



September 12th, 2023

City Council Meeting

Information Packet

AGENDA ITEM #1

Consideration of Resolution 2023-53
approving the final plat for Northstar
Ranch Phase 9

**GRANTSVILLE CITY
RESOLUTION NO. 2023-**

**A RESOLUTION APPROVING THE FINAL PLAT ON THE NORTHSTAR RANCH
P.U.D. SUBDIVISION, PHASE 9 AT APPROXIMATELY 500 WEST DURFEE STREET
FOR THE CREATION OF 25 SINGLE FAMILY LOTS IN THE _____ ZONE**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Northstar, LLC and Travis Taylor submitted an application for a final subdivision plat for the Northstar Ranch P.U.D. Subdivision, Phase 9, Grantsville City, Utah for the creation of 25 single family lots in the R-1-21 zone;

WHEREAS, the proposed amendments of the subject property are permitted in the R-1-21 zone as indicated in the Grantsville City Land Use Management and Development Code (GLUMDC);

WHEREAS, the Grantsville City Planning and Zoning Commission reviewed the final plat in a regularly scheduled public meeting for compliance with the requirements of the pertinent Grantsville City code requirements, and found that the proposed final plat has met or can meet the requirements of GLUMDC;

WHEREAS, Northstar, LLC and Travis Taylor are required to construct certain public improvements and has agreed to enter into a development agreement;

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the final subdivision plat for Northstar, LLC and Travis Taylor at the Northstar Ranch P.U.D. Subdivision, Phase 9 located in Grantsville City, Utah for the creation of 25 single family lots in the R-1-21 zone.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Final Plat. The City of Grantsville approves the Final Plat provided in Exhibit A.

Section 2. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
12th DAY OF SEPTEMBER, 2023.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Neil Critchlow

ATTEST

Braydee Baugh, City Recorder



MEMORANDUM

DATE: August 4, 2023
TO: Braydee Baugh, City Recorder
FROM: Cavett Eaton, Planning & Zoning Administrator
RE: **Zoning items up for consideration at Council meeting to be held AUGUST 16, 2023**

CITY COUNCIL AGENDA ITEM 10: Proposed Final Plat for Northstar Ranch Phase 9

Nick Mingo was present to answer questions. There was a discussion about water pressure in the earlier phases. Several citizens were present who wished to speak. They were informed the Public Hearing for the Preliminary Plat for Phase 9 was held at the September 1, 2022 Planning Commission meeting. Both Nick Mingo and City Engineer Dan England explain that with this phase they will be installing a water line that will improve the water pressure for the lower phases.

Commission Member Rick Barchers made a motion to move this item to an action item. Commission Vice Chair John Limburg seconded the motion. All voted in favor. Motion carried unanimously.

Commission Vice Chair John Limburg made a motion to recommend approval of the Proposed Final Plat for Northstar Ranch Phase 9. Commission member Kevin Hall seconded the motion. All voted in favor. Motion carried unanimously.

– END OF MEMORANDUM –



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 23038

Northstar Ranch Phase 9 Final Summary and Recommendation

Parcel ID: 01-078-0-0025

Property Address: SW of Phase 1A

Meeting Date:

Aug 3, 2023

Current Zone/Proposed zone

R-1-21

Applicant Name: Skyler Tolbert

Request: Approval of Final Plan for Phase9

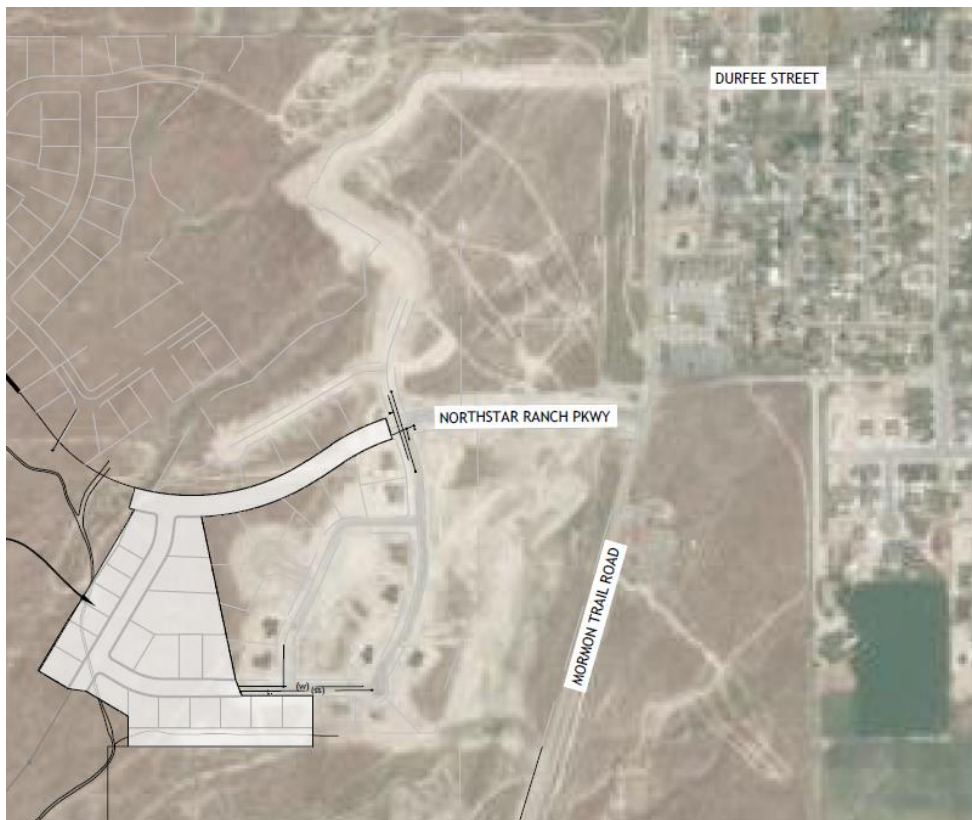
Prepared by: Cavett Eaton & Dan England

Planning Staff Recommendation: See Analysis

PROJECT DESCRIPTION

Approval of Northstar Ranch Phase 9 Development consisting of 20 lots.

SITE & VICINITY DESCRIPTION



PLANNING STAFF ANALYSIS

This is the first phase on the Zone 3 water line. Northstar will need to build a new water tank as per Development Agreement.

This project is installing a connection from the new water pressure zone 3 to the existing water pressure zone 2 with a pressure reducing valve. This will help the existing lower pressure zone maintain a more consistence water pressure.

This project

- has larger lots
- has an HOA to maintain the park strips along the existing back yards
- has addressed the City staffs comments

7.8. Culinary Water Infrastructure Improvements. Up to **700 residential units** served by the 12" line on Mormon Trail shall be permitted to be constructed within the Planned Community subject to the condition that, within thirty (30) days of the execution of this Agreement, Master Developer shall commence preparation for the construction and installation of a water tank for Pressure Zone 3, including, (1) locating and procuring necessary land and equipment, (2) drilling a test well or wells as needed to provide adequate source capacity, and (3) coordinate the transfer of necessary water rights to the City from the test well or wells (collectively the "Water Prerequisites"). Prior to approval of each Preliminary Plat, the Master Developer shall provide to the City a written update of the Water Prerequisites, included estimated timelines for completion of each Water Prerequisite. The Master Developer shall commence construction of the new well(s) and tank, including design and permitting, upon the written request of the City following one of the following triggering events:

- a) The Lake View Business Park (LBP) reaches 66% utilization of the constructed capacity after two years from the date of the execution of this Agreement; or
- b) 50% utilization of the Lake View Business Park (LBP) well and tank is reached within two years from the date of the execution of this Agreement; or
- c) there have been 500 building permits issued for residential units within the Planned Community that utilize the 12" water line on Mormon Trail; or
- d) Fire flow, pressure tests, or other modeling determine that new Subdivisions within the Planned Community, and other developments served by the same water pressure zone, will have low operating pressure or low fire flow that cannot be resolved with additional looping. In this case, no further Subdivisions or Subdivision phase within the Planned Community will be approved until the wells and water tanks described in this section are completed and operable.

AGENDA ITEM #2

Consideration of Ordinance 2023-10
approving the rezone of property located
at 218 North Burmester Road to a C-S
zone designation

**GRANTSVILLE CITY
ORDINANCE NO. 2023-**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO REZONE 2.1 ACRES FOR ASHLEY AND ROBERT SAGER LOCATED AT 218 NORTH BURMESTER RD., GRANTSVILLE, UTAH TO GO FROM A MU ZONE TO A CS ZONE

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

SECTION ONE: PURPOSE. This Ordinance is for the purpose of amending the official zoning map and the Land Use Development and Management Code of Grantsville City, Utah by rezoning 2.1 acres of real property for Ashley and Robert Sager located at approximately 218 North Burmester Road to go from a MU zoning designation to a CS zoning designation. The Grantsville City Council finds that this amendment is consistent with the general plan of Grantsville City and will be in the best interests of Grantsville City and its residents.

SECTION TWO: ZONING MAP AMENDMENT. The Grantsville City Land Use Development and Management Code and Official Zoning Map are hereby amended by changing the zoning designation of the following described parcels from a MU zoning designation to a CS zoning designation, as defined by the Grantsville City zoning regulations:

Tooele County Recorder's Office Parcel #s: 11-006-0-0004.

The total parcel described herein is located within the Grantsville City limits.

SECTION THREE: EFFECTIVE DATE. This Ordinance shall take effect upon the publication of a short summary of this Ordinance on the Utah Public Notice website created in Utah Code § 63A-16-601, or as provided for by law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
UTAH THIS 12th DAY OF SEPTEMBER, 2023.

MAYOR NEIL CRITCHLOW

ATTEST:

Braydee Baugh, City Recorder

(S E A L)

Date of Publication _____



MEMORANDUM

DATE: August 4, 2023
TO: Braydee Baugh, City Recorder
FROM: Cavett Eaton, Planning & Zoning Administrator
RE: **Zoning items up for consideration at Council meeting to be held AUGUST 16, 2023**

CITY COUNCIL AGENDA ITEM 9: Proposed Rezone for 218 N Burmester Rd. from a split zoning RM-7 and RR1 to C-S

Ashley Sager wishes to start a small internet-based business that will provide outdoor storage for recreational vehicles, rentals of recreational vehicles and sales of used or new recreational vehicles, travel trailers or automobiles, likely no more than 6 at a time in inventory, and mostly online sales. Interested parties would be required to see the inventory by appointment only and the vehicles will be kept in a fenced yard. All required City Business Licenses will be obtained as necessary.

She had come before the Planning Commission at the June 15, 2023 meeting requesting a zone change to MU. During the course of the discussing it was decided to withdraw that request and research for a zoning designation that would better fit her needs and a line with the Future Zoning map.

Commission member Kevin Hall made a motion to move this item to an action item. Commission member Derek Dalton seconded the motion. All voted in favor. Motion carried unanimously.

Commission member Kevin Hall made a motion to recommend approval of the Proposed Rezone for 218 N Burmester Rd. from a split zoning RM-7 and RR1 to C-S. Commission Vice Chair John Limburg seconded the motion. All voted in favor and the motion carried unanimously.

– END OF MEMORANDUM –



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 2023089 – B

Rezone for 2-acre lot at 218 N. Burmester Rd. Summary and Recommendation

Parcel ID: 11-006-0-0004 **Meeting Date:** August 3, 2023
Property Address: 218 N. Burmester Rd. **Current Zone/Proposed Zone** RM-7 & RR-1 to C-S

Applicant Name: Robert and Ashley Sager
Request: Rezone property from split zoning RM-7 and RR-1 to C-S
Prepared by: Cavett Eaton
Planning Staff Recommendation: P&Z Staff recommends this rezone be approved as it follows the intent of Future Land Use Projections (Future Land Use Map), the General Plan, and is the most appropriate zoning district for this proposed land use of mixed commercial and existing residential.

PROJECT DESCRIPTION

The applicant wishes to start a small internet-based business that will provide outdoor storage for recreational vehicles, rentals of recreational vehicles and sales of used or new recreational vehicles, travel trailers or automobiles, likely no more than 6 at a time in inventory, and mostly online sales. Interested parties would be required to see the inventory by appointment only and the vehicles will be kept in a fenced yard. All required City Business Licenses will be obtained as necessary.

Rezoning is required for this business application and the (C-S) Commercial Shopping District Zoning District allows for residential and commercial use, including Automobile Repair and Boat/Recreational Vehicle Sales and Service. The C-S Zoning District also requires a Planned Unit Development (PUD) approval. The PUD Application is included as a separate discussion item on the agenda for August 3rd, 2023.

SITE & VICINITY DESCRIPTION

Parcel Number	11-006-0-0004
Tax Year	2023
Total Acres	2.01
All Owners	SAGER ASHLEY A JT, SAGER ROBERT D JT
Address	218 N Burmester Rd. Grantsville, UT
Subdivision	UTAH PIONEER SUB OF G-VILLE 1 AMD



LAND USE / ZONE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	45 feet	>22 feet	Complies
Front Yard Setback	30 feet	65 feet	Complies
Side Yard Setback	15 feet	96 feet	Complies
Rear Yard Setback	30 feet	78 feet	Complies
Landscaping Buffers & Setback Modifications	25% of total project area	> 25%	Complies
Lot Width	150 feet	150 feet by 200 feet	Complies
Parking	Not determined		Will be determined with PUD
Lot Coverage	N/A	N/A	N/A
Lot Area	N/A	N/A	N/A

Compatibility with existing building in terms of size, scale and height	Complies
Compliance with the General Plan	Complies

GENERAL PLAN CONSIDERATIONS

From the General Plan Executive Summary –

Economic Development

- Define the Core – Define the core commercial district and provide adequate amenities or services to attract development for infill of this space.
- Create Priority Areas – Prioritizing area for development will help encourage appropriate DIRT (Duration, Intensity, Rate & Timing) of development to match the community needs.
- Provide Business incentives – Where necessary, provide incentives to new business start-ups or existing business expansions to encourage community growth and job creation.

Conditions Prior To Implementation (Economic Development)

Grantsville City is a community that is slowly evolving from a rural/agricultural community to a bedroom community supporting the regional economy. They recognize the need to ensure that commercial land is available for future growth, but like most communities, there are concerns about the trade-offs of economic development.

Areas of Potential

- A major distribution center with approximately 1.3 million square feet of floor space has created a significant positive economic impact to the City both in terms of tax base and increased housing development and has also generated spin-off projects and businesses.
- Commercial/industrial development is expected to hold steady and perhaps build momentum in many parts of the City.
- Many Grantsville residents commute to work in the Salt Lake Valley, while others provide local services for the county and the community.
- Residents have few retail options in Grantsville and must shop out of town. The following table demonstrates the retail sales captured in the City versus per capita averages in the County and State. (Modified for this report)

Per Capita Sales

Retail Sector Category	City	County	State	Per Capita Leakage (State minus City)	Dollar Leakage
Motor Vehicle & Parts Dealerships	\$59	\$1,152	\$2,263	\$2,204	\$22,830,298

- Areas of greatest retail potential are Motor Vehicles sales, General Merchandise and Building Materials. Most of these sales are being made outside the City but within the County, primarily in Tooele City.

P&Z Staff have determined that this application and the proposed business is congruent with the goals of the General Plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

Increased traffic on Burmester Road – This property has ample frontage on Burmester to allow for a secondary access and provide parking without adversely affecting general traffic. A review with Public Works staff has verified this.

NEIGHBORHOOD RESPONSE

As of 7/28/23 one resident has emailed asking for more information about the rezone proposal. We received the following, to which we replied and attached the Staff reports and the Future Land Use Map.

Grantsville City,

I am interested in receiving more information regarding the request to Rezone 218 N. Burmester Rd to C-S designation.

What is the plan for that address and how will turning it to Commercial Shopping affect that property and the immediate area?

Thank you,

- Chad Hogan

PLANNING COMMISSION RESPONSE

This property was on the agenda on June 15, 2023 as a Re-zone to the MU Zoning District. It was pulled because the Future Land Use Map (General Plan) only allowed Commercial Zoning Districts (C-N, C-S, C-G, C-D, etc.) and did not allow the MU Zoning District. This submittal is an update of that Re-zone request.

PLANNING STAFF ANALYSIS

Referencing: GLUDMC 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.

PLANNING STAFF RECOMMENDATION

P&Z Staff recommends this rezone be approved as it follows the intent of Future Land Use Projections, the General Plan, and is the most appropriate zoning district for this proposed land use of mixed commercial and existing residential.

AGENDA ITEM #3

Adjourn