a slope, then the cross-section shall include the entire

- slope plus surface grades and structures within a horizontal distance equivalent to one times the height of the slope;
3. A site plan showing the location of the retaining walls with the base elevation, exposed base elevation, and top of the wall labeled at the ends of the wall and every fifty (50) linear feet or change in grade;
 4. Material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:
 - a. For soils, this may include, but is not limited to, unit weights, direct shear tests, triaxial shear tests and unconfined compression tests;
 - b. If laboratory testing was conducted from off-site but similar soils in the area, the results of the testing with similar soil classification testing must be submitted;
 - c. For segmented block walls, the manufacture's test data for the wall facing, soil reinforcement, and connection parameters shall be submitted in an appendix;
 - d. Minimum laboratory submittal requirements are the unit weight of retained soils, gradation for cohesionless soils, Atterberg limits for cohesive soils, and shear test data;
 - e. Soil classification testing shall be submitted for all direct shear or triaxial shear tests;
 - f. If a Proctor is completed, classification testing shall be submitted with the Proctor result; and
 - g. Laboratory testing shall be completed in accordance with applicable American Society for Testing and Materials (ASTM) standards;
 5. Design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear, and global stability as follows:
 - a. If geogrids are used, additional calculations for pullout, tensile overstress, internal sliding, facing connection, and bulging shall be completed, and other calculations used to meet the design standards for the particular material are required;
 - b. The design engineer shall indicate the design standard used and supply a printout of the input and output of the files in an appendix;
 - c. Calculations shall include analysis under static and seismic loads, which shall be based on the characteristic earthquake or maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the IBC;
 - d. Mechanically stabilized earth (MSE) walls shall be designed in general accordance with 2001 FHWA NHI-00-043 "Mechanically Stabilized Earth Walls and Reinforced Soil Slopes" or the National Concrete Masonry Association (NCMA) "Design Manual for Segmental Retaining Walls";
 - e. Rock walls shall be designed in general accordance with the 2006 FHWA-CFL/TD—06-006 "Rockery Design and Construction Guidelines"; and
 - f. Concrete cantilever walls shall be designed in general accordance with specification provided in current American Concrete Institute or American Society of Civil Engineers publications;

6. A global stability analysis demonstrating minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions as follows:
 - a. Factors of safety results shall be presented to the nearest hundredth;
 - b. Seismic loads shall be based on the characteristic earthquake, with spectral acceleration factored for site conditions in accordance with the IBC;
 - c. The cross sectional view of each analysis shall be included, and the printout of the input and output files placed in an appendix; and
 - d. The global stability analysis may be omitted for concrete cantilever retaining walls that extend to frost depth, that are less than nine feet (9') in exposed height, absent of supporting structures within thirty feet (30') of the top of the wall, and which have less than ten horizontal units to one vertical unit (10H:1V) front and back slopes within thirty feet (30") of the retaining wall structure;
 7. A drainage design, including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day lighting to a proper outlet or weep holes placed through the base of the wall, however:
 - a. A synthetic material designed for the application may be used in lieu of the gravel;
 - b. If the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted; and
 - c. If the retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free draining as substantiated through appropriate testing, then drainage material may be omitted from the design;
 8. The design engineer's acknowledgement of the soil strength parameters used in the design and the engineer's acceptance of the site for use of the retaining wall and if a separate geotechnical report was prepared and used by the design engineer, the geotechnical report shall be submitted, substantiating the values used for the materials strength analysis; and
 9. An inspection frequency schedule.
- H. Inspections and Final Report: The design engineer shall make all inspections needed for final approval and acceptance of the retaining wall when construction is complete. A final report from the engineer shall state that the retaining wall was built according to the submitted design. The report shall include details of the inspections of the wall in accordance with the inspection frequency schedule. All pertinent compaction testing shall also be included with the final report.

GRANTSVILLE CITY PLANNING COMMISSION

NOTICE OF DISCUSSION AND PUBLIC HEARING ON PROPOSAL TO ADOPT A RETAINING WALL ORDINANCE FOR THE GRANTSVILLE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE.

Pursuant to the provisions of Section §10-9A-205 and §10-9a-502 of the Utah Code. Notice is hereby given that the Grantsville Planning Commission will hold a discussion and public hearing on May 19, 2022 at 7:00 p.m. at Grantsville City Hall. The meeting will also be broadcast on Zoom. The discussion and public hearing is to discuss and to receive public input and consider action to adopt a Retaining Wall Ordinance for the Grantsville City Land Use Management and Development Code and make a recommendation to the City Council. Documentation associated with this hearing and consideration may be requested through email. All comments and concerns need to be sent in writing through email or mail and received no later than 5:00 p.m. May 19, 2022.

Dated this 6th day of May, 2022.

**BY ORDER OF THE GRANTSVILLE
PLANNING COMMISSION**

Kristy Clark
Zoning Administrator
Email: kclark@grantsvilleut.gov

Join Zoom Meeting
<https://us02web.zoom.us/j/83920211799>

Meeting ID: 839 2021 1799
One tap mobile
+12532158782,,83920211799# US (Tacoma)
+13462487799,,83920211799# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

Meeting ID: 839 2021 1799
Find your local number: <https://us02web.zoom.us/j/83920211799>

AGENDA ITEM #2

**GRANTSVILLE CITY
ZONING DEPARTMENT**

429 EAST MAIN STREET
GRANTSVILLE, UTAH 84029
PHONE (435) 884-3411
FAX (435) 884-0426

Concept
Application Fee:
\$50.00

Turn in with Plat
Map 15 days
before P&Z
Meeting

DATE PAID April 27, 2022

HEARING DATE May 19, 2022

CONCEPT PLAN APPLICATION

Date of Application 4/27/2022

Property Location 4685E. Highway 112

Property Owner(s) Breg & Cheryl Dehaan

E-Mail Natchbrockbank@gmail.com

Acting Agent Name Paul Watson (Project Engineer)

Owner Phone 385-223-0588 Agent Phone 801-694-5848

Subdivision Name Dehaan Mixed use

Number of Acres in Subdivision 68[±]

Total Number of Lots 398 units + commercial

Lot Sizes 4000 * 5000 sq foot lots and Townhome lots

Current Zoning of Property Mixed Use Parcel Number 01-069-0-0089

01-069-0-0088

01-069-0-0080

part of 01-069-0-0083

Paul Watson
Signature of Owner or Agent

Receipt No: 85.000046

Apr 27, 2022

GATEWAY CONSULTING INC

Previous Balance:	.00
ZONING/SUBDIV. FEES	
ZONING & SUBDIVISION	50.00
FEE-CONCEPT PLAN	

Total:	-----	50.00
--------	-------	-------

CHECK	
Check No: 2076	50.00
Total Applied:	50.00

Change Tendered:	-----	.00
------------------	-------	-----

=====
Duplicate Copy
04/27/2022 1:13 PM

GRANTSVILLE CITY
429 E MAIN STREET
GRANTSVILLE UT 84029 435-884-3411

AGENDA ITEM #3

1 **Proposed GLUDMC Chapter 25 Accessory Dwelling Units**

2 Lines in Blue are questions for Commission.

3

4 Definitions: We need a definition for Internal ADU, Attached ADU and Detached ADU.

5

6 SECTION:

7 25.1 PURPOSES

8 25.2 GENERAL ADU PROVISIONS

9 25.3 OWNER OCCUPANCY REQUIREMENT

10 25.4 TYPES OF ADU'S AND THEIR PERMITTED USE

11 25.5 BUILDING ALLOWANCES

12 25.6 UTILITIES

13 25.7 PARKING

14 25.8 ADDRESSING

15 25.9 IMPACT FEE REDUCTION

16 25.10 PRIOR USE AND CONVERSION

17 25.11 BUSINESS LICENSE

18 25.12 HOME OCCUPATION

19 25.13 APPLICATION PROCESS

20 25.14 NOT PERMITTED

21 25.15 VIOLATION – NOTICE—CIVIL PENALTIES

22 25.16 APPEALS

23

24

25

26 25.1 PURPOSES

27 Accessory Dwelling Units or ADU's are intended to provide affordable housing, and accommodate expanding
28 populations due to changes in household size and the variety of stages in the life cycle.

29 25.2 GENERAL ADU PROVISIONS

30 (1) No ADU shall be permitted or constructed except as an accessory dwelling to a habitable primary
31 dwelling.

32 (2) One ADU allowed per lot.

33 (3) Internal ADUs shall be no smaller than 400 square-feet and no larger than the square footage of the
34 foundation of the primary dwelling.

35 (4) Attached ADUs shall be no smaller than 400 square-feet.

36 (5) Detached ADUs shall be no smaller than 800 square-feet.

37 (6) ADU's bedrooms must be a minimum of 70 square feet.

38 (7) ADU height shall be limited by both the regulations of the base zoning district and by the height of
39 the primary dwelling unit, and shall be the lesser height of the two.

40 (8) Front, rear, and side setbacks for ADUs shall be as required by the regulations of the base zoning
41 district.

42 (9) Lot coverage limitations applicable to ADU's shall be those established by the base zoning district.

43 (10) An ADU shall have the same or substantially similar architectural features, materials, and colors as
44 the primary dwelling.

45 25.3 OWNER OCCUPANCY REQUIREMENT

46 Either the primary dwelling or the ADU must be occupied by the primary dwelling owner.

47 25.4 TYPES OF ADU'S AND THEIR PERMITTED USE

- 48 (1) ADUs shall be a permitted use in all single family residential zoning districts, namely R-1-8, R-1-12, R-1-
49 21, RR-1, RR-2.5, RR-5, A-10. (Should Accessory dwellings be allowed in CN, CS, CD, Planned Unit
50 Development (PUD), MU?)
- 51 (2) ADU's allowed in a multi-family zoning such as an RM-7 or RM-15 if it's a single family lot.
- 52 (3) An ADU may be internal, addition, attached, or detached
- 53 (4) Zoning shall determine which type of ADU is allowed.
- 54 a) Lots 7,000- 12,000 square feet in size are limited to internal ADU's or home addition ADU's
- 55 b) Lots greater than 12,000 square feet are allowed to have an attached or detached ADU in
56 addition to internal or addition ADU types.

57 **25.5 BUILDING ALLOWANCES**

- 58 (1) The installation and/or construction of an ADU shall require the application for and issuance of a
59 building permit.
- 60 (2) An ADU building permit application shall include a scaled site plan. The site plan must indicate the
61 locations and dimensions of property lines and existing and proposed buildings, building entrances,
62 building additions, setbacks, parking spaces, driveways, utility meters, and utility laterals and
63 conduits. The site plan need not be engineered.
- 64 (3) An ADU building permit shall clearly identify that it is for an ADU. Unless otherwise required by
65 applicable building and fire codes, an internal ADU shall not be required to construct one-hour fire
66 rated separations between the area of the primary dwelling used by the primary dwelling occupants
67 and the ADU portion of the primary dwelling. ADUs must comply with all uniform building codes
68 applicable to dwellings. Measurements from proposed and existing ADU to property lines and
69 primary dwelling.
- 70 (4) ADUs shall be constructed on site-built permanent foundations, which may include slabs on grade.

- 71 (5) All running gear, tongues, axles, wheels, and similar or related appurtenances must be removed at
72 the time of ADU installation.
- 73 (6) A detached ADU shall be separated from the primary dwelling by a distance of at least ten feet.
- 74 (7) Lot coverage limitations applicable to ADUs shall be those established by the regulations of the base
75 zoning district.
- 76 (8) An ADU shall have the same or substantially similar architectural features, materials, and colors as
77 the primary dwelling.

78 **25.6 UTILITIES**

- 79 (1) Detached ADUs are required to have separate utility meters and water and sewer laterals from the
80 primary dwelling.
- 81 (2) Internal and Attached ADUs are required to share utility meters, water and sewer laterals with the
82 primary dwelling.

83 **25.6 PARKING**

84 Refer to the Grantsville City Driveway Ordinance Chapter 6.14 of the Grantsville City Land Use Development
85 and Management Code.

86 **25.8 ADDRESSING**

87 An ADU shall have the same street and mailing address as the primary dwelling, but shall add the letter "B" to
88 the ADU address.

89 **25.9 IMPACT FEE-REDUCTIONS**

90 Internal ADU's shall not be required to pay impact fees. Attached and detached ADUs shall pay the following
91 impact fees:

- 92 (1) Culinary water: 50% of the single-family culinary water impact fee for interior water use only, and no
93 impact fee for exterior water use.

117 be sent back to the developer and another Development Review Conference may be scheduled. All
118 revised drawing submittals require a 14-day review by the DRC. Only a complete application with the
119 approval of the DRC will move forward for consideration by the Planning Commission

120 (3) Planning Commission hearing

121 **25.14 NOT PERMITTED**

122 (1) A lot with a detached ADU cannot be subdivided.

123 a) An ADU may not be sold or divided from the primary dwelling through deed, condominium,
124 subdivision, plat, boundary line agreement, or otherwise.

125 b) An ADU shall not be considered or become the primary dwelling on any lot.

126 (2) ADUs shall be limited in the multi-family (MR) zoning districts to single family dwelling lots.

127 **25.15 VIOLATION - NOTICE - CIVIL PENALTIES (ENFORCEMENT? REMOVAL?)**

128 (1) A violation of any provision of this Chapter shall be a civil offence.

129 (2) Notice of the violation and associated civil penalties shall be delivered by first-class regular U.S. mail
130 to both:

131 a) the address of record with the County Recorder's Office; and,

132 b) to the street address.

133 A violation of this Chapter shall be punishable by a civil penalty of \$100 per occurrence. Following a cure
134 period of 30 days from the date of the notice of violation, every week the violation continues shall be
135 considered an additional occurrence of the same violation and shall result in the imposition of an additional
136 \$100 civil penalty per week of the continuing violation.

137 **25.16 APPEALS**

138 The applicant that has submitted an application to the City under this Chapter, may appeal any decision
139 made by the Planning and Zoning Administrator or Planning Commission regarding an accessory dwelling unit

140 to the City Council, whose decision shall then be final. Any such decision appealed from shall be presented to
141 the City Recorder in writing within 30 days after the entry of the decision appealed from. The City Council
142 shall consider the appeal within 60 days of receipt of the written appeal.

AGENDA ITEM #4

Chapter 14 Multiple Use, Agriculture And Rural Residential Districts

14.1 Agricultural Districts - A

14.2 Purpose Of Rural Residential Districts - RR

14.3 RR-5 Development Restrictions

14.4 RR-2.5 Development Restrictions

14.5 RR-1 Development Restrictions

14.6 Codes And Symbols, Use Table 14.1

Amended 09/05 by Ordinance 2005-16B, 09/18 by Ordinance 2018-16

14.1 Agricultural Districts - A

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

(1) Minimum Lot Size:10 acres.

(2) Minimum Width at Front and Rear Setback165 feet.

(3) Minimum Frontage (at the property line on a public street or an approved private street)100 feet.

(4) Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard40 feet.

Rear Yard60 feet

Side Yard20 feet

Rear Yard for Accessory Buildings7.5 feet

On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Building Height45 feet

(6) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs.

14.2 Purpose Of Rural Residential Districts - RR

The purposes of providing a rural residential district are to promote and preserve in appropriate areas and conditions favorable to large-lot family life, maintain a rural atmosphere, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities, services and infrastructure.

These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

Amended 04/04 by Ordinance 2004-08

14.3 RR-5 Development Restrictions

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum Lot Size5 acres.
- (2) Minimum Width at Front and Rear Setback165 feet.
- (3) Minimum Frontage (at the property line on a public street or an approved private street).....50-70 feet.

(4) Minimum Yard Setback Requirements:

- Front Yard40 feet.
- Rear Yard50 feet
- Side Yard20 feet

On corner lots, 2 front yards and 2 rear yards are required.

- (5) Maximum Building Height35 feet
Or a basement and 2 floors whichever is less.

- (6) Maximum Building Coverage10 percent

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments

14.4 RR-2.5 Development Restrictions

The development restrictions in the RR-2.5 zoning districts are as follows:

- (1) Minimum Lot Size2.5 acres
- (2) Minimum Width at Front and Rear Setback165 feet
- (3) Minimum Frontage (at the property line on a public street or an approved private street)50-70 feet

(4) Minimum Yard Setback Requirements:

- Front Yard40 feet
- Rear Yard for Main Structures30 feet
- Rear Yard for Accessory Bldg7.5 feet

Side Yard15 feet
 Total Width of Both Side Yards40 feet

On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Bldg Height35 feet
Or a basement and 2 floors whichever is less.

(6) Maximum Bldg Coverage20 %

(7) Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments.

14.5 RR-1 Development Restrictions

The development restrictions in the RR-1 zoning districts are as follows:

(1) Minimum Lot size1 acre

(2) Minimum Width at Front and Rear Setback125 feet

(3) Minimum Frontage (at the property line on public street or an approved private street)
 50-70 feet

(4) Minimum yard Setbacks Requirements

Front Yard40 feet

Rear Yard for Main Structures30 feet

Rear Yard for Accessory Bldg2 feet *

Side Yard for Accessory Buildings4 feet *

Side Yard for Main Structures 15 feet

Total width of both Side Yards40 feet

On corner lots, 2 front yards and 2 side yards are required (amended 06-07)

* (Setback shall be as listed or match the easement width whichever is greater)

(5) Maximum Bldg Height35 feet
Or a basement and 2 floors whichever is less.

(6) Maximum Bldg Coverage20 %

(7) Required Improvements:

Street grading, ~~Street grading~~ Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Waste water disposal, Culinary water facilities, Street name signs, Fire hydrants, Street monuments

Amended 06/11 by Ordinance 2011-20

14.6 Codes And Symbols, Use Table 14.1

In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column.~~ If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 14.1 Use Regulations *Amended 04/02 by Ordinance 2002-05, 08/02 by Ordinance 2002-15, 02/09 by Ordinance 2008-44, 11/10 by Ordinance 2010-23, 06/11 by Ordinance 2011-18, 03/15 by Ordinance 2015-05*

Chapter 15 Residential And Multiple Residential Districts

15.1 Residential District R-1-21

15.2 Residential District R-1-12

15.3 Residential District R-1-8

15.4 Multiple Residential District RM-7

15.5 Multiple Residential District RM-15

15.6 Multiple Residential District RM-30

15.7 Codes And Symbols And Use Table 15.1

Amended 09/18 by Ordinance 2018-16

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size:(1/2 acre) 21,780 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)50-70 feet

Minimum Yard Setback Requirements: Front Yard.....40 feet.

Rear Yard30 feet

Side Yard for Main Buildings10-5*/15 feet

Side Yard (Amended 4/98)4 feet *

Rear Yard for Accessory Buildings1 foot *

On corner lots, 2 front yards and 2 side yards are required.

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet Maximum
Or a basement and 2 floors whichever is less.

Building Coverage20
percent%

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~ Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), Street lights.

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size:12,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)50-70 feet

Minimum Yard Setback Requirements:

Front Yard40 feet

Rear Yard30 feet

Side Yard for Main Buildings Each Side7.55 */15 feet

Side Yard for Accessory Buildings4 feet *

Rear Yard for Accessory Buildings1 foot *

On corner lots, 2 front yards and 2 side yards are required.

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet

Or a basement and 2 floors whichever is less.

Maximum Building Coverage20 ~~percent~~%

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~ Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), **Street lights**

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:8,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (at the property line on a public street or an approved private street)45-60 feet

Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard30 feet

Rear Yard for Main Buildings25 feet

Rear Yard for Accessory Buildings1 foot *

Side Yard for Main Buildings Each Side5 */15 7.5 feet

Side Yard for Accessory Buildings on a Corner Lot10 feet

Side Yard for Accessory Buildings. ~~(Amended 7/97)~~
.....4 feet *

On corner lots, 2 front yards and 2 side yards are required.

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet
or a basement and 2 floors whichever is less.

Maximum Building Coverage35
percent%

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter Sidewalk Culinary water facilities ~~Surface drainage facilities~~ Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), Street lights

Amended 11/13 by Ordinance 2013-23

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size (Lot area):7,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot.....6,000 sq. feet

Maximum Density7 d.u./acre of lot area as defined in Land Use Ordinance Chapter 2

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

For multiuse residential development shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.34 Multi Unit Residential Development.

Minimum Frontage (along curb face on a public street or an approved private street)45-60 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01)

Front Yard25 feet.

Rear Yard for Main Buildings20 feet

Rear Yard for Accessory Buildings1 foot (or match the easement width whichever is greater)

Side Yard for Main Building, Each Side7.55*/15 feet (if duplex buildings are attached at the property line, a setback of 15 feet on each side)

Side Yard for Accessory Buildings4 feet *

Set-backs for Accessory Buildings on a corner lot:

On the side of the Main Building4 feet *

On the rear of the Main Building1 foot *

On corner lots 2 front yards and 2 side yards are required.

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height35 feet or a basement and 2 floors whichever is less.

Maximum Building Coverage35
percent%

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~-Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), **Street lights**

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character, including apartments and Condominiums.

Minimum Lot Size (lot area):8,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet
Additional lot area for each additional dwelling unit on the lot.....~~2,300~~**4000** sq. feet
Maximum Density15 d.u./acre of the lot area. To achieve this density, housing units would need to be build above other hosing units.

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

For multiuse residential development shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.34 Multi Unit Residential Development.

Minimum Frontage (at the property line on a public street or an approved private street)~~45~~**60** feet

Minimum Yard Setback Requirements:

Front Yard25 feet
Rear Yard for Main Buildings~~20~~ feet
Rear Yard for Accessory Buildings~~1~~**1** foot *
Side Yard for Main Buildings, Each Side~~7.5~~ feet
Side Yard for Accessory Buildings~~4~~**4** feet *

On corner lots, 2 front yards and 2 side yards are required.

* (Setback shall be as listed or match the easement width whichever is greater)

Maximum Building Height~~55~~**35** feet
A maximum of 55' above grade at street may be approved with special considerations of

landscaping, buffering, and architectural design that fits the scale of the surrounding properties in the zone.

Maximum Building Coverage of the lot area.....50 percent%

Required Improvements:

Street grading, Street base, Street Pavement to centerline or minimum paved width (per chapter 21.6.3 of City Land Use Ordinances) whichever is greater, Surface drainage facilities, Curb and Gutter, Sidewalk, Culinary water facilities, ~~Surface drainage facilities~~-Waste water disposal, Street name signs, Fire hydrants, Street monuments, Shade trees (along public streets), **Street lights**

15.6 Multiple Residential District RM-30

This zone was repealed 9/00 by Ordinance 2000-23.

15.7 Codes And Symbols And Use Table 15.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column.~~ If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 15.1 Use Regulations

Chapter 16 Commercial And Industrial Districts

- 16.1 Neighborhood Commercial District (C-N)
- 16.2 Commercial Shopping District (C-S)
- 16.3 General Commercial District (C-G)
- 16.4 Central Development District (C-D)
- 16.5 Light Manufacturing And Distribution District (M-D)
- 16.6 General Manufacturing District (M-G)
- 16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)
- 16.8 Codes And Symbols And Use Table 16.1

Amended 09/18 by Ordinance 2018-16

16.0 Vehicle queuing length requirements

- (1) Companies with driveup windows will need to provide a queuing area for vehicles to be approved with their improvement plans.
- (2) The plan needs to show room for 5 to 20 vehicles to queue up at the driveup window based on documentation of similar businesses. Vending for copy and general business will need to que fewer vehicle while fast food, coffee, and soda businesses will need a lot more queuing for vehicles.

16.1 Neighborhood Commercial District (C-N)

(1) The C-N Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.

- Front or Corner Yard15 feet
- Interior Side YardNone If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width whichever is greater)
- Rear Yard10 feet
- Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.
- Maximum Building Height35 feet or a basement and 2 floors whichever is less.

16.2 Commercial Shopping District (C-S)

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial

Shopping District may be approved only as a planned development in conformance with the provisions of Chapter 12, Planned Unit Developments.

Minimum Lot Size:60,000 sq. ft.

Minimum Width at Front and Rear Setback150 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard30 feet Interior

Side Yard15 feet

Rear Yard30 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions. _

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

16.3 General Commercial District (C-G)

(1) The purpose of the CG-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

Minimum Lot Size:10,000 sq. ft.

Minimum Width at Front and Rear Setback60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard10 feet

Interior Side YardNone

If an Interior Side Yard is provided it shall not be less than4 feet (or match the easement width whichever is greater)

Rear Yard10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

Building sides visible from a street shall submit building face plans to the City to review and approve the artistic look of the building that will be seen by the public.

16.4 Central Development District (C-D)

(1) The purpose of the C-D Central Development District is to provide high intensity public, quasi-public, commercial, office, and multiple-family uses which may center in harmonious relationships based on planned development for mutual benefit. The district shall only allow those uses that are allowed in the R- M-30, R-M-7, C-N, C-S, C-G and M-D districts by conditional use.

(2) Any parcel larger than one acre at the time of passage of this ordinance may be divided or developed only under a Planned Unit Development (PUD) approval. No new lot smaller than one acre may be created.

(3) All uses within this district are conditional, and every conditional use permit or Planned Unit Development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use; building construction and appearance, traffic safety and control, landscaping and drainage.

(4) Minimum Lot Size: - (Amended '97)

Shall be set by the applicable zoning district regulation that allows the use that is intended for the lot.

Minimum Width at Front and Rear Setbackby approval

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yardby approval

Interior Side Yardby approval

Rear Yardby approval

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height.....by approval

Building sides visable from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

16.5 Light Manufacturing And Distribution District (M-D)

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard25 feet
Interior Side Yard10 feet Rear Yard
.....25 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height65 feet

Building sides visible from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

16.6 General Manufacturing District (M-G)

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height80 feet Except chimneys and smokestacks shall be permitted up to 120 feet in height.

Building sides visible from a street shall submit building face plans to the City to review and appror the artistic look of the building that will be seen by the public.

16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)

16.7.1 Conditional Uses

16.7.2 Operation Categories

16.7.3 Application

16.7.4 Minimum Requirements

(1) The mining, quarry, sand, and gravel excavation zone (MG-EX) is a zoning district which allows and protects the mining, quarry, sand and gravel excavation industry while protecting the environment. The zone is to assure that the operations of such sites do not impact adjoining uses, and are not encroached upon by surrounding non-compatible land uses.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height80 feet.

Except chimneys and smokestacks shall be permitted up to 120 feet in height.

(2) This chapter regulates the location, operations and reclamation of mining, quarries, and gravel pits to provide safe conditions and protection of the environment in Grantsville City.

Adopted 09/10 by Ordinance 2010-22, 10/12 by Ordinance 2012-17

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site.

(2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall

be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

(i) A statement of the applicants ability to post performance bonds or other financial assurance;

(ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

(iii) Liability insurance coverage;

(d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of five feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

(1) Slope factors; (2) Lift heights; (3) Terracing; and (4) Any testing procedures employed.

- (v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;
- (vi) existing site and post-contour cross sections typical of regrading designs designs;
- (vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;
- (viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;
- (ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and
- (f) an operations plan that outlines:
 - (i) proposed hours of operation;
 - (ii) traffic safety measures proposed on existing roads and streets adjoining the site;
 - (iii) the location, arrangement and dimensions of loading and processing facilities;
 - (iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;
 - (v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;
 - (vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;
 - (vii) appropriation and use of necessary water rights;
 - (viii) onsite control of surface and storm water drainage;
 - (ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:
 - (A) Tooele County Health Department; (B) OSHA, State of Utah OGM, and MSHA (C) Soil Conservation District (D) UDOT (E) the State archeologist and paleontologist.
 - (x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;
 - (xi) UDOT permit if accessing a state highway;
 - (xii) methods of fugitive dust suppression for processing and site operations.
- (2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

All operations shall comply with the following requirements:

- (1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;
- (2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;
- (3) maximum slopes shall be in accordance with MSHA;
- (4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than \$1,000.00 per acre, with a \$10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.
- (5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.
- (6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;
- (7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.
- (8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.
- (9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.
- (10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;
- (11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;
- (12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;
- (13) Sufficient restroom facilities shall be provided at each location for employee use; and

(14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

16.7.1 Conditional Uses

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

16.7.2 Operation Categories

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site. (2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

16.7.3 Application

(1) All applications for conditional use permits shall be accompanied by the following materials:

- (a) application form;
- (b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;
- (c) Evidence of capability to complete the project, which includes:
 - (i) A statement of the applicants ability to post performance bonds or other financial assurance;
 - (ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;
 - (iii) Liability insurance coverage;
- (d) a site plan showing:

(i) all prominent man made and geologic features within the surrounding areas that will be affected by the operation;

(ii) dimensions;

(iii) locations, clearances, and rights-of-ways, easements, utility lines; and

(iv) Property lines and names of adjoining property owners;

(v) Ingress and egress;

(vi) General geologic and top soils data from a qualified source;

(vii) A contour map in intervals of five feet showing existing water courses, drainage and calculations.

(e) a reclamation plan addressing:

(i) types of existing dominant vegetation;

(ii) segregation and stockpiling of materials capable of supporting vegetation as determined by soils analysis or practical re-vegetation experience;

(iii) figures outlining depths of and volumes of topsoil to be stockpiled, measures to protect topsoil from wind and water erosion, and pollutants;

(iv) method of depths, volumes, removal and storage of other overburden, plus a description of the procedures to be used in overburden replacement and stabilization and high wall elimination, including:

(1) Slope factors; (2) Lift heights; (3) Terracing; and (4) Any testing procedures employed.

(v) methods of processing and disposing of waste and reject material, including toxicity analysis explaining in detail means for containment and long range stability;

(vi) existing site and post-contour cross sections typical of regrading designs designs;

(vii) redistribution of topsoil and subsoil on the regraded area, indicating final depth of soil cover;

(viii) re-seeding, types or species to be used, the rate of application. Reseeding shall be based upon recommendations from the Soil Conservation District;

(ix) a description of the reclamation which shall include reasoning for the leaving of roads, pads or other similar structures and features; and

(f) an operations plan that outlines:

(i) proposed hours of operation;

(ii) traffic safety measures proposed on existing roads and streets adjoining the site;

(iii) the location, arrangement and dimensions of loading and processing facilities;

(iv) a open and closure plan stating the phasing, acreage and duration of the operation involved, with the maps and narratives that describe the expected sequence of disturbed areas, processing and material treatment;

- (v) the extent of the land previously disturbed as well as the proposed extent of land disturbance;
 - (vi) areas of overburden and/or topsoil removal and storage areas, also the location of disposal and stockpile areas for reject materials, waste, and useable materials;
 - (vii) appropriation and use of necessary water rights;
 - (viii) onsite control of surface and storm water drainage;
 - (ix) evidence that all required federal and state requirements for environmental health, occupational safety, and reclamation are completed and approved as required by each of the following entities:
 - (A) Tooele County Health Department; (B) OSHA, State of Utah OGM, and MSHA (C) Soil Conservation District (D) UDOT (E) the State archeologist and paleontologist.
 - (x) a statement identifying mitigation of hazards to the public safety and welfare, including test hole closures, fencing, slopes, disposal of trash, scrap metal, wood, extraneous debris, waste oil, solvents, fuels, chemicals, explosives and sewage;
 - (xi) UDOT permit if accessing a state highway;
 - (xii) methods of fugitive dust suppression for processing and site operations.
- (2) Applications for conditional use permits shall have a design review by Grantsville City staff completed before being placed on the Planning Commission agenda. Staff shall schedule a meeting with the applicant, roads, and planning department. Staff may make a site visit with the applicant as part of the review process.

16.7.4 Minimum Requirements

All operations shall comply with the following requirements:

- (1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;
- (2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;
- (3) maximum slopes shall be in accordance with MSHA;
- (4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than \$1,000.00 per acre, with a \$10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

- (5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.
- (6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;
- (7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.
- (8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.
- (9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.
- (10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;
- (11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;
- (12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;
- (13) Sufficient restroom facilities shall be provided at each location for employee use; and
- (14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

16.8 Codes And Symbols And Use Table 16.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column.~~ If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 16.1 Use Regulations

Chapter 4 – 4.34 MULTI UNIT RESIDENTIAL DEVELOPMENT

1.0 Multi unit residential units shall include any structure that provides for more than one place of residence. The combined units in each structure will be set on one lot meeting the requirements of Section 2.0. The structure shall be constructed to comply with all current building and fire codes.

2.0 The minimum size requirements for a multi unit lot is;

- (1) As specified in section 15.4 and 15.5 if the development is located in those zones.
- (2) For developments approved by the City to be constructed in other zones, the minimum size requirements are;
 - (a) Minimum lot size for the first unit will be 7,000 sf and 4,000 sf for each additional ground level unit in the structure. The minimum lot size for corner lots will be 10,000 sf.
 - (b) The maximum number of units per acre of lot size shall be 15 units.
 - (c) Minimum frontage will be 50 feet.
 - (d) Minimum setback for the front yard will be 25 feet.
 - (e) Minimum rear setback will be 20 feet.
 - (f) Minimum side yard setback will be 20 feet.
 - (g) For corner lots there shall be two front yard setbacks.
 - (h) If two or more structures are located on one lot, the minimum distance between structures will be 30 feet.

3.0 Streets and Parking;

- (1) All streets shall be designed and constructed to meet the City's standard for streets
- (2) There shall be a minimum of two parking spaces provided for each unit.
- (3) There shall be a minimum of one parking space per 2 units provided for separated designated visitor parking.
- (4) If sufficient separated designated visitor parking is not available in approved curbside locations, off street parking shall be provided.
- (5) Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to store them off site by their rental/owner agreement.
- (6) Parking for the first 10 units shall provide 1 separate designated visitor stall per dwelling unit. For each unit over the first 10 dwelling units, one (1) additional stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the designer shall round up to the next higher number of stalls.

4.0 Building Requirements;

- (1) Maximum height is two stories or 35 feet whichever is less.

DRAFT

(2) Ground floor units shall be ADA accessible.

5.0 The portion of the lot not covered by improvements shall be fully landscaped in accordance with Section 9 of this code.

Chapter 2 Definitions

(168) LOT AREA. The area contained within the property lines of the individual parcels of land shown on a subdivision plat or required by this Code, excluding any area within an existing or proposed street right-of-way, or any area required as open space under this Code, and including the area of any easements.

(277) SIDE YARD SETBACK. That part of a lot that adjoins another lot, between the side line of the building and the side lot line, and extending from the fFront yard setback to the rRear yard setback. The width of the side yard is measured from the lot line to any portion of the building (roof eaves, footings, window wells, building pop-outs, whichever is less) the end of the eaves or the side line of a building whichever is closer to the side lot line. Unenclosed stoops of six foot by six foot or less is not considered the side line of a building.

AGENDA ITEM #5

**MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION
HELD 05/05/2022. THE MEETING WAS HELD IN THE GRANTSVILLE
CITY HALL AT 429 EAST MAIN STREET AND ON ZOOM.**

Commission Members Present: Commission Chair, Brian Pattee, Commission Member, Gary Pinkham, and Commission Member, Jaime Topham, Commission Member, John Limburg

Commission Members that were present on Zoom:

Commission Members that were absent: Commission Member, Erik Stromberg

Appointed Officers and Employees Present: Zoning Administrator, Kristy Clark; Grantsville City Attorney, Brett Coombs; City Engineer Dan England

Appointed Officers and Employees that were present on Zoom or Absent:

Citizens and Guests Present: Barry Bunderson, Dustin Hall, Kevin Hall, Jaime and Shane Reedy, Travis Taylor

**THE WORK MEETING WILL OFFICIALLY BE CALLED TO ORDER BY
COMMISSION CHAIRMAN, BRIAN PATTEE AT 6:11 pm.**

- 1. Discussion to recommend approval the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.**

Barry Bunderson and Dustin Hall were present for this agenda item and stated to the Commission: So, based on some feedback on the road section, we've come up with two options. Option one we've modified it to 30 feet of asphalt. This still gives us the 66 feet of right of way. We took some width out of the shoulders and the park strip on the uphill side and a little bit out of the swale. So if you compare that to option two, all we did was increased the right of way with to 70 feet by adding four feet in the middle. So, it's the same thing as what you saw before. That's just one of the items that we wanted to talk about, based on fire department preferences. I would just make a comment about these road sections, we've tried to make the swells a little bit wider so that you can get a 12 or 15-inch diameter pipe in there with cover over the top of a driveway, and that's why they're wider, deeper than you've seen somewhere else. We pushed it all to one side so we can use the width of the right of way more efficiently as well. But those are basically the differences from what you've seen previously.

Jaime Topham asked, what is the park strip? Is there a curb somewhere?

Barry Bunderson answered, No curbs. So, there's the shoulder that's eight inches of granular borrow where the pavement ends. It changes from six inches of road base to nine inches of road base. So, it's a sturdy hefty section that's an all-weather type of a surface. It's not paved. The park strip is just like a park strip in our regular standard section.

Jaime Topham stated, that one of the things we talked about though is like the road maintenance in the winter, the blade, the snow plows having an edge to plow against, and that's why we kind of talked about potentially a curb leading up to that sidewalk, which would also give you that barrier you were talking about. I guess maybe you anticipated no park strip, I'm not sure, but can you address that and how does this work for the city now?

Barry Bunderson stated, I would certainly understand that plowing the snow here when that occurs would be a lot like 50% of our streets that exist today that don't have any of high back curb gutter or sidewalk. I'm not sure what they do to appropriately plow those streets, but it would be the same means and methods that they're doing on all the old parts of Grantsville.

Christy Montierth stated, the complaint with my snow plow drivers, for example, in South Willow, they have the swells, that when it snows, they cannot tell what the edge of the road is, if we have a good snow. We've had plows go off into those swells. If there's a curb and gutter they can at least fill it with their blade or see it because of the hump there. So, they do not like, for example, South Willow. Now, you said old parts of town. When you say Clark Street, Clark Street's huge. That doesn't matter. North Street's huge, but the other old parts of town do have curb and gutter.

Jaime Topham asked, what about Race Street? It slopes down away from the road; how do they handle that?

Christy Montierth answered, we just stay to the middle as much as possible. The other thing is we only have so many plows. So, a lot of times we do one sweep and then we go back and go over it again.

Dustin Hall asked, doesn't the curb prevent you from getting the snow into the swell where it belongs instead of on the road? The curb and gutter catches the snow, as opposed to being able to roll it off into the swell where it should be.

Christy Montierth answered, on our curb and gutter streets, there's not swells typically. If you think of many of our curb and gutter streets don't have swells.

Barry Bunderson stated, maybe he's thinking of the park strip when he says the swell in that situation.

Jaime Topham asked, how do you delineate the park strip from the shoulder?

Barry Bunderson answered, just by the surface materials.

Christy Montierth stated, I understand what you're saying. When you put a road in all that road base holds up really well at first, but without shouldering then eventually that road base wears away and you get holes on the side.

Barry Bunderson asked, are there significant incidents of that on record?

Christy Montierth answered, yes.

Dustin Hall asked, is there a reason that we can't put reflector poles along there like we do on all these radius' in towns to demarcate the edge of the roads?

Christy Montierth answered, you could. If you go into Carriage Crossing, they plow their own roads, you'll see that they have them. I don't know if you noticed how many of those get run over.

Dustin Hall answered, I do. We have to put them back up.

Brian Pattee asked, apparently, we used to have a rural cross section. Can someone tell me what that was like?

Barry Bunderson answered, there were no curb and gutters and there were shoulders and swales.

Shay Stark stated, I can tell you a little bit about that. Maybe the Mayor will remember the this too, I don't know. I can't tell you a lot about it. I do know that those sections, when we did the 2001, the street master plan for the city, which was really the first time the city had done a full blown street master plan. Those sections were in there, but I know they were in place before that. It wasn't something new that we pulled into there. Essentially it was a similar width pavement to what the local road was at that time, which you may remember, we had a 60 foot right away instead of 66 for residential. So it was the same pavement as that. Then you had the swales on the sides of it. Essentially, when that went before council and that was taken out of there, the things I remember from that discussion, the first biggest concern, which was the reason that everything went before council in the first place was because at that point in time, the fire marshal just felt like the 66-foot-wide right away, which was in the standards at that time but it wasn't being used in the residential streets. It was being used, not as a collector, but his main entrance is into subdivisions. And if we would've had a commercial area come in or something like that, it would've been used for those streets. His biggest concern was that he felt that we needed the 42-foot-wide pavement. And his argument for that, as I remember it, he brought in a picture of two fire trucks that one of them had their stabilizers out and the ability to be able to pass by that. Also, the other thing that he brought up is when you have vehicles, and sometimes we'll get a big trailer or something parked on one side of the street, and then you have a car parked

on the other side of the street that on those narrow pavement widths that they couldn't get through with their emergency equipment. And so, that was the main gist of the conversation, but then other issues that were brought up, and I know this had to do with Willow Street and there may have been something on Worthington Street also that occurred. There had been several instances where people had gone in front of their yards or in back of their yards where these swales were and they filled them in. I know in one case the instance that was brought up, basically, they were stating that they'd filled the swale in and re-landscaped it. And then there was a big storm and the storm water of course, filled up the swale, and went over and flooded their neighbor's house. I think it even flooded the house of the people who filled in the swale. And that this was an issue that was occurring off and on. So, I think they felt like it didn't fit well and work well within the higher density residential that we were seeing versus a really low density rural setting. So, from what I remember, that's essentially why those cross sections were removed.

Brian Pattee stated, so, this is a work meeting and we're under the context here of this being a PUD. Is this acceptable or isn't? I mean, am I hearing this is just a vote no by staff? Is there's some sort of work through on this? Obviously if we're looking at it as a subdivision, we just have that one cross section, right? This is for us to decide whether something like this falls under the PUD concept, could the fire department work with 30 feet asphalt? That's what I need to hear from different people, possibly.

Barry Bunderson stated, I can speak to some of that. Just based on what has been approved in the past, and you probably know. South Willow Estates and President's Park, both of these have the same width of pavement.

Brian Pattee stated, I live on Brock Way we have normal curb and gutter but the storm water goes onto our lots, every two lots takes care of their own storm water off the road. Well, when public works comes out and has to flush a fire hydrant, the water ends up going down and I actually could see it was potentially flooding people. So, that was a bad design. The subdivision south of me has the asphalt and a little curb strip, ribbon curb. I don't know that works really good, the way they have that one set up either.

Barry Bunderson stated, I understand that an appendix of the fire code has been adopted as policy. It requires 26 feet wide when there's a fire hydrant. So, we're exceeding those criteria. We're matching with some of the recent things that have been approved. That's just from observation, there may be other things to speak about that, for sure. I think we get to decide what's appropriate is, I mean, is this in the vein of making something that the general plan says we want? Does it meet some of those goals? That's what we're going back to in a PUD case. The reason why we're doing a PUD isn't necessarily to trade this worth for that worth, it's to come up with something that is more desirable based on the language that's in the PUD and the goals that are set forth on that. Something that can't be done in a standard process, but that is desirable. So, have we created a unicorn in the general plan? Because one, it sounds good, looks good, but it's not practical to do something different, to do something that's in that vein of a rural community, because nobody wants to take care of it,

which I can appreciate some of that. So, I think that's what we want to try and recommend or not recommend. Is this meeting some of the goals, the objectives of what a PUD would do? It's to create something different than the standard procedure, the standard cross sections. To create something that is more desirable that can't be done in the standard way. So, the question is, is this what the residents of Grantsville want?

Christy Montierth asked Barry, I've not been doing this as long as you have, but one comment I've heard before is that the PUD allows something different, but the city gains something for it. For example, you suggested Presidents Park, it doesn't have curb and gutter, it has a ribbon curbing, but they are putting in a very, very large park. So, I think that was the tradeoff for what I've heard in the past. So, if you put in a road that's going to require more maintenance for the city later, without curb and gutter, for example, what does the city benefit other than, like you said, to provide a rural atmosphere for someone.

Barry Bunderson stated, so, again, we looked at the general plan, we looked at the parks and rec map, and you're calling for a five-acre park. We're on the perimeter of a hallowed bulb that's right there, and so we are providing that to some match with what the general plan says. There may be additional maintenance on some items, but I think there's a tradeoff for other items that need maintenance with storm drain pipes and boxes and things like that also need to be cleaned and flushed, and those require some more specialized equipment than something like grading a shoulder, or taking care of a weed here and there. So I think there is a trade there, but I don't feel like it's a lopsided trade if you will. I think, there's probably some maintenance that has to happen with anything. Is public works going to be willing to do something a little different, again, in the vein of what the general plan is telling us that we want to promote in parts of our community, it can't all be the same. We can't all have five acre lots, even though we might want it.

Brian Pattee asked Barry, would you anticipate potentially, a homeowner wanting to asphalt from their driveway where the concrete ends out to this asphalt? I'm just asking and I wouldn't make it a requirement. I'm just asking.

Barry Bunderson answered, sure. What I see in our unincorporated parts of the county like Lake Point, Pine Canyon, and Erda, before it became a city, is their concrete driveways all the way out to the edge of asphalt? I think we can put in this PUD a special detail for that sort of a driveway so it's in the plan set, so it's not ambiguous and undefined, since it is maybe a little bit unique. I've done that before. I think that's something that we can certainly incorporate. So, for me, this boils down to, are we willing to follow what parts of the general plan says, even though it creates a different maintenance situation? Can that be a recommendation?

Christy Montierth stated, Public works gets asked a lot, why are you not taking care of the weeds? Why are you not taking care of the roads? It should be on the homeowners, unless you have an HOA that mandates that they take care of it. I understand that you're not looking to have an HOA for in this community.

Dustin Hall asked Barry, will you point out our detail on that swell, and what we're planning to do there.

Barry Bunderson stated, I can show you a picture, and you've probably seen this before. This one actually is of Moonlight Drive, it's off of Cochrane Lane. The road was built in 2013 or 14. We put a weed barrier fabric in the swale, and you can see that there are some weeds that poke up here and there. I mean, it's minimal, it can be sprayed, but what I'm pointing out is these weed barriers are going to do a lot. They're not going to be a hundred percent effective; weeds could grow in them. What we're showing here is a gravel mulch layer in the swells over a weed barrier, and APWA is specific about what weed barrier is. There's ISTM standards for that. It can't just be some chintzy thing that you get at Home Depot, it's commercial grade. In this picture, there are horizontal cracks. We talked about this last time in the asphalt, which asphalt needs maintenance on a seven-year cycle, if you will, but there are no shoulder failures at all in this picture. You can get on Google Earth and poke around all those places. You can do it in our community and find the same thing. These are what we were trying to mimic, so I went and took pictures of those locations. I think we have to make a recommendation, one way or the other on, is it something that, ultimately, we're willing to go away from a standard on in the vein of creating something that, according to some, is a desirable neighborhood they want to live in.

Brian Pattee asked, what's the big difference in these two proposals? One and two. The sidewalk width of one having five feet, and one with six?

Barry Bunderson answered, the shoulder width, part strip width, and then, on the swale, it's a little narrower on option one.

Brian Pattee asked, does anybody have comment versus five or six feet on a sidewalk?

Gary Pinkham answered, our code is five feet minimum. That was done several years ago in recognition of the fact that people are walking and they've got a stroller, a stroller takes up enough to put people off of a four-foot sidewalk. So, we went five.

Christy Montierth asked, so I understand this. There's nothing between the sidewalk and the pavement, right?

Barry Bunderson answered, there's nine feet.

Jaime Topham asked, what is the point of the park strip in this?

Barry Bunderson answered, it really doesn't have a lot of function. It's just a delineator between, "Hey, this is where we are putting a full road section and where we are not." Just because the shoulder criteria or design guides for that say, "Well, six is an adequate shoulder, so we cut it off." But I don't think that if it makes any difference to you guys, then I think we could widen some of that material, so that it's all consistent through there.

Dan England stated, I was just going to say that the one he's looking at has been the all-weather surface, so if a car goes off the edge of the pavement, it's not going to hit soft dirt and in a park strip, it would be something softer. Typically, it's not compacted. It's something that plants or grass or something should be able to grow in. I don't know that we would necessarily want something to grow in that area. I think what he's looking for is the 10-foot clear zone or the nine-foot clear zone is a distance between a fire hydrant and the edge of the road. And that gives the car a little bit of time to turn back before they hit something off to the side. It also gives distance between. So, park strip being there, I don't think is a beneficial thing, one way or the other. It's just an area that they didn't have to put the cost of the base rock, I'm guessing.

Jaime Topham stated, to me, it doesn't make sense to have a park strip if you don't have anything delineating it from your shoulder, you're just creating a soft spot. I think the last time we were here, you talked about the sidewalk being a little elevated.

Barry Bunderson stated, well, that was just because there was a sketch made of this curb that the sidewalk was lower than the curb and what I was saying is we wouldn't do that. We would just make the sidewalk surface match any curb that was suggested, and we could put some more slope on the shoulder or the park strip area between the sidewalk and the edge of asphalt on that side. Right now, it's 2% but we could go to a 5% or something like, that those are things that can be implemented.

Dustin Hall asked Barry, can't we just agree to do all weather surface in that area, just like we're doing on the other side of the road? I would rather do that anyway.

Barry Bunderson answered, yes.

Jaime Topham stated, that sounds better to me. Sorry, I'm not an engineer. I don't know of these things, but that'll keep the sidewalk dirt underneath the sidewalk from traveling away and the sidewalk dropping, right? Theoretically, right?

Dan England stated, I agree. I've been encouraging engineers to give me a couple feet next to the property line so that it doesn't sluff off underneath the sidewalk. We've done that on other projects, you can do that here too. There's no cost associated with that unless you have another build issue there.

Gary Pinkham stated, between these two sections, the narrower section and the narrower waterway there, if you look at that, it actually raises the full level of the water up equal to the surface of the street. So, we're bringing water up, even with our street, the wider section allows that water to be held down below the street, which will help keep that shoulder from becoming saturated and have and having problems. So, I think option two does a better job of getting the water a little further off the gravel shoulder.

Shay Stark stated, a question associated with that is the water meters, right now, the way

they're shown, they're shown split on the property line, meaning that part of the meter is in the public utility easement. Typically, our water meters are sitting in the park strip area, but where we've got this drainage swell here. I'm wondering, if we're showing a detail where we're putting the water meter's part way into the utility easement, why don't we push them back, so they're a couple feet back into the utility easement? So, they're totally outside of that swale.

Gary Pinkham added, we would need to do that on both sides of the street if we're going to gravel that park strip.

Brian Pattee stated, we're almost out of time so what items are left that we need to discuss?

Barry Bunderson answered, one of the important items was the wetlands. We have a meeting tomorrow with the Army Core of Engineers. So that's in progress. The sewer is another important item that there's been a lot of discussion had on that. What we're showing in the drawings is that we're providing a gravity sewer solution for the whole project. Then there's conditions on that. And that's where I think in the development agreement, we need to specify what triggers what. So, I think there's some things that can still be worked out for that.

Brian Pattee asked, is the plan still a lift station at each phase and then you'll move the lift station or the next phase or whatever until the gravity sewer goes wherever?

Barry Bunderson answered, yes.

Dan England stated, the lift station is just barely and big enough for this phase. And I thought the idea was, and I'm sure I'll be correctly if I'm wrong, but I thought the idea was to let this first phase go in to build some money to be able to build the rest of that sewer line out. I don't think that was understood on both sides, as I found out in our last meeting. But, we just had a subdivision that was approved last night, that they were putting about 2,300 feet of sewer line down Nygreen to get to their subdivision so that they could build theirs without having subject tanks in it too. And that was something that we put on them and he's doing it, as part of his subdivision.

Brian Pattee stated, all right, so for sake of time, your plan right now is to put in a lift station for the first phase. And then if you do a next phase, would it be at another lift station or you just move that one? Obviously you'd need a bigger one, sounds like Dan's saying.

Barry Bunderson stated, I think the options are still open for that. We don't want to necessarily to say it, but the next phase is going to have its own lift station or a separate one, because it could be that the phase two and three go together and it all gets built, but yes, we have to work out and define those in a development agreement, which obviously has to come later as we works through some of this.

Brian Pattee mentioned, we talked about how it would be in the best interest of us to have you to do an HOA at least to maintain that lift station.

Barry Bunderson stated, with the lots, you can put a maintenance agreement on those lots. So, it goes with the deed. If someone then title searches, they're going to find this, it'll get tied to the lots. So if an HOA isn't what we want here, there are ways that we can require interested buyers to understand that, "they're in charge of maintaining this along with your neighbors."

Brian Pattee stated, I was on the wrong end of one of these deals with a city I use to work for. And the developer had put in a lift station for a subdivision. And he started having maintenance issues with it. And then it's like boiling over raw sewage, illicit discharge and he's like, "I'm bankrupt. I can't take care of it." Well guess who ended up taking care of? The City.

Barry Bunderson mentioned, in those maintenance agreements where it is prescribed that they do the maintenance and if it's not done the City has the power to get involved.

Dan England stated, I was talking to just this week, a couple times, the crews that have to go out in the middle of the night because it's plugged up. And typically they find feminine products that are in the plug in and these smaller pumps get plugged up very, very quickly. And if they don't get out there to fix it, people are getting flooded in their house. And if you just have an agreement on those, I'm not sure who's the one who's going to go out and take that apart and fix it and get that? Unless they have somebody on contract to come out and do that is what you're suggesting?

Barry Bunderson stated, yes. So, Deco Sewer Maintenance have local distributors and they have on call services. This is a duplex pump system. So one pump is capable of discharging the effluent. And if it breaks down, there's still another pump. They're alternating off and on.

Brian Pattee stated, I think you can definitely work out those details in a development agreement.

THE REGULAR MEETING WAS OFFICIALLY CALLED TO ORDER BY COMMISSION CHAIR, BRIAN PATTEE AT 7:04 P.M.

PLEDGE OF ALLEGIANCE

DISCUSSIONS:

- 1. Discussion to approve a Commercial Conditional Use Permit for Shane and Jaime**

Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone.

Jaime and Shane Reedy were present for this discussion and stated to the Commission: I've been in the tire industry for 15 years and I noticed Grantsville definitely needs a tire shop, so we're just excited to get started.

Gary Pinkham asked, did you work out the parking issues?

Dan England answered, I went out there and I measured it. I can't remember what the distance was between the buildings. You still show it's only 38 feet, I don't think that's correct. I think with the fenced area, it was 20 feet plus, we had more than 18 feet behind it. They have 58 feet which is plenty of room for perpendicular parking next to the building.

Gary Pinkham asked, all the work will be done inside?

Jaime and Shane Reedy answered, yes.

Gary Pinkham asked, are you planning on doing anything other than tires?

Shane Reedy answered, no, just tires.

Gary Pinkham asked, has the fire department looked at this yet?

Shane Reedy answered, no, not yet.

Kristy Clark stated, the Fire Marshall mentioned on Monday that he will need to do an inspection. You'll just need to reach out to him to schedule that inspection.

Jaime Reedy asked, for the ADA ramp, can we do a cement ramp instead of a metal ramp?

Dan England answered, yes. The ramp should be concrete. Shay, do they need two van accessible parking stalls?

Shay Stark answered, no. They only need one. My suggestion would be to take one of the visitor parking stalls and turn it into a regular ADA stall and then have the stall next to that be a parallel parking stall. That will make both accessible to the loading zone.

PUBLIC HEARINGS:

- a. Proposed Commercial Conditional Use Permit for Shane and Jaime Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone.**

Chairman, Brian Pattee opened the public hearing at 7:14 p.m. and called for comments.

No comments were offered, Chairman, Brian Pattee closed the public hearing at 7:14 p.m.

COMMISSION CHAIR BRIAN PATTEE OFFICIALLY CALLED THE MEETING TO ORDER AT 7:14 P.M.

- 1. Consideration to approve the Commercial Conditional Use Permit for Shane and Jaime Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone.**

Jaime and Shane Reedy were present for this agenda item:

There weren't any additional comments from the Commission on this agenda item.

Jaime made a motion to approve the Home Occupation Conditional Use Permit for Shane and Jaime Reedy to own and operate a Tire Maintenance Shop located at 167 North Old Lincoln Hwy in the MD zone with the condition that the Fire Marshall does an inspection and that they comply with any requirements implemented by the Fire Marshall. Gary seconded the motion. All voted in favor and the motion carried unanimously.

- 2. Consideration to recommend approval of the Final Plat for Northstar Ranch, LLC and Travis Taylor for the Northstar Ranch Subdivision P.U.D., Phase 8 located at approximately 500 W Durfee Street for the creation of fifteen (15) lots in the R-1-21 zone.**

Travis Taylor was present for this agenda item and stated to the Commission: This is the last phase that was approved with preliminary approval for phases six through eight.

Gary Pinkham stated, this is the third of three phases we've been through, and we've talked through all the issues. So, I think we're in good shape to move this forward.

Jaime made a motion to recommend approval of the Final Plat for Northstar Ranch, LLC and Travis Taylor for the Northstar Ranch Subdivision P.U.D., Phase 8 located at approximately 500 W Durfee Street for the creation of fifteen (15) lots in the R-1-21 zone. John seconded the motion. All voted in favor and the motion carried unanimously.

3. Consideration to recommend approval the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.

Barry Bunderson was present for this agenda item and stated to the Commission: in our general plan, there's a section about community design and it has some goals. I've tried to provide the same information in this memo that went out about PUD objectives. But we highlighted one goal to create a more pedestrian friendly, even though we want to create a rural community, we understand that there's a need for being active. And that's why we've tried to do a wider sidewalk, some of those things. So, we're meeting a goal there. Goal four says, "Retain small town charm." We've said this. And there's five different things that are outlined in summary of that goal. One of which I want to highlight says, "Personify the historic image and feel of the community through retaining historic characteristics". That marries well with what Dustin is trying to do. He wants to have an historic feel. And that's why some of the things that we've talked about are things that he's saying, this is what he wants. What he wants and what is written happened to be the same thing. We're meeting that goal. Goal five is, to creatively prepare the built environment and personify the community's vision. That's where a different road section, and some of those things come in. This leans into low impact development ideas with the swales and recharging groundwater in the swales, where it lands, and not having to bring pipes in and build boxes, and all of that has an impact on the public in general. We are trying to implement low impact development practices, which also marry well with the rural feel. And then, we've said goal six is to preserve the natural environment, that's kind of the same thing. And specifically there are five subcategories. One of which is, use storm water basins for groundwater recharge. It talks about recreation spaces, parks, trails. And haven't really got into it before, but with the park, the owner is willing to use his reach to provide something really good for the community. Meaning there's some other developments that have provided land and the owners are willing to do more than that, it might be through donations or through his own work or whatever, to build something on the land, to provide an actual amenity. And so, those are things that we haven't really discussed and frankly, because we've got stuck on other things, but we haven't really talked about what this park could be because of the wetland potential, which we're going to solve. Those are things I wanted to add and just highlight, that we're trying our best to do what the general plan says, and we can't hit everything, because it's just not feasible to hit all the goals. But we're highlighting things that we are trying to do that are meeting, in our perspective, the goals. And so again, it comes down to, is that a general plan unicorn? Or, because we're not really willing to do something like that, and create something that's written on paper? And so, I think that's where it comes down to. And maybe it's bigger than this body and the folks in this room, that question. I don't know. Those are the things I wanted to say. Any other questions?

Brian Pattee stated, I have one question that we didn't ever get to. The plans show that the first four lots will be on the pressurized irrigation and the rest of them aren't?

Barry Bunderson answered, I met with Bodee with the irrigation company and he let us know that there is a four-inch line and it comes into the property at a 45 off of Old Lincoln. So we will have to re-route it and follow the street. Also the line is a dead end line so there is a capacity situation. The remaining lots will use the culinary water for indoor and outdoor needs.

Jaime Topham stated, on the road section, I know we've talked about this a lot, they only need to have a 66-foot right-of-way. So if they get rid of the park strip and just gravel that, and they just make that an eight-foot shoulder. And then, it stays at a 66-foot right-of-way, instead of a 70-foot right-of-way, if we do the road section option two?

Dan England stated, that would reduce the clear zone to the fire hydrant.

Jaime Topham asked, how much does that have to be?

Barry Bunderson answered, for low speed roads with low ADT, which we would be, ADT means annual daily traffic on an annual percentage or annual average. That it's seven to twelve feet. So, it gives a range. we are in that range with how these are drawn. If we go and drop off the park strip, we may not meet that range.

Jaime Topham stated, Okay, you're dropping off the park strip sort of, but you're adding two feet to the shoulder. So it's really an eight-foot shoulder there instead of a six-foot shoulder in a five-foot park strip. Would that work? If they reduce it down, then they stay within the 66-foot right-of-way where if they don't then it's a 70-foot right-of-way.

Barry Bunderson stated, okay. So we do a five-foot shoulder, seven-foot clear zone and six-foot sidewalk with the option two cross section.

Gary Pinkham asked, so you mentioned that there's meeting with the Army Corp scheduled?

Jaime Topham asked, didn't you mention that you were working with a consultant? What was the consultant's input?

Barry Bunderson answered, the consultant stated, that there were no aquatic plants on a lot of the area that's shown on the NWI. So that's an indicator. If there are Upland plants, which I don't know what those are. I just know that there are differences. Right? And so they identify those. If there are aquatic plants, then there has the potential for a wetland. If there are upland plants, such as kosha weeds then that also eliminates that there isn't a wetland. So there's three categories that have to be met, and one is groundwater near the surface. You have to have the right soil types and you have to have the right kind of vegetation. And so based on what we previously had him come out and see, there are a lot of upland plants in a lot of that area, and he is going to be there. And the Army Corp of Engineers is going to be there in our meeting.

Gary Pinkham stated, I think we've got a resolution to all problems here with the exception of the wetlands, but we don't have, per se, an updated drawing with this detail in it at this time.

Jaime Topham stated, I think we have enough information to make a recommendation. We would just need to indicate that they update the drawing before it goes to City Council in our motion.

Jaime made a motion to recommend approval of the PUD Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone with the following conditions: Specifically, the applicant is seeking exceptions or modifications to our code under the PUD for several things. One, the applicant is asking for two half-acre lots where the zoning regulation requires one acre lots. Two, modifications of the building setbacks for corner lots. They're asking that the half-acre corner lots have one front yard at 40 feet, one rear yard of 25 feet, one interior side yard of 10 feet, one street side yard of 25 feet. The one-acre corner lots would have one front yard 40 feet, one rear yard of 30 feet, one interior side yard of 15 feet and one street side yard of 30 feet. In addition to that there would be the requirement of a lift station and a maintenance agreement in the initial phases until the development is able to tie into the gravity sewer. The wetlands issue will be resolved before phases two or three are developed. The road section, there will be an exception to the road street section as detailed in the map that's provided. But more specifically, there will be a clear zone of seven feet, a shoulder of five feet, there will be gravel all the way to the sidewalk on the right hand side, and we end up with a 66-foot right-of-way. This will be more formally detailed in a written finding that will be passed on to the City Council. John seconded the motion. All voted in favor and the motion carried unanimously.

- 4. Consideration to recommend approval of the Preliminary Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at 834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone.**

Barry Bunderson was present for this agenda item:

Jaime Topham stated, the preliminary plan, it doesn't have everything perfectly laid out. It has a general idea, right?

Attorney Coombs answered, our preliminary plan, the big biggest things that you need is you just need to have the density, a general idea of where the roads are going to be. As well as an understanding where, what's going to be coming in with the product, but basically everything beyond that is your final, will come through your final.

Jaime made a motion to recommend approval of the Preliminary Plan for Dustin Hall, D.A.B. & K, LLC. on the Willow Fields PUD Subdivision located at approximately at

834 N. Old Lincoln Hwy for the creation of twenty-seven (27) lots in the RR-1 zone, conditioned on the approval of the PUD that we just discussed, and all the conditions tied to that PUD. John seconded the motion. All voted in favor and the motion carried unanimously.

5. Discussion to amend Chapter 14, 15, and 16 of the Grantsville City Land Use Management and Development Code.

Kristy Clark stated, so Dan had some discussions with Gary, and they've went through and cleaned some of the language in these chapters. They have some questions in Chapter 15 about the reference to Chapter 4, Supplementary and Qualifying Regulations, section 4:5 Lot Standards and Street Frontage. They're wondering if we get rid of that reference and go back to requiring a minimum frontage for the lots.

Gary Pinkham asked, it's almost a question for legal. Flagging the minimum width of a lot to some distant feature, is that workable or legal?

Attorney Coombs answered, that's a difficult question to answer. It could depend on that distant feature that you're measuring it from isn't going to move.

Gary Pinkham stated, if we look at our various roadway sections, the edge of the asphalt and/or the curb and gutter and stuff is various distances from the right-of-way. So, it's kind of a moving target.

Dan England stated, what I have stated in here is that it is measured along the face of curb.

Gary Pinkham stated, when I first read through this, I thought that would work, but then I got to thinking about the difference in our roadway sections. For instance, Presidents Park has an eighty-foot-wide right-of-way width with borrowed ditches and trails. It's 30 feet from the edge of the asphalt to the right-of-way and the street is 11 feet.

Dan England stated, the main goal for what we're looking for is to make sure we have a place for someone to park. That's why I went to the curb location. I wanted to make sure that we had enough room for a 30-foot-wide driveway plus another 20 feet for someone to park.

Gary Pinkham stated, the problem that we've been having, like on the cul-de-sac lots is room for the utilities.

Dan England stated, well, if you have another 20 feet over there, that's plenty of room for your utilities to be able to fit as well as the driveway. So, the purpose of what I was trying to do was, on these cul-de-sacs, trying to make sure that there's enough room for that driveway plus a car and that location for that car to be, also leaves room for those utilities in that area too. And so, to me, I'm not worried as much about the lot back there. Unless it's going at a negative angle, you're just going to get more space coming back behind that curb.

Jaime Topham asked, what are you guys talking about?

Gary Pinkham answered, awhile back we discussed the cul-de-sacs and how they aren't big enough for parking and utilities with our current code. We've got developer's building lots that are 50 feet. Where the problem lies is when you put in a 30-foot driveway there's no place for the sewer and water except under the driveway. So, we were trying to get this dimension to around 50 feet. I had said, if this dimension here versus this dimension here, this being the right-of-way, this being the curb and the gutter. If you just proration that out, this needs to be about 70 feet in order to get us our minimum width here. So, I had suggested six months or so ago that we make everything a minimum of 70. And Dan is kind of coming back say "Well, let's make it a minimum of 50, but let's measure it at the curb and gutter, and not at the property line."

Jaime Topham asked, so you're talking about the minimum frontage being measured along the curb face or the edge of pavement?

Dan England answered, yes.

Shay Stark stated, you also have varying widths of park strips. I'll just point out, all the codes that I've ever seen, and I'm not saying I've seen a lot, I haven't seen everything out there. But all the codes I've ever seen have always had the distance measured either off the front property line or off the setback line at the setback line in the property. I'm just sitting here thinking about it and asking myself "Why would that be?" Well, number one, what we're talking about is the lot. And so, we're concerned about the dimensions of the lot, and that gives you fixed survey points at those corners that you can work from a fixed. So, when we're trying to review it, we're not having to try to, if we have a plat, we're not having to try to figure out, okay, well, we must measure out this far and then we've got to project these lines out, and that type of thing. So, from the perspective of a review and clarity on that, I think it should be at the lot. I think mathematically, one of the requirements in our code is that on cul-de-sacs and on curves that the property lines come out radially. So, they're supposed to, I'm not saying that always happens. But if we're requiring the lot lines to come out radially, then mathematically, we should be able to, but no matter where we're at on that curve, because we know we've got to have a minimum of 96 feet or a 48-foot radius, 96 feet for the turnaround. So, if we know that, if we get a curve that's a larger radius than that, then that width's going to get wider on us. It's going to be on the plus side for us. If it's, but we know we have that minimum. So, if we just look at that mathematically and figure out what that, to get those 50 feet out of the curb, like you want, what does it need to be back in the property?

Dan England stated, that's what I ended up doing, that's where I started. And then, I had seen some of those cul-de-sac property lines coming in with angles like this. And suddenly, if you've got it there, but I guess we can say at that corner going radially out from it, then that becomes that distance across there. So, if we go to the 70-foot minimum in this case, they've got a hundred-foot frontage and we can just take out as measured along the face of the curb in that location. If we need to keep it at the property line, we can do that. And then, we need to

just, from the 70-foot on a cul-de-sac, that gives us 50-foot at the frontage, so you still get your 30 and your 20 feet for parking. We just need to make sure that we're coming from the property corner radially to the center of the cul-de-sac for that distance, and that would work. I don't think, I don't know if that makes any sense, but it does in my mind.

Shay Stark asked, does this put us in a situation where we're going to be, we'll have all these 7,000 square foot lots? And then, all of a sudden, they're going to have 20,000 square foot lots around the curbs because they can't, that's the only way they get to a buildable area to make that work. I mean, you expect on a cul-de-sac that your lot's going to be larger.

Gary Pinkham answered, on cul-de-sacs, 50 feet at the curb line, that's approximately 70 feet at the frontage with right-of-way. If it's radial, most of them are close to radial. We have one out there going up Williams or whatever it is up next to Mormon Trail. We had one lot where, for some reason, they had one radial line, they had the other one coming in probably 15 degrees off the radial. And it really pinched down at the curb line. And that was about a year ago, and that's where this problem really popped out at me, is they have about a 20-foot curb line on that lot. I mean, they couldn't get with a 16-foot driveway and still had flares. They had no room for utilities. I think what Dan is doing here solves our problem.

Attorney Coombs stated, I think if you just measure it from the property line then it's easier.

Dan England stated, we can just measure the 70 feet at the property line then you'll still get the 50 feet at the curb face. It doesn't have to follow that property line from there to the face of curb. You can go from here, and then go straight to the center of the cul-de-sac in that direction. And that becomes his frontage.

Shay Stark stated, we probably want to state that the purpose of this is to get a minimum of 50 feet at the curb line. There's no problem with writing that in there. And that way, when we review it, if we do get something that's weird coming in there and we go, no, you've got to, we can fall back on that. Say, no, you got to have the minimum 50 feet at the curb. So, maybe they need to have the 80 feet instead. But, because the 70's a minimum.

Gary Pinkham stated, the other item I have, I think if we get down to 15.5. Oh, you've x'd out on some of these side yard setbacks. You've put a 5/15. Does that mean five fifteenths or a third of a foot?

Dan England answered, No, it's five feet on one side of the house, 15 feet on the other. Grantsville likes to have their toys. They like RVs, they like side by sides. These small lots are killing me. I can't stand them, and I want to try and stop something. And if we, it's on record, good. I'm going five feet on one side because we can deal with five feet on one side. Right now, they're putting five feet on both sides of a house and trying to make that work. I've lived in houses for most of my married life with five feet on each side of my house. And I can get by with it just fine. But in Grantsville, you can't put your toys there, you can't put your RVs. That's always been a frustration to me, is not being able to put anything on the side

of my house like that. And I want Grantsville to have a code that says no matter what, you will have one side of your house that you can put those things, unless you're in a town home. And that's for another code change.

Gary Pinkham stated, but we've got a seven and half foot public utility easement.

Dan England stated, yes, that needs to be corrected to say 7.5 feet/15 feet.

Shay Stark stated, as I'm sitting here thinking about that, now. We put that at seven and half, and that was my thought too was it's got to be at least as wide as the utility easement. But then, we're building a foundation, and the setback back is measured to the foundation wall, not to the footings. And so, you have a footing that's sticking out there that may be two plus feet. I mean, if you had columns, it could be three or four feet sticking out into that utility easement.

Gary Pinkham agreed our setback is to the wall. I don't believe it covers the easement. We need to define a setback to account for window wells and/or foundations in our definitions.

Dan England stated, we're not doing those now though, are we? I mean, how does it happen? Are they putting five feet on each side of some of their small lots? They're coming in with 45-foot-wide lots. That's tiny. I've never really worked with, they have some that are coming in at 40 feet, and I'm trying to get rid of those. And you guys could be my first step to get rid of them. I don't like them; I think they're too small. The only way that I think they work is if you're doing a duplex and you have that property line splitting and then you can have 10 feet on each side of the house or something like that. But when, when you have a 40-foot wide, and you're trying to put five feet on each side, and then that leaves 30 feet for a house and your garage takes up 20 or more, and that leaves you nothing for your entrance. And so, we need to try and get those a larger frontage across the front of those property lines. And right now, how are they doing it with the five feet on each side of a 45-foot lot? Is there not an easement on those?

Gary Pinkham answered, there should be if it's a new subdivision. They all should have a seven-and-a-half-foot easement.

Attorney Coombs stated, we can't be the first jurisdiction that's had to sort that out, perhaps this would be worth us going back and looking at some other places and seeing what language they've used to determine that.

Gary Pinkham agreed, if we're going to have a seven half public utility easement, we need to preserve it, period. So, our wording here needs to be done, either in the code with some further definition of what the setback point is, i.e. the furthest protrusion from the house, whether it be the eve or, the hot tub or whatever, or we need to change the definition for the setback to clarify that, because, like I say, we need to preserve that on both sides. If we want to go to the 15, which I am okay with, because again, we had this discussion over and over,

where do you put your motor home, and where do you put your ATV trailer and stuff? They need to be able to get either down, past the house to the backyard, or at least on side of the house. So, I'm okay with that dual definition there. And then the other one, I was kind of going through, 15.5, one thing on these multiple residents, if you read the code in the RM seven and the RM 15, they both read the same way to have a multiple unit, i.e. a duplex or a four-plex or a six-plex apartment or townhouse. The lot size is so many square feet for the first unit, plus so many square feet for each additional. So, for instance, here the lot size for a four-plex would need to be 10,000 square feet, plus an additional 12,000 to get the other three. So, it needs to be a 22,000 square foot lot. If we look at the area of an acre, 43,560, take out 10,000 for the first and divide the rest of that by 4,000, we can only max out at nine units per acre.

Dan England asked, is that before or after you take out the roads and open space?

Gary Pinkham answered, That's period. Per the code. These lot dimensions and lot sizes are area, they're not by density.

Dan England asked, do you want to just take out the number of units per acre then?

Gary Pinkham answered, that's where we're getting in trouble with these guys. We got people coming in and saying, well, I need one 15 units per acre, and I've got a one-acre parcel, but I'm going to put a parking lot in it, I'm still going to get 15 units. Well, the next thing you know, each one of them is on a thousand square feet. Or, in the case of people coming in and saying, well, I can put seven units per acre in the RM seven, I've got 10 acres, looks like that gives me 70 units. But by the time you do the roads and the parking lots, everything else, and deed the road over the city, they net three, seven acres. Now they're not getting seven units per acre, per se, they're getting 10 units per acre because they're using gross area. But that's not the way our code reads. Their lot size still is governed by the square footages. I'm just saying that in the RM seven, the minimum lot size at 7,000, the additional lot area 6,000 per unit. If you take 7,000 plus six times 6,000, that's 36, that gets us to 43,000 square feet, which is seven units per acre. But that's on net area, which I think you need to have clarified here, and I think you are doing that because you're saying, you're adding the clause here after taking out the city roads and stuff. So that seven units per acre works out there. On the RM 15, with that same logic, the density only comes to nine by changing it to 4,000 square feet. If we leave it at the 2300, I think we would still be able to get 15 units. I guess two questions: do we want to be able to do 15 units per acre? At 15 units per acre, they're probably not meeting the open space requirement that they need to provide as well.

Shay Stark stated, 15 units per acre are multi-story apartments. I can't see any other way that they could even meet that.

Gary Pinkham stated, I think they'd have to come in with a PUD. But even the PUD requires them to provide the 10% open space. By changing the 2300 to 4,000 the 15 doesn't work. It is only nine units per acre.

Dan England stated, this needs more discussion, I agree. I'd almost like to have a different call out for a place for apartments. One of the things I feel like we've gotten a lot of trouble is with this RM 15 zone, where I think originally it was set to try and get commercial on the bottom and then residential above it, and townhomes wasn't even really thought of at the time when it was done. And now we've got these things where, that's all they come in with, because they can get almost as much for a regular house as they can get for a townhome. And every place that has a RM 15, they see dollar signs and hit it, and we can't stop it. I think apartments is a good thing. I'd like an apartment, just like the mayor had said once before, down there by the racetrack. I think it'd be a hot spot for one down there. Those people that can get in that high rise hotel, whatever, or apartments, and look right down at the racetrack if they're really into it. But it needs to be a different zone than where we're trying to put houses, or if we want commercial and residential combined, it needs to be a little bit clearer.

Gary Pinkham stated, I think what you're saying is what we've come to realize here with these P-U-Ds that are showing up. We need a code that is going towards these high-density developments rather than trying to make them fit our residential code. First, they're being misused. The one that we're looking at now, the Townhomes on Willow, they're proposing 1000 square foot lots. If you look at the RM seven, the first one must be 7,000. Each additional must be 6,000. So, they're submitting something that's in violation of the code. If they meet the code requirements here, they're submitting for 20 more units than the code permits them. They're RM seven, and they're using the seven units per acre to get to their 94 units. And if you look at their plat, they're proposing 1000 square foot lots, i.e. each footprint of their building, of their townhome. Their lot sizing doesn't meet our RM seven code. I think, with regards to this multiple housing stuff that's coming on us suddenly, kind like the one out there across from Walmart, they're using this gross density type of approach and these skinny lots, you say you don't like skinny lots, the townhomes on Willows are 24 feet wide. By the time you put firewalls and stuff in there, the interior dimension on that unit is down to 22 and a half feet, 23 feet. That is such a huge stretch from our code.

Attorney Coombs stated, perhaps a way to kind of move this along is create a subcommittee with Dan and Shay and Gary and let them massage this and come back with something that might fit into some of these ideas.

Brian Pattee agreed, that's a good idea. You are now a subcommittee, Shay, Dan and Gary. This is a good discussion. It's something that we need to clean up because this is going to be kind of fast and furious. So, you guys will all go get together and massage this and find some language for us?

Dan England answered, yes.

6. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held April 7, 2022.

Jaime made a motion to approve the meeting minutes for the previous P&Z Meeting that was held April 7, 2022. John seconded the motion. All voted in favor and the motion carried unanimously.

7. Consideration to approve the meeting minutes for the previous P&Z Meeting that was held April 21, 2022.

Jaime made a motion to approve the meeting minutes for the previous P&Z Meeting that was held April 21, 2022. Gary seconded the motion. John Limburg abstained. All voted in favor and the motion carried unanimously.

8. Report from City Council Liaison, Mayor Neil Critchlow. Thank you for your conversations tonight. It was good. I appreciate the conversation that was had on the 21st as well, and took care of a lot of things, appreciate the work that you're doing and I wish I could pay you money, just so you know.

Gary Pinkham stated, I've got one thing I'd like to talk about. At P&Z, we review for subdivision or P-U-D or whatever, and we make our recommendations, and ultimately, they end up getting approved in one fashion or another by city council. And as we heard this evening, once that's happened, then a development agreement gets written and put into place. However, we never see it, and as Jamie mentioned, we get projects back here where developers are telling us, "Oh, well I have the right to do this." And we're asking ourselves, where in the hell did this come from? Because we at P&Z had no input or review or anything on it. President's Park P-U-D is coming in now saying they were granted, in the development agreement, permission to do eight units per acre on their townhomes in a half-acre zone. And that was never, ever conveyed to P&Z until we saw the drawings the other day and dug up a copy of the agreement.

Attorney Coombs stated, I can maybe respond to this. What you're relaying is an issue that has been identified in jurisdictions across the state of Utah. And the legislature recently passed a new law that says that the city council cannot enter into a development agreement with a developer without, at first, going through this body.

Gary Pinkham stated, we are periodically getting broad sided because we had absolutely no knowledge of. And in many cases, it's so grossly out of compliance with our code, we're starting to set precedence out here. It's going to destroy our code.

Jaime Topham stated, maybe clarify for me, isn't the purpose of the planning and zoning commission to be a body that is not under the influence of public opinion, and public sway? We're not elected bodies, we're appointed, that's why we're also volunteers. And isn't it in other jurisdictions that a lot of these things don't go on to the city council? They are done here, like the preliminary plat and the final plat, they end here; they don't go to city council for that exact

reason. Scenic Slopes is going to be, I just heard, that they're getting to do 4,000 square foot units. That's not in our code. How did that happen? Understand? So, Gary just told me, and I'm throwing someone under the bus, sorry, that that happened in city council. That didn't leave us. So, and that's not part of, that's certainly not part of Grantsville City. That's not rural in any way. How is that happening? Why is our process going that way, so that city council can then be swayed to make such a dramatic change, if the whole idea of planning and zoning is so that stuff doesn't happen?

John Limburg asked, didn't they do that so they could swap for open space?

Jaime Topham answered, that's what he said, but that leads me to a whole other issue. That planning and zoning are the ones who come up with the plan about our parks and everything. And we had this whole conversation about, we want to have more regional parks and less pocket parks, yet it sounds to me like pocket parks are happening everywhere.

Attorney Coombs stated, the way our code is set up the city council is the ones with the final say on everything. And so, you're right. Most jurisdictions, the city council plays a much smaller role in the ultimate decisions that are made for the development of the city. And you identify a couple reasons. Another reason is that the planning commission should be the subject matter experts when it comes to land use, your city council should not be.

Gary Pinkham stated, it's got us in a difficult situation. We're bound by code and that's how we have to make our decisions. And ultimately, we end up getting it back here with a different outcome, a different decision, which in many cases, we've never, ever been involved or informed of.

Attorney Coombs stated, again, this isn't unique to this jurisdiction, or the way the law set up here. These are issues that other planning commissions are dealing with. So, this is where having these discussions about changes to the code, that's where you start that, that's where it should begin. You, as a body, suggest changes to the code, it then goes to city council. Someone from this body should be the one that presents that to the city council and says here's the reason why your planning commission thinks that this needs to change. And, I mean, ultimately, they have to make the decision to change it, but it's, it should be a pretty powerful thing to share.

9. Adjourn. Jaime made the motion to adjourn the meeting. Erik seconded the motion. The meeting was adjourned at 8:59 pm.

Kristy Clark
Zoning Administrator