

This is Part Two of the Packet and contains the remainder of this Planning Commission Meeting information.

AMENDED



Jan. 04, 2024

**Planning Commission
Meeting**

Information Packet

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

- a) AMENDMENT TO CHAPTER 2 OF THE GRANTSVILLE CITY
LAND USE AND MANAGEMENT CODE
- b) AMENDMENT TO CHAPTER 24 OF THE GRANTSVILLE CITY
LAND USE AND MANAGEMENT CODE

AGENDA:

1. Consideration of an Amendment to the Grantsville Land Use and Management Code Chapter 2 - Definitions
2. Consideration of an Amendment to the Grantsville Land Use and Management Code Chapter 24 - Single Lot Development
3. Consideration regarding the Highlands Subdivision MDA
4. Discussion regarding the Estates at Twenty Wells PUD
5. Discussion regarding Sun Sage Terrace Phase 4-9 PUD
6. Discussion of a Rezone for property owned by Byron Christiansen at approx. 1042 N Old Lincoln Hwy
7. Discussion regarding approval of Development Checklists for Community and Economic Development
8. Discussion of an amendment to the Grantsville Land Use and Management Chapter 16, Table 16.1
9. Election of a new chairperson and vice-chairperson for the Grantsville Planning Commission for 2024
10. Report from City Council liaison Mayor Critchlow
11. Adjourn

AGENDA ITEM #4

Discussion regarding the Estates at Twenty Wells PUD



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 2023152

The Estates at Twenty Wells PUD Summary and Recommendation

Parcel ID: 01-069-0-0004, 01-069-0-0063
01-069-0-0078, 01-069-0-0104
01-069-0-0085, 01-069-0-0086
01-069-0-0090, 01-069-0-0106
01-069-0-0107, 01-076-0-0002

Meeting Date: Jan. 04, 2024

Property Address: South of Hwy 112, East of Anderson Ranch Subdivision

Current Zone/Proposed Zone: A-10, MU / PUD

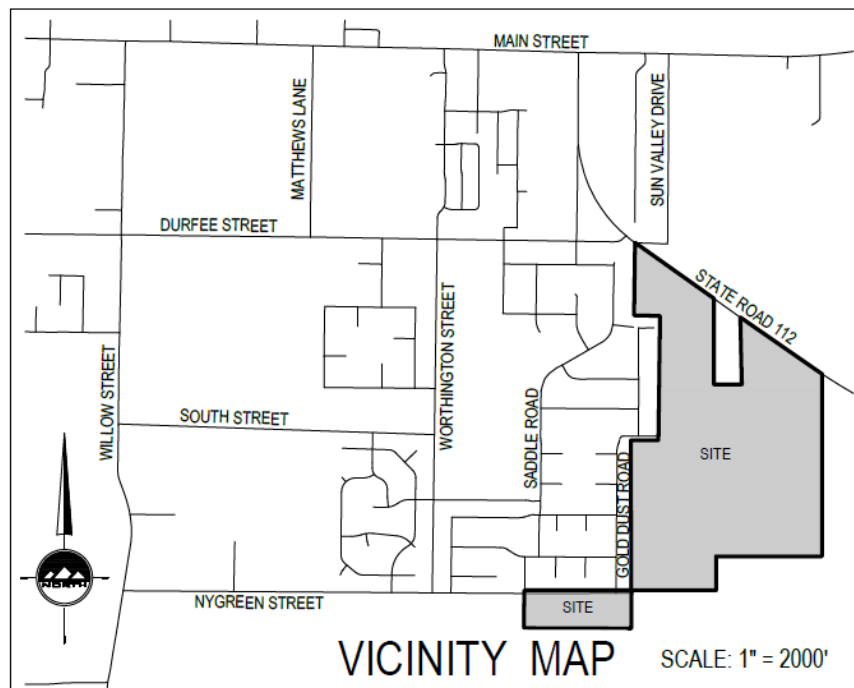
Applicant Name: Priority Builders LLC

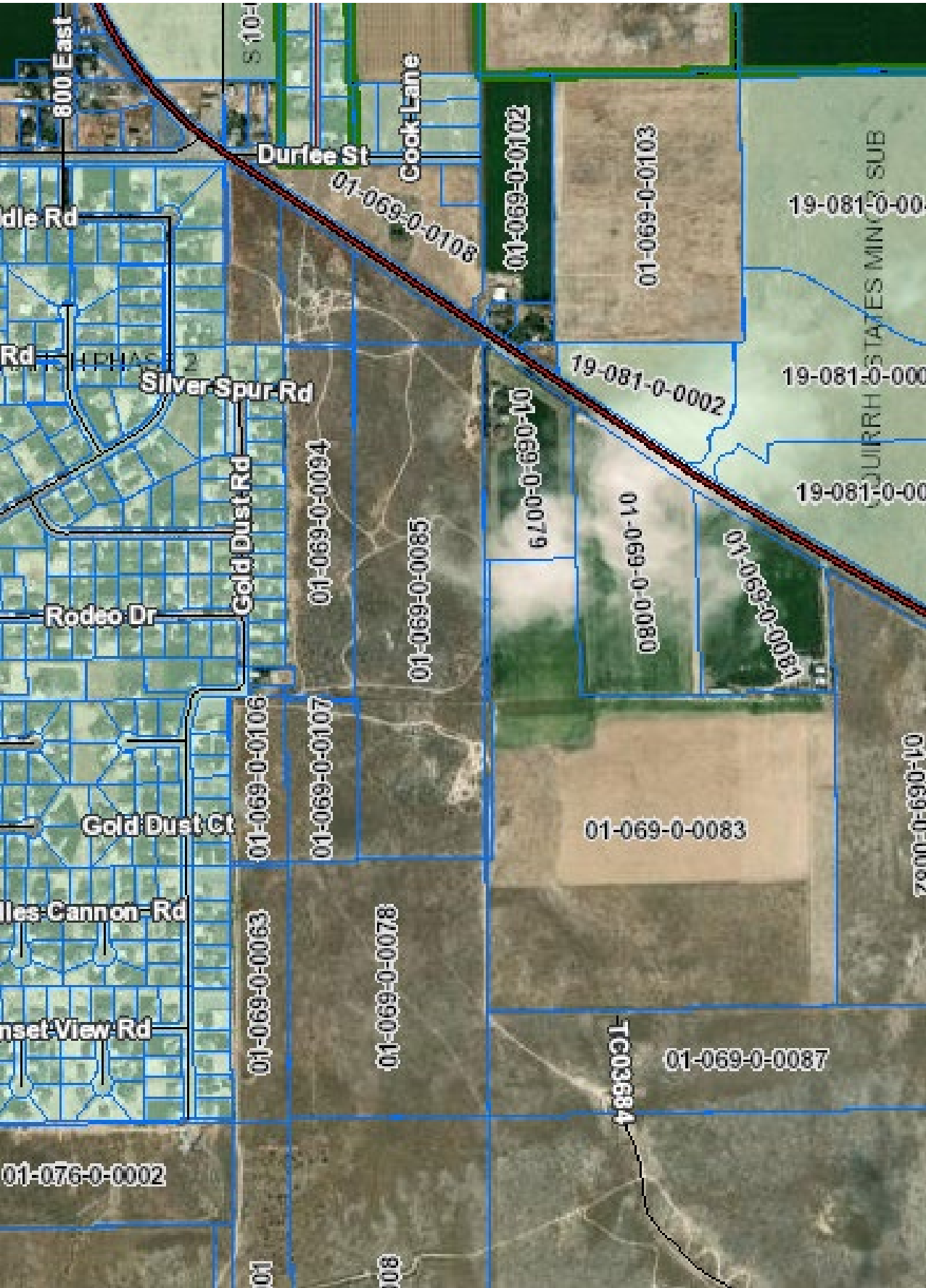
Request: Planned Unit Development Approval

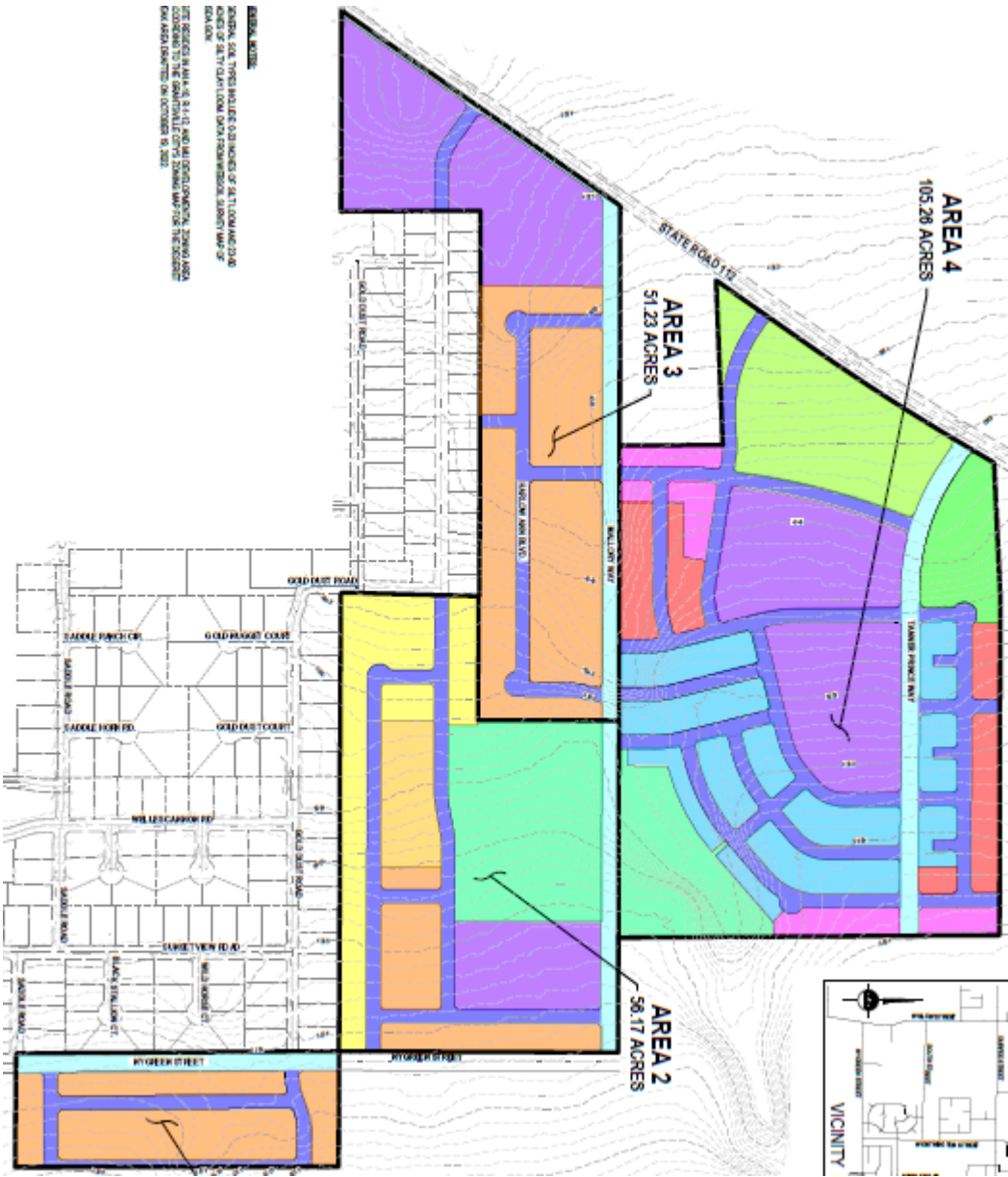
Prepared by: Cavett Eaton

Planning Staff Recommendation: Discussion Only

SITE & VICINITY DESCRIPTION







NEIGHBORHOOD RESPONSE

Emails responding to Radius Report, read during Public Hearing.

To the Grantsville Planning commission,

Regarding the notice we received dated December 14th, 2023 we would like to make our concerns known. Originally Area One directly south of us was supposed to be Anderson Ranch Phase 3 half acre lots. We are very concerned of the purposed change to quarter acre lots. If approved this will increase the traffic drastically to the area from what was originally planned. We are also very concerned with construction access. We are at the very end of Saddle Road with the future road Nygreen St. to be directly to our South. In the purposed plans it appears Nygreen St. will not go further West than Saddle Road and not go all the way to Highway 112. This will greatly effect the residential neighbor of Anderson Ranch and Saddle Road.

We are also opposed to the Twenty Wells PUD as a whole because of the high density housing which does not make sense for Grantsville. We do not feel we have the infrastructure in place or planned properly to accommodate the increase in population. We feel like the timing of this notice was also in bad form during the holiday season when people will be traveling and unable to address their concerns in person.

David and Haylee Kenney
685 S Saddle Road
Grantsville, UT 84029
david_kenney@comcast.net

To whom it may concern,

My name is Alicia Ciulla and I live at 326 W. Wrathall Ln., Grantsville. As a homeowner in this town I would like to make it known that I am fully against the proposed development of twenty wells!!! Although my one voice might be futile against large corporations/ politicians, I at least have to make my opinion known. I think I speak for more than myself when I say that Grantsvill as a community feels that our voice is not valued when it comes to the development of our town. The infrastructure of this town cannot handle more development nor do we want it. We would like to keep this town a small town if you want to introduce more housing and big corporations and big business take it elsewhere not here. I will be unable to attend this meeting that is coming up on the 21st, so I would appreciate if this email could be presented at that time.

Thank you for your time,
Alicia Ciulla
blueshadow978@hotmail.com

PLANNING STAFF ANALYSIS and COMMENTS

City Staff have been working with the developers and engineers of the Estates at Twenty Wells PUD (Formerly Elk Ridge PUD) development for several months. They have submitted and resubmitted their response to our PUD application. What follows is a Completed Worksheet that was developed by Shay Stark to aid staff and Planning Commissioners understand the PUD application being submitted by developers.

The timing of the application and receipt of the response has not allowed Staff to make a full evaluation of this proposal. This is the first meeting of this PUD proposal, for discussion.

Estates at Twenty Wells PUD

ZONING

DEVIATIONS

Estates at Twenty Wells PUD - GRANTSVILLE, UT										
Development Standards						Proposed Changes				
Code Requirement	R-1-21 SFD	RM-15 SFD	Mixed Use - Comm	Mixed Use - Multifamily	Mixed Use - SFD	Estates at Twenty Wells PUD SFD 50-ft Lot	Estates at Twenty Wells PUD SFD 50-ft Lot	Estates at Twenty Wells PUD SFD 60-ft Lot	Estates at Twenty Wells PUD Townhomes Option 1	Estates at Twenty Wells PUD Townhomes Option 2
Maximum Density		15 DU/Ac		15 DU/ac 4)		8 DU/Ac	6 DU/Ac	4 DU/Ac	15 DU/Ac	15 DU/Ac
Minimum Lot Size	21,780 SF (1/2 ac)	8,000 SF 10,000 SF Corner Lots	½ acre	7,000 SF 1 st unit + 4,000 SF for each additional ground level unit in the structure. Lot size for units in a structure on a corner is 10,000 SF	4,000 SF	5,000 SF (50'x100')	7,000 SF	10,000 SF	1,600 Per attached home (22' x 50')	1,800 Per attached home (28' x 50')
Minimum Lot Frontage (1)	70-feet	60-feet	100-feet	50-feet	50-feet	50-feet	50-feet	60-feet	22-feet	28-feet
Minimum Yard Setbacks										
Front Yard	40-feet	25-feet	25-feet (5)	25-feet (5)	25-feet (5)	20-feet	20-feet	20-feet	10-feet	20-feet
Rear Yard										
-Main Building	30-feet	20-feet	20-feet	20-feet	20-feet	10-feet	10-feet	10-feet	5-feet rear loaded garage	See distance between structures
-Accessory Bldg.	1-foot	1-foot	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA	NA	
Side Yard										
-Main Building (3)	5(2) /15 feet	7.5-feet	7.5/10-feet (2)	20-feet (2)	7.5/10-feet (2)	5-feet	5-feet	5-feet	0-feet on attached side; 5-feet on end units	0-feet on attached side; 5-feet on end units
-Accessory Bldg.	1-foot	4-feet (2)	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA		
-Corner Side Yard	2 front yards and 2 side yards required	2 front yards and 2 side yards required	25-feet each side on the street 10-feet other two sides	2 front yard setback	25-feet each side on the street 10-feet other two sides	10-feet	10-feet	10-feet	10-feet	10-feet

GRANTSVILLE CITY

PUD APPLICATION WORKSHEET

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

Project Name	- TWENTY WELLS ESTATES PUD
Applicant	- SCOTT YERMISH
Project Location	- SR-112 GRANTSVILLE UTAH
Project Acreage	- 226.55 ACRES
Current Zoning	- A-10, R-1-21, AND MU

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

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

Objective (a):

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

Response

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

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

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

Objective (b):

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

Response

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

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

Objective (c):

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

Response

Not Applicable

Objective (d):

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

Response

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

Objective (e):

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

Response

Not Applicable

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

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

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

7.8 Determination

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

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

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

Standard (a):

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

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

Chapter 14 Multiple Use, Agriculture and Rural Residential Districts

Chapter 15 Residential and Multiple Residential Districts

Chapter 16 Commercial and Industrial Districts

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

Response (Check the Applicable Box):

Permitted

☐

Conditional

☒

- Not
Allowed

☐

Not
Applicable

☐

Standard (b):

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

Response

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

Standard (c):

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

Response

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

Standard (d):

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

Response

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

Standard (e):

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

Response

Not Applicable

Standard (f):

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

Response

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

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

Standard (g):

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

Response

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

Standard (h):

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

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

Standard (i):

(i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;

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

Standard (j):

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

Response

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

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

Standard (k):

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

Response

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

Standard (l):

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

Response

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

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

Standard (m):

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

Response

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

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

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

Standard (n):

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

Response

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

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

Standard (o):

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

Response

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

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

Standard (p):

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

Response

Not Applicable

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

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

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

Requested Deviation #1

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

Requested Deviation #2

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

Requested Deviation #3

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

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

Requested Deviation #4

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

Requested Deviation #5

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

Requested Deviation #6

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

SPECIAL CONSIDERATIONS:

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

AGENDA ITEM #5

**Discussion regarding Sun Sage Terrace Phase
4-9 PUD**



PLANNING STAFF ANALYSIS and COMMENTS

City Staff have been working with the developers and engineers of Sun Sage Phase 4-9 PUD (Formerly Sun Sage Terrace PH 2-8 PUD) development for several months. They have submitted for a PUD approval in October (the owner asked to postpone submittal) and have resubmitted their response to our PUD application. What follows is a Completed Worksheet that was developed by Shay Stark to aid staff and Planning Commissioners understand the PUD application being submitted by developers.

The timing of the application and receipt of the response has not allowed Staff to make a full evaluation of this proposal. This is the first meeting of this PUD proposal, for discussion.

SUN SAGE TERRACE PHASES 2-9

ZONING

DEVIATIONS

SUN SAGE TERRACE PHASES 4-9 - GRANTSVILLE, UT												
Development Standards						Proposed Changes						
Code Requirement	R-1-21 SFD	RM-15 SFD	Mixed Use - Comm	Mixed Use – Multifamily	Mixed Use - SFD	Sun Sage Terrace SFD 34-ft Lot	Sun Sage Terrace SFD 50-ft Lot	Sun Sage Terrace SFD 65-ft Lot	Sun Sage Terrace Townhomes	Sun Sage Terrace Multifamily	Sun Sage Terrace RV PARKING	
Maximum Density		15 DU/Ac		15 DU/ac 4)		10 DU/Ac	6 DU/Ac	5 DU/Ac	15 DU/Ac	15 DU/Ac	TBD	
Minimum Lot Size	21,780 SF (1/2 ac)	8,000 SF 10,000 SF Corner Lots	½ acre	7,000 SF 1 st unit + 4,000 SF for each additional ground level unit in the structure. Lot size for units in a structure on a corner is 10,000 SF	4,000 SF	2,176 SF (26' x 80')	5,000 SF (50'x100')	7,150 SF	1,540 Per attached home (21' x 85')	NA		
Minimum Lot Frontage (1)	70-feet	60-feet	100-feet	50-feet	50-feet	26-feet	50-feet	65-feet	21-feet	NA		
Minimum Yard Setbacks												
Front Yard	40-feet	25-feet	25-feet (5)	25-feet (5)	25-feet (5)	10-feet	20-feet	20-feet	10-feet	See distance between structures		
Rear Yard												
- Main Building	30-feet	20-feet	20-feet	20-feet	20-feet	5-feet rear loaded garage	10-feet	10-feet	5-feet rear loaded garage	See distance between structures	TBD	
-Accessory Bldg.	1-foot	1-foot	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA	NA			
Side Yard												
-Main Building (3)	5(2) /15 feet	7.5-feet	7.5/10-feet (2)	20-feet (2)	7.5/10-feet (2)	5-feet	5-feet	5-feet	0-feet on attached side; 5 feet on end units		TBD	
-Accessory Bldg.	1-foot	4-feet (2)	7.5-feet	7.5-feet	7.5-feet	NA	NA	NA				
-Corner Side Yard	2 front yards and 2 side yards required	2 front yards and 2 side yards required	25-feet each side on the street 10-feet other two sides	2 front yard setback	25-feet each side on the street 10-feet other two sides	10-feet	10-feet	10-feet	10-feet	See distance between structures		

GRANTSVILLE CITY

PUD APPLICATION WORKSHEET

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

Project Name	- SUN SAGE PHASE 4-9
Applicant	- LARRY JACOBSON
Project Location	- MAIN STREET GRANTSVILLE UTAH
Project Acreage	- 89.53 ACRES
Current Zoning	- R-1-8, R-1-21

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

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

Objective (a):

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

Response

See Attached Response letter.

Objective (b):

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

Response

See Attached Response letter.

Objective (c):

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

Response

Not Applicable

Objective (d):

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

Response

See attached response letter.

Objective (e):

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

Response

Not Applicable

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

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

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

7.8 Determination

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

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

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

Standard (a):

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

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

Chapter 14 Multiple Use, Agriculture and Rural Residential Districts

Chapter 15 Residential and Multiple Residential Districts

Chapter 16 Commercial and Industrial Districts

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

Response (Check the Applicable Box):

Permitted

☐

Conditional

☒

- Not Allowed

☐

Not Applicable

☐

Standard (b):

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

Response

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

Standard (c):

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

Response

The PUD aligns perfectly with the City's vision for the area, as outlined in the master plan. It proposes a balanced mix of high-density residential options and ample green spaces, mirroring the existing pattern of the zone. This approach complements surrounding development while providing needed housing diversity and valuable community amenities. Furthermore, our design prioritizes walkability, sustainability, and open space preservation, directly implementing the planning goals and objectives

Standard (d):

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

Response

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

Standard (e):

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

Response

Not Applicable

Standard (f):

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

Response

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

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

Standard (g):

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

Response

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

Standard (h):

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

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

Standard (i):

(i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;

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

Standard (j):

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

Response

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

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

Standard (k):

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

Response

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

Standard (l):

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

Response

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

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

Standard (m):

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

Response

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

- Mirror the area's style: Integrating materials and design elements compatible with neighboring homes.
- Maintain visual harmony: Employing a cohesive aesthetic that complements the surrounding architectural landscape.
- Offer diversity within unity: Providing individual character within a unified and welcoming community atmosphere.

Standard (n):

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

Response

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

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

Standard (o):

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

Response

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

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

Standard (p):

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

Response

Not Applicable

--

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

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

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

Requested Deviation #1

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Lot Size – 21,780 sqft R-1-8, Minimum Lot Size – 8,000 sqft
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Lot Size – 1,540 (townhomes), 2,176 sqft (townhomes), 5,000 sqft (single family), 7,150 sqft (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum lot size allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #2

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Frontage – 70 feet R-1-8, Minimum Frontage – 60 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Frontage – 21 feet (townhomes), 26 feet (townhomes), 50 feet (single family), 65 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum frontage allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes and higher density in isolated areas.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #3

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Front setback – 40 feet R-1-8, Minimum Front setback – 30 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Front setback – 10 feet (townhomes), 10 feet (townhomes), 20 feet (single family), 20 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum front setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes to not have driveways and single family homes to have driveways large enough to fit a car in but no excessive length that would otherwise be causing more cost and less open space with no significant benefit.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #4

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Rear setback – 30 feet R-1-8, Minimum Rear setback – 25 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Rear setback – 5 feet (townhomes), 5 feet (townhomes), 10 feet (single family), 10 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum rear setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes to have rear load garages and single family homes to have smaller lots.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council. (12-2-1-(b))</i>
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #5

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Side setback – 5 feet R-1-8, Minimum Side setback – 5 feet
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Side setback – 0 feet (townhomes), 0 feet (townhomes), 5 feet (single family), 5 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum side setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council.</i> (12-2-1-(b))
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

Requested Deviation #6

Cite Reference to Regulation and Describe Specific Requirement in Regulation That Requested Deviation Would Affect.
R-1-21, Minimum Corner setback – 2 front yards and 2 side yards R-1-8, Minimum Corner setback – 2 front yards and 2 side yards
Describe Requested Deviation to Regulation.
See attached Zoning Deviations Chart. Minimum Side setback – 0 feet (townhomes), 0 feet (townhomes), 5 feet (single family), 5 feet (single family). Minimum Front setback – 10 feet (townhomes), 10 feet (townhomes), 20 feet (single family), 20 feet (single family).
Describe How Requested Deviation Benefits the Project and the Community.
Reducing the minimum corner setbacks allows for larger open space, and reducing the cost of home ownership, therefore benefiting the community by allowing for townhomes.
Describe Mitigation Proposed to Maintain <i>the general purposes, goals and objectives of this Code and of any plans adopted by the Planning Commission or the City Council.</i> (12-2-1-(b))
The proposal mitigates any potential concerns by significantly increasing open space, promoting affordable housing, and maintaining responsible development practices. This approach aligns seamlessly with the City's general purposes, goals, and objectives.

SPECIAL CONSIDERATIONS:

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

AGENDA ITEM #6

Discussion of a Rezone for property owned by
Byron Christiansen at approx. 1042 N Old
Lincoln Hwy



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

File# 2023126

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

Parcel ID: 01-040-A-0028

Meeting Date:

Jan. 04, 2024

Property Address: 1000 W Main St

Current Zone/Proposed Zone

PUD / RR-1

Applicant Name: Byron Christiansen, Nichole Carter

Request: Rezone

Prepared by: Cavett Eaton

PROJECT DESCRIPTION

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

PLANNING STAFF ANALYSIS and COMMENTS

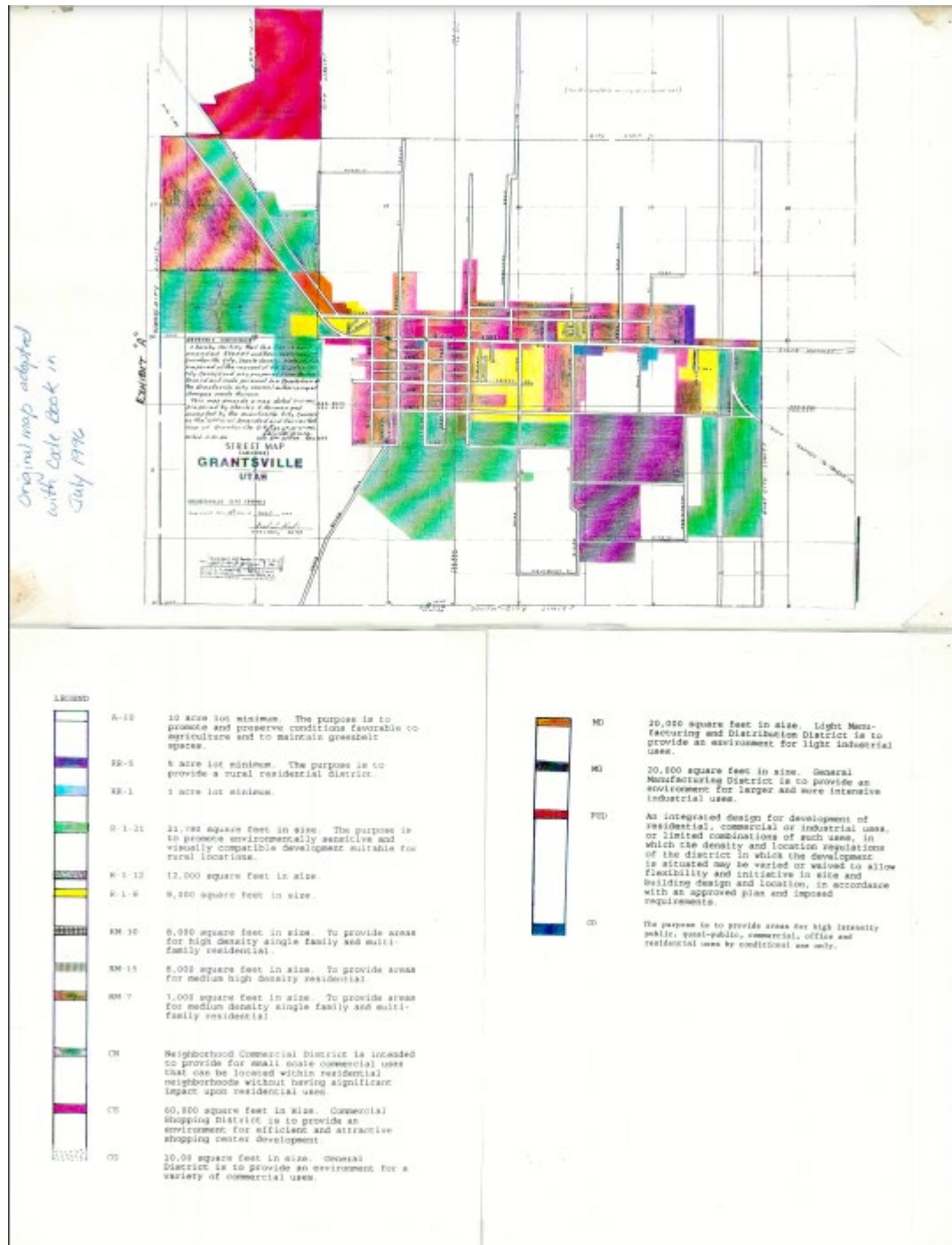
The required 10 day notice and Public Hearing will be completed in our next Planning Commission Meeting. This presentation is for Discussion only.

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

This rezone step will provide the ability for the property owners to take the next step. Staff recommends approval of this rezone.

SITE & VICINITY DESCRIPTION





AGENDA ITEM #7

Discussion regarding approval of Development Checklists for Grantsville City Community and Economic Development



GRANTSVILLE CITY CONCEPT SUBMITTAL CHECKLIST

The applicant must submit copies of the project review plans to be reviewed by the City in accordance with the requirements as outlined in the City code. Once a set of project review plans are submitted the plans are subject to a compliance review by the community development department, and may be returned to the applicant for revision if the plans are found to be inconsistent with basic requirements of the City code. All submitted proposals shall be reviewed in accordance with the Grantsville City Code. Submission of a project review plan in no way guarantees placement of the application on any agenda of any City reviewing body. It is *strongly* advised that all plans be submitted well in advance of all agenda deadlines.

Meetings:

City Council meetings are held the 1st & 3rd Wednesday of each month at 7 p.m.

Planning Commission Meetings are held the 1st & 3rd Thursday of each month at 7 p.m.

Submit application online at:

<https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2>

(All submittal information can be obtained on this website.)

Information you will need to apply:

Project Information	
Name:	Zoning:
Address:	Acres:
Date of Submission:	Units:

Developer Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:

Engineer and/or Surveyor Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:



GRANTSVILLE CITY PRELIMINARY APPLICATION CHECKLIST

Note: Any Variances outside of Grantsville Land Development Code shall require a Planned Unit Development (PUD) application approval prior to submitting for preliminary plan application.

The applicant must submit copies of the preliminary subdivision plans to be reviewed by the City in accordance with the requirements as outlined in the City code. Once a set of preliminary plans are submitted, they are subject to a compliance review and may be returned to the applicant for revision if they are found to be inconsistent with basic requirements of the City code. A land surveyor licensed to practice in the State of Utah shall prepare the Preliminary Plan. All engineering and/or surveying documents submitted for City review shall be stamped by said engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration. If the plans contain more than one sheet, the sheets shall be numbered sequentially and clearly indicated on each sheet. The following information, at a minimum, shall be included with the application for Preliminary Application Approval (*additional information may be required by the Staff, Planning Commission or City Council*). The lack of information under any item specified herein, or improper information supplied by applicant, shall be cause of an incomplete application and disapproval of a Preliminary Plat. It is *strongly* advised that all plans be submitted well in advance of all agenda deadlines.

Meetings:

City Council meetings are held the 1st & 3rd Wednesday of each month at 7 p.m.

Planning Commission Meetings are held the 1st & 3rd Thursday of each month at 7 p.m.

Submit application online at: <https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2>
(All submittal information can be obtained on this website.)

Information you will need to apply:

Project Information	Zoning:
Name:	Total Lots:
Address:	Lot Size:
Date of Preparation:	Acres:
Date of Submission:	Open Space:

Developer Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:

Engineer and/or Surveyor information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:



A complete Preliminary Plan Application must consist of the following:

- ☐ Submission online at - <https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2>
- ☐ A **PDF of the Preliminary Improvement Plan and Plat** as per Grantsville City Preliminary Plan Submittal Checklist requirements. (Upload to iWorQ Portal application site. Maximum file size 25MB. If file is larger than 25MB please email Zoning Administrative Assistant at jbassett@grantsvilleut.gov)
- ☐ 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. A **plat map** from the recorder's office (this will be included with radius report from the County) showing the property and all adjoining properties around it. **DO NOT PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!** (This can be ordered online at <https://tooeleco.org/government/elected-officials/recorder-surveyor/>)

Upload these items to iWorQ Portal with your application:

(Files need to be in PDF format and file name needs to follow this standardized format to facilitate a rapid check of application for completeness. Failure to do so may result in a delay in acceptance of the application.)

File name format: the **bolded** word from the checklist followed by a hyphen then the name of the development (i.e. ownertitle-development.pdf).

- ☐ Proof of ownership demonstrated by one copy of a title report and vesting documents of conveyance completed within the previous six months (**ownertitle**).
- ☐ Tax clearance from the Tooele County Assessor indicating that all taxes, interest and penalties owing for the property have been paid (**tax**).
- ☐ Intent to Serve - Utility Approval forms (**serve**).
- ☐ Approval of the subdivision name from the Tooele County Recorder's office (**subname**).
- ☐ Site analysis map as specified in Section 21.1.13 (**analysismap**).
- ☐ Geologic technical maps and investigation reports regarding area suitability (**geotech**).
- ☐ Water and Sewer system to be modeled by City Engineer and a \$1,500.00 fee will be collected for each service to be modeled including AUTOCAD files (**wsmode**).
- ☐ A traffic study is required for all major subdivisions and commercial projects and shall be completed by a licensed engineer. A traffic study shall include trip generation, trip distribution on connecting streets and roadway capacity. Subdivisions and commercial projects with over 100



peak hour trips shall complete a traffic impact study in accordance with Institute of Transportation Engineers recommended standards (**trafficstudy**).

- ☐ Development phasing schedule, if applicable, including the sequence for each phase, approximate size in area of each phase, and proposed phasing of construction of all private and public improvements (**phasing**).
- ☐ Submit a preliminary Storm water pipe and basin calculations per the City storm water documentation (**stormwatercalc**).
- ☐ Recorded Record of Survey document for all parcels/lots being developed (**survey**).
- ☐ If the development is not being connected to the City culinary water or sewer system, a letter showing a completed Tooele County Health Department Subdivision Feasibility Study deeming the project feasible (**countyhealth**).
- ☐ A copy of the State Highway Access permit or Railroad Crossing permit when a new street will connect to a State highway or will cross a railroad, along with any design requirements as established by the Utah Department of Transportation (**statepermit**).
- ☐ If the applicant is not the owner of record, a notarized statement that the applicant has been authorized by the owner to submit the application (**authorizedowner**).

After DRC Meeting These Items Must Be Submitted!

- ☐ A PDF of the complete corrected set of the Preliminary Plat with the corrected set of the design as detailed in section 21.2.8 & 21.2.2.9 (**second set of the revised plans with revisions resulting from the DRC changes; make sure that the dates on the plans are updated**) (**there will be a 14-day review**).
- ☐ A PDF and ACAD file of the Preliminary Plat site plan including but not limited to parcel boundaries, street right-of-way, proposed lot lines, proposed parks, trails, open space, locations of natural features to be preserved, drainage corridors and basin locations (on a flash drive) (**second set of the revised plans**).

SPECIAL NOTE

The Preliminary Plan approval shall be valid for a period of not more than six (6) months. The applicant or authorized representative may obtain no more than two (2) six-month (6) extensions by petitioning the Planning Commission. The Planning Commission may not grant any extension of a Preliminary Plan without substantial progress having been demonstrated by the applicant or authorized representative.

Water Application Submitted to City Recorder: see City Recorder for water requirements



SUBMISSION REQUIREMENTS:

- ☐ Completed Application Form.
- ☐ Application Fee.
- ☐ Electronic PDF File formatted for 11"x17".
- ☐ Symbols legend should be shown on cover and utility sheets (differentiate existing and proposed features).

PLANS & REQUIRMENTS:

- ☐ If development is to be phased, Phasing Plan, including construction infrastructure, amenities and landscaping.
- ☐ Amenities and landscaping package.
- ☐ Building elevations.
- ☐ Vicinity map of the development.
- ☐ Open space and recreation areas.
- ☐ Zoning classification (existing and proposed).
- ☐ Slope map for properties located in a hillside overlay areas.

PROPOSED SITE PLAN

- ☐ Drawn to scale no less than 1" = 100'.
- ☐ North arrow.
- ☐ Plat drawn with top of the sheet being North.
- ☐ Proposed lot layout including typical lot size.
- ☐ Parcel boundary, showing parcel dimensions with bearing and curve data.
- ☐ Building footprint.
- ☐ Proposed parking areas with pavement markings.
- ☐ Site access approaches (existing and proposed).
- ☐ Street right-of-way.



- ☐ Proposed street improvements.
- ☐ Adjacent properties with owner names and addresses.
- ☐ Building setbacks.
- ☐ Street-side curb, gutter, sidewalk, parking strips and trails.
- ☐ Landscape concept plan.
- ☐ Trash enclosure area.
- ☐ Proposed sign locations (public and private).
- ☐ Public utility easements.
- ☐ Proposed fencing/screening.
- ☐ ADA Compliance.
- ☐ Public travel lanes and/or internal drive aisles.
- ☐ Curb, gutter, trails and sidewalks.
- ☐ Proposed storm drain system including on site storm drainage detention (concept level).
- ☐ North arrow and scale bar.

TABLE WITH THE FOLLOWING:

- ☐ Parcel size in square feet.
- ☐ Building area in square feet.
- ☐ Parking lot area in square feet.
- ☐ Landscaping and open space area in square feet.
- ☐ Total acreage to be dedicated for street right-of-way.
- ☐ Legal boundary description.
- ☐ Density in units per acre.
- ☐ Acreage of unbuildable areas and slopes.



GRANTSVILLE CITY PRELIMINARY PLAN SUBMITTAL CHECKLIST

The following shall be included in the Preliminary Plans:

Plans shall be on 11" x 17" plans. Two hard copies and one pdf copy.

Cover Sheet:

- ☐ A vicinity location map showing the location of the development as part of a larger tract and the relative location to streets (must include offsite major intersections and 2000 foot minimum around the proposed development) and other geographic features.
- ☐ A vicinity map listing major streets, North arrow, scale, highlighting of the proposed property, etc.
- ☐ Name and approximate address of the proposed development. Verify the name is unique in Tooele County. County, Township, Range, Section, Quarter Section, blocks, the number of lots, principal meridian and true North.
- ☐ Name, address, phone number(s), and email of the developer, engineer, and surveyor.
- ☐ Boundary lines of the tract to be subdivided in heavy lines. The creation of nuisance strips will not be permitted.
- ☐ North arrow, scale bar, and print date.
- ☐ The acreage of the entire tract, the acreage of the portion to be developed, and the size of each lot.
- ☐ The areas for which approval will be requested for the different phases of development, if part of a larger development.
- ☐ Index of sheets.
- ☐ Signature blocks for Consultant Engineer's / City Engineer / Public Works.
- ☐ List of details being used (unless the details are in the plans).



- ☐ Temporary and permanent benchmarks and horizontal control points including their descriptions (per the latest Tooele County survey information).

Preliminary Plan / Site Analysis:

- ☐ An area plan showing the total area on a single sheet, for subdivisions requiring more than one sheet at the required scale.
- ☐ Show plan sheets at 10 to 40 feet per inch.
- ☐ Identify any multi-family dwellings, shopping centers, community facilities, commercial, industrial, or other uses exclusive of single-family dwellings.
- ☐ Location and dimensions of all existing and proposed streets (lot/road layout), buildings, and exceptional topography within the tract and the surrounding 100 feet or full street width including intersections, whichever is greater.
- ☐ Property boundaries of all proposed lots. The creation of nuisance strips (not meeting minimum lot requirements) will not be permitted.
- ☐ Location and dimensions of existing and proposed irrigation features, and other waterways/ creeks within the tract and within the surrounding 100 feet.
- ☐ Show the location of any areas of potential flood hazard within 200 feet of the subdivision (include creeks, drainage pipes, etc.).
- ☐ Total Development Area, the number of proposed dwelling units/commercial lots.
- ☐ Locations and dimensions of all proposed parks and open spaces.
- ☐ Show all Easements (existing and proposed) and Rights of Way (existing and proposed). Roadway dedications to the City should be written as follows: "Dedicated to Grantsville City as ... (type of dedication)". Label the square feet of the area being dedicated.
- ☐ All conservation areas labeled by type.
- ☐ Parcels of land that will have a conservation, drainage easement, or are to be dedicated for schools, roads, parks, or other public purposes shall be shown on each preliminary improvement plan.



- ☐ Property owners' names and parcel numbers of both the adjoining properties and those within the subdivision.
- ☐ A plan showing how adjacent undeveloped property may be developed in the future.
- ☐ Show all ponds, wetlands and other hydrologic features (existing and proposed).

Preliminary Street Improvement Plan:

- ☐ Property boundaries of all proposed lots.
- ☐ Proposed streets and existing streets (plan view), sidewalks, curbs and gutters, and ADA curb ramps. Identify the widths, horizontal curve radii, slope, and direction of slope for all items listed. Curb returns shall meet minimum radii requirements defined in Grantsville City Standard Drawings.
- ☐ Typical cross sections of all streets within and adjacent to the development showing the width, type, and thickness of the pavement design. Thicknesses should be as presented in the Geotechnical report, or per City minimum requirements, whichever is greater.
- ☐ Clearly label the existing features as to "remain" or "be removed".
- ☐ Temporary dead-end streets, longer than 150 feet, shall conform to Grantsville City Standard Drawings with turn-arounds.
- ☐ Cul-de-sacs require a minimum pavement diameter of 96 feet (IFC Appendix D103.1) and meet all requirements of the Street Standards ordinance for cul-de-sacs.
- ☐ Location of street signs, stop signs, street markings, and street lights.
- ☐ Show street names (existing and proposed).
- ☐ A traffic study shall be provided as stated in city code 21.4.5 (p):
 - (p) A traffic study is required for all major subdivisions and commercial projects and shall be completed by a licensed engineer. A traffic study shall include trip generation, trip distribution on connecting streets and roadway capacity. Subdivisions and commercial projects with over 100 peak hour trips shall complete a traffic impact study in accordance with Institute of Transportation Engineers recommended standards



Preliminary Grading Plan:

- ☐ Property boundaries of all proposed lots.
- ☐ Existing elevations shown by light (gray scaled) dashed contours. Labeled contours with elevations to extend 25 feet beyond the project limits.
- ☐ Label the location and elevation of the benchmark for the project. The elevations must be tied to a found USGS datum (based on Tooele County bench mark information). Need City benchmarks for surveys to tie into.
- ☐ Clearly label the existing features as to “remain” or “be removed”.
- ☐ Design elevations represented by solid contours using 2’ intervals for average slopes less than 25% and 5 foot intervals for average slopes greater than 25%. In flat areas 1 foot intervals may be required. The contours must be labeled with elevations (spot elevations to be placed as needed for clarity).
- ☐ Roadways must show slope arrows as to direction of proposed slope. [No detailed street grading information (i.e. TBC, PC/PT, elevations etc.) needed until final plans.]
- ☐ House plan finished floor elevations. Show retaining walls as needed. (Drainage swales to the street and around the house are required for final.) Check wording here.
- ☐ Proposed driveway locations required for all lots (that have 60 foot of frontage or less).
- ☐ Calculate the approximate size of the retention basin-based rational method of drainage, percolating within three days after the storm, overflow release location to not impact neighboring properties.
- ☐ Show the location of any areas of potential flood hazard within the boundary of the subdivision (include creeks, drainage pipes, etc.).

No other information/infrastructures are to be shown on the grading plan.

Preliminary Drainage Plan:

- ☐ Provide a Geotechnical report including percolation calculations.
- ☐ Property boundaries of all proposed lots.



- ☐ Calculate the approximate size of the retention basin-based rational method of drainage, percolating within three days after the storm, overflow release location to not impact neighboring properties.
- ☐ Show the location of any areas of potential flood hazard within the boundary of the subdivision (include creeks, drainage pipes, etc.).
- ☐ Clearly label the existing features as to “remain” or “be removed”.
- ☐ Location, size, type, length, and grade of proposed and existing drainage features within 100 feet of the development or to the next manhole, whichever is greater. Show drainage direction in plan view.
- ☐ Storm Drain Manholes being placed at 400 foot maximum intervals, inlets, catch basins, stubs, and plugs. All lines MUST SHOW flow arrows indicating direction of flow.
- ☐ Max surface flow to SD inlet shall not be more than 500 feet.
- ☐ Any existing drainage features conveying water through the property shall be in open sized ditches with rip-rap protection sized for the volume and flow of the 100 year storm.
- ☐ Parcels of land that will have a conservation or drainage easement are to be dedicated to Grantsville City.

Preliminary Pressurized Irrigation Plan (if applicable):

- ☐ Property boundaries of all proposed lots.
- ☐ Location and size of proposed and existing pipes, valves, air inlet and removal facilities, irrigation drains, and temporary blow offs, etc. within 100 feet of the development. Irrigation pipes lines should be located 4 feet from the lip of gutter on the opposite side of the street from the SD pipe.
- ☐ Clearly label the existing features as to “remain” or “be removed”.

Preliminary Sanitary Sewer Plan:

- ☐ Property boundaries of all proposed lots.



- ☐ Location, size, and type of proposed and existing pipes within 100 feet of the development. The edge of the sewer pipe shall be located approximately 5 feet off street centerlines on the downhill side of the street.
- ☐ Clearly label the existing features as to “remain” or “be removed”.
- ☐ Flow arrows shall be shown on all lines.
- ☐ Manholes being placed at 400 foot maximum intervals, grease traps, and stubs. A minimum of 4 feet of cover over all pipes and 4 feet of cover over pipes at any property boundary.

Preliminary Culinary Water Plan:

- ☐ Property boundaries of all proposed lots.
- ☐ Location and size of proposed and existing pipes within 100 feet of the development.
- ☐ Clearly label the existing features as to “remain” or “be removed”.
- ☐ Main lines’ edge of pipe shall be located approximately 5 feet off street centerlines on the uphill side of the road. Water lines shall be located a minimum of 10 feet from all other wet utilities (between edge of pipes).
- ☐ Location of proposed and existing meters, valves, hydrant blow offs, temporary blow offs, stubs, plugs, etc.
- ☐ Proposed fire hydrants. Spacing should be 500 feet between fire hydrants as measured by hose length being laid within the City Right of Way.
- ☐ Sufficient number of valves (one in each direction at waterline intersections) shall be provided on water mains so that inconvenience and sanitary hazards will be minimized during repairs. Valves shall be located at not more than 500 foot intervals in commercial districts and at not more than one block or 800 foot intervals in other districts.

Detail Sheet:

- ☐ All non-standard details for unique situations in the development plans.



Preliminary Landscape Plan:

- ☐ Property boundaries of all proposed lots.
- ☐ General Vegetation Characteristics (existing and proposed).
- ☐ The planned location of protected open spaces.
- ☐ Potential connections with existing green space and trails.
- ☐ Clearly label the existing features as to “remain” or “be removed”.
- ☐ Note areas to be water wise landscaping (low volume of irrigation water required).

***Approved plans to be stamped and saved in the file.**



GRANTSVILLE CITY PLANNED UNIT DEVELOPMENT (PUD) SUBMITTAL CHECKLIST

Please indicate below which of the items will result from the creation of the proposed P.U.D. if approved, and attach a separate sheet with an explanation of checked items.

Note: No change, alteration, modification or waiver of zoning regulations shall be approved unless the Planning Commission shall find that the proposed Planned Unit Development shall achieve at least one or more of the following purposes.

Meetings:

City Council meetings are held the 1st & 3rd Wednesday of each month at 7 p.m.

Planning Commission Meetings are held the 1st & 3rd Thursday of each month at 7 p.m.

Submit application online at:

<https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2>

(All submittal information can be obtained at this website.)

Information you will need to submit an application:

Project Information		Zoning:
Name:		Total lots:
Address:		Lot Size:
Date of Preparation:		Acres:
Date of Submission:		Open space:

Developer Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:

Engineer and/or Surveyor Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:



Check which items will result from the creation of the proposed PUD:

- ☐ Creation of a more desirable environment than would be possible through strict application of other City land use regulations.
- ☐ Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
- ☐ Combination and coordination of architectural styles, building forms and building relationships.
- ☐ The creation, landscaping and preservation of open space and recreational facilities.
- ☐ Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion.
- ☐ Use of design, landscape or architectural features to create a pleasing environment.
- ☐ Preservation of buildings which are architecturally or historically significant, contributing to the character of the City.
- ☐ Establishment of interconnecting paths and trails for alternative transportation routes;
 - which lead to common and popular destinations and interface with automobile traffic.
 - at few and specific points.
- ☐ Provision of a variety of housing, in accordance with the City's general plans.
- ☐ Promote infill development into the core of the City.
- ☐ Inclusion of special development features.
- ☐ Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

***Attach a separate sheet with an explanation of above checked items.**



GRANTSVILLE CITY FINAL SUBDIVISION PLAT SUBMITTAL CHECKLIST

A land surveyor licensed to practice in the State of Utah shall prepare the Final Plat. All engineering and/or survey documents submitted for City review shall be stamped by said engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration. The plat shall be of such size and material as is acceptable for filing in the office of the Tooele County Recorder but shall not be less than twenty-four by thirty-six (24 x 36) inches. If the plat contains more than one sheet, the sheets shall be numbered in sequence and clearly indicated on each sheet. The following information, at a minimum, shall be included with the application for Final Subdivision Plat Approval (*additional information may be required by the Staff, Planning Commission or City Council*). The lack of information under any item specified herein, or improper information supplied by the applicant, shall be cause of an incomplete application and disapproval of a Final Plat.

Meetings:

City Council meetings are held the 1st & 3rd Wednesday of each month at 7 p.m.

Planning Commission Meetings are held the 1st & 3rd Thursday of each month at 7 p.m.

Submit application online at:

<https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2>

(All submittal information can be obtained on this website.)

Information you will need to apply:

Project Information	Zoning:
Name:	Total Lots:
Address:	Lot Size:
Date of Preparation:	Acres:
Date of Submission:	Open Space:

Developer Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:

Engineer and/or Surveyor Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:



Items to be shown on the Final Plat:

- ☐ A title block which contains the following:
 - ☐ Name of the subdivision.
 - ☐ Type of development (residential, commercial etc.).
 - ☐ Surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey.
 - ☐ A legal description of the subdivision boundaries that includes the quarter-quarter section, section, township, range, principal median and the County of its location.
 - ☐ The owner's dedication that includes the dedication of all public ways or spaces. The owner's dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized. It should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.
- ☐ Names of the owner or owners including beneficial owners of record under the signature lines in the owner's dedication and consent to record with notary signature block.
- ☐ Signature blocks prepared for the dated signatures of: The Mayor with an attest from the City Recorder, City Planning Commission Chair, City Engineer, Public Works Director, City Attorney, City Fire Department.
- ☐ Any improvement, service and special districts or areas where any part of the platted property is located. County Signature and Recorder blocks as required by the County.
- ☐ Written and graphic scale, not smaller than 1" - 100' or as recommended by the City Engineer.
- ☐ The basis of bearings used and a North arrow.
- ☐ A vicinity map locating the subdivision within the section identifying adjoining or nearby plats or certificates of survey and showing prominent landmarks.
- ☐ The exterior boundaries of the platted areas giving lengths and bearings of the boundary lines. All subdivisions must have proper closure and submitted with closure calculations.
- ☐ The State plane coordinates on the subdivision boundary (NAV 83).
- ☐ Survey monuments which are marked with a description, name and date.
- ☐ Location of existing easements or right-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.
- ☐ Location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a public utility easement shown on the front of each lot and any side or rear of a lot.



- ☐ All lots, blocks, rights-of-way and easements (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, cord bearing and distance, tangent and arc length shall be given.
- ☐ A list of the lot areas (square feet).
- ☐ Lots consecutively numbered.
- ☐ Proposed addresses shown on each lot (corner lots should include two addresses) as obtained from Grantsville Community and Economic Development Department.
- ☐ All proposed new streets named or numbered in accordance with the street naming and numbering system of the City.
- ☐ Location and names of adjacent properties/property owners and platted subdivisions.
- ☐ Location of zoning boundary lines within and adjacent to the proposed subdivision.
- ☐ Location of all existing homes or buildings within the proposed subdivision that are to remain.
- ☐ All existing monuments found during the course of the survey (including a physical description such as "brass cap").
- ☐ All monuments erected, corners, and other points established in the field. The monuments shall be made of brass and the legend shall indicate the diameter, length, and weight of the monuments.
- ☐ All exterior boundary angle points of the subdivision and lot corners including brass pins in the BOC for all front property lines.
- ☐ On each corner lot, add a label stating "front" to indicate which street frontage is considered the front of the lot (the front of the lot must be consistent with the location of the water and sewer service laterals).
- ☐ A detailed diagram showing typical setbacks for a corner and interior lot and a typical 35 foot clear view area (sight triangle) on the corner lot.

Required Notes on the Final Plat:

- ☐ 5/8" X 24" rebar & cap (survey company name) to be set at all lot corners. Nails or plugs to be set in top back of curb at extension of side lot lines, in lieu of rebar and caps at front lot corners.
- ☐ Property owners agree to maintain the storm drain retention area as approved by the City Engineer, and constructed by the developer/builder, and that they will not alter the grading, nor allow any drainage to discharge on the neighboring properties, or put any impervious surfaces in the area shown on the plat. This requirement will run with the property and apply to all future property owners. If at any time the property owner fails to properly maintain the basin to the reasonable



satisfaction of the City Engineer, the City may make all necessary improvements, corrections, repairs, or replacements and collect from the property owner all incurred costs, fees, and interest.

- ☐ Property owners and its successors and assigns hereby grant a perpetual privilege and easement to Grantsville City to access the storm drain retention area at any time for the purpose of maintenance, inspection, repair, or replacement of any storm water or other utility above or below the ground, including but not limited to the storm drain retention area.
- ☐ Typical building setbacks and easements.
- ☐ Note PID areas on the map and what the PID is for.
- ☐ A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision.
- ☐ A summary of total project acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road.
- ☐ A notation of any limited access restrictions on the lots that are affected.
- ☐ If a detention/retention pond is required, note the property owner will maintain the lot and provide an easement to Grantsville City. Note the capacity of the pond on the final plat.
- ☐ If there is no detention pond on the plat, provide a note explaining how detention is handled.
- ☐ If surface drainage is to be directed onto a privately-owned area for detention or retention as part of the storm drainage system, show an easement around the detention/retention area on the final plat with the following note on the easement area: "Permanent detention/retention (whichever is applicable) facility to be owned and maintained by the owners of this property not to be altered without approval by Grantsville City Council and City Engineer".
- ☐ If the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm must be added to the Final Plat: "This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."
- ☐ If a temporary turnaround is required, add the following note on the final plat with reference to the turnaround: "84' temporary asphalt turnaround with appropriate road base, 3 no parking signs installed, and no above ground utilities allowed in the turnaround area. A letter will be provided to the Building Division prior to issuance of a building permit for the affected lot stating that the homeowner/lot buyer is aware of the temporary turnaround on their property and that it is to remain unaltered and no parking allowed until the City approves removal of the turnaround."
- ☐ For PUD subdivisions, note any exceptions such as minimum home size requirements, setbacks or special improvements. Note that all homes are required to meet the architectural requirements contained in the Development Code including product mix on home elevations.



- ☐ For subdivisions with trails, a note stating that the trail location(s) must be staked and reviewed by the Parks and Planning Divisions prior to installation.
- ☐ For subdivisions with common areas where an HOA is involved, add the following note in the owner's dedication area of the title block: "Pursuant to Utah Code 10-9a-604 (D), the owner(s) hereby convey all common areas shown on this plat as indicated hereon to the (insert name of HOA and their mailing address). The HOA shall receive approval of the City Council prior to the removal of the HOA or property that impacts the City." (Confer with City Attorney for legality)

Construction Drawings:

- ☐ City General notes after the map.
- ☐ Final construction/plan & profile drawings of all required public improvements consistent with Grantsville City Design Standards.
- ☐ An engineer or land surveyor must stamp all construction drawings in accordance with the procedures of the Utah State Board for Professional Registration.
- ☐ An overall public improvement plan or index sheet that includes a summary of all improvement and utility information.
- ☐ If the placement of irrigation system improvements is required, show all irrigation improvements including piping, head gates, boxes, grates etc. (in conformance with letter issued by the irrigation company) and provide a signature block for the irrigation company on all applicable construction drawing sheets.
- ☐ Cross sections of all roads including pavement design, base and sub-base amounts and location of utilities within the street right of way (please note that base and sub-base should be shown and labeled extending 1 foot beyond the back of curb).
- ☐ The California Bearing Ratio (CBR) value (used to determine the amount of road sub-base required) must be noted on each road cross section. A CBR test is required for every 1,000 linear feet of road.
- ☐ Location of power line extensions, streetlights, domes and transformers.
- ☐ Location of existing power infrastructure and ownership.
- ☐ Location, type, and height of existing fencing and new fencing, berming or other buffering to be installed as part of the development, include any fencing required to comply with Section 18-010 - Right to Farm.
- ☐ Street signs and traffic control signs.
- ☐ Location of USPS gang box/mailbox locations (applicant must meet with a Post Office representative to determine locations).



- ☐ All other specifications, details, and references required by the Design Standards and Public improvements Specifications and Standard Drawings.
- ☐ Construction drawings are to include the following notes:
 - ☐ A note stating that one (1) color electronic copy of as-built drawings, formatted in accordance with the most current edition of the City Design Standards, shall be submitted to the City upon completion of the public improvements; including, water, sewer, storm drain and power.
 - ☐ A note stating that all construction is to be done as per the latest edition of the City Design Standards.
 - ☐ A note stating that all ADA accessible sidewalk ramps will be constructed in accordance with the latest edition of the City Design Standards and Public Improvements Specifications.
 - ☐ A note stating that prior to construction, an erosion and sedimentation control plan will be submitted to the Public Works Director for approval.
 - ☐ A note stating that prior to commencement of any work, a preconstruction meeting will be held with the Public Works Director, City Building Official, City inspectors, the contractor and the property owner.
- ☐ Landscaping plan for all park, open space, and common ownership areas including:
 - ☐ Planting areas with a list of the name, number and size of plants designated for each area.
 - ☐ Location, name and size of all existing and proposed trees and shrubs.
 - ☐ Location and sizes of proposed irrigation facilities adequate to maintain the planting areas.
 - ☐ Indication of proposed seed mix for grass areas and rate of application (previously accepted seed mixes have included: 18% "Bluestar" Kentucky Bluegrass, 19% "Marquis" Kentucky Bluegrass, 17% "Newport" Kentucky Bluegrass, 17% "Touchdown" Kentucky Bluegrass, 16% "APM" Perennial Ryegrass, 13% "Accent" Perennial Ryegrass at a rate of 220 lbs. per acre).
 - ☐ Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at points 30 feet in each direction from the intersection, and 12 feet for driveways) and an indication that no landscaping or other obstruction in excess of 3 feet above finished grade shall be allowed in the clear view area.

Other Required Items:

- ☐ Long Term Stormwater Maintenance Plan and Agreement for all privately-owned stormwater infrastructure
- ☐ Meet Grantsville City Flood Plain Management ordinance 2023-09 FLOOD PLAIN MANAGEMENT.



Required Items Prior to Recording of Plat:

- ☐ An engineer's estimate of costs for construction of all required public improvements.
- ☐ A final copy of any restrictive covenants (CC&Rs), reservations, or private easements.
- ☐ Evidence that all property taxes are current and that roll back taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.
- ☐ If the property has been in greenbelt, verification from the title company that all roll back taxes have been paid.
- ☐ A preliminary title report covering all the property located within the subdivision. The report shall be prepared or updated within thirty (30) days of the date of recording of the Final Plat.
- ☐ Warranty deed/title insurance on property dedicated to the City (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained.
- ☐ Prepared easements for any necessary offsite water, sewer, or drainage easements across privately owned land, or for temporary turnarounds.
- ☐ A copy of any necessary deeds or boundary line agreements necessary for recording of the Final Plat.
- ☐ Any required UDOT approvals for access, etc.
- ☐ Signed easement verification sheet (form attached).
- ☐ Letter from the Utah County Health Department regarding any proposed septic tanks or leach fields.
- ☐ An electronic (computer disc or email) copy of the proposed Final Plat and Construction Drawings in a format acceptable to the City.
- ☐ During the DRC review process, the proposed property lines along existing streets must be shown on both sides of the street, for review by staff.
- ☐ Prior to the pre-construction meeting, Grantsville City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Copies for the preconstruction meeting must be made by staff and paid by the developer prior to the preconstruction meeting being scheduled.

Submission Requirements:

- ☐ Completed Subdivision or Condominium Review Application – Final.
- ☐ Application fee per Grantsville City Fee Schedule, which covers a maximum of two reviews. Additional reviews may require additional fees, based on staff time required.



- ☐ Phasing plan, including construction of infrastructure, amenities and landscaping Preliminary.
- ☐ Title Report Tax history (will be verified by City staff).
 - **Note:** All taxes must be current prior to recordation of a development.
- ☐ Completed corrections from preliminary review(s) on all drawings.
- ☐ Four (4) 11" x 17" final copies of all Construction plans for review.
- ☐ One (1) 24" x 36" final copy of all Construction plans for review.
 - **Note:** Approved copies of all construction plans must be submitted after final approval and prior to construction.
- ☐ Electronic PDF files formatted for both 24" x 36" and 11" x 17".
- ☐ All plans must be prepared, stamped, dated and signed by a licensed surveyor and/or engineer.
- ☐ All text shall be 1/8" or greater in 24" x 36" format.
- ☐ All improvements and details shall comply with the Grantsville City Development Standards and Construction Details.
- ☐ The following text shall be provided on all sheets except Plat and Detail sheets:
 - **Note:** The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Grantsville City codes, ordinances and standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Grantsville City codes, ordinances and standards.
 - **Note:** All recommendations made in a pertinent geotechnical report/study shall be followed explicitly during construction of buildings and site improvements.
- ☐ Landscape and irrigation plans where required as part of a PUD or condominium plat.
- ☐ UDOT, Railroad, Irrigation Company and/or the Grantsville branch of USPS review and approval, if necessary.
- ☐ Final Covenants, Conditions and Restrictions (CC & R's), if necessary.
- ☐ Mylar Plat for recording, and check to Utah County Recorder's office for recording fees (due after final approval).

Plan Requirements:

- ☐ **Cover sheet**, drawn as required for preliminary submittal, including any and all corrections required as part of preliminary review.



- ☐ **Recording Plat**, drawn as required for preliminary submittal, including any and all corrections required as part of preliminary review.
- ☐ **Utility Plan Sheet**, drawn as required for preliminary submittal and including any and all corrections required as part of preliminary review, and:
 - ☐ Location of street signs, traffic regulatory signs, street lights and cluster mail boxes.
 - ☐ Location of all gas, power, telephone and cable television lines.
- ☐ **Storm Drain/Grading Plan**, drawn as required for preliminary submittal, including any and all corrections required as part of preliminary review, and:
 - ☐ Erosion and dust mitigation plan.
 - ☐ Engineered calculations for any retaining walls.
 - ☐ Vegetation re-establishment plans.
 - ☐ Show retaining walls, if any, providing engineering calculations for all retaining walls 4 feet or taller in height.
 - ☐ Details of retention basin(s) including:
 - ☐ Piping.
 - ☐ Overflow location.
 - ☐ A note stating that the bottom of the basin will be sloped towards the outlet.
 - ☐ Cross section of detention pond.
 - ☐ 100 year water level.
 - ☐ Capacity of detention pond in cubic feet.
 - ☐ Minimum 1 foot freeboard.
 - ☐ 3:1 slopes or flatter.
 - ☐ Grass covering and underground sprinkler system.
 - ☐ Time required for a 10 year storm volume in the basin to percolate (3 days max).

Plan & Profile Sheets, which include, but are not limited to:

- ☐ Title block as described for preliminary submittal.
- ☐ Designing engineer's stamp, signature & date on each sheet.
- ☐ Plan and profile for each street, sewer, and/or storm drain alignment at a vertical scale of 1" to 1', 2', 3' or 1' to 4' including:
 - ☐ Footings.
 - ☐ Location and slopes of existing utilities and topography.



- ☐ Proposed Centerline road grades and vertical curves.
- ☐ Slope and location of proposed sewer and storm drain system features.
- ☐ Invert elevations for proposed sewer, water and storm drain system features.
- ☐ Finished elevations of all sewer manholes and storm water inlets/manholes.
- ☐ Location, pipe type (pipe type may be noted in a utility legend), and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs (note where bends are required on water lines).
- ☐ Location, depth, pipe type (pipe type may be noted in a utility legend), and slope of all drainage, and sewer lines, including the location and proper spacing of all boxes, manholes and other improvements.
- ☐ A note stating that all mechanical joints require a mega lug or other approved equal joint restraint.
- ☐ Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals 10 feet downstream from the water laterals).
- ☐ On each corner lot, add a label stating “front” to indicate which street frontage is considered the front of the lot (the front of the lot must be consistent with the location of the water and sewer service laterals).

Detail Sheets, which include but are not limited to:

- ☐ Title block as described for preliminary submittal.
- ☐ Details for all proposed improvements and utilities.
- ☐ Designing engineer’s stamp, signature & date on each sheet.
- ☐ All details drawn in compliance with the Grantsville City Development Standards and Construction drawings.

Last Sheet

- ☐ City Pre-Con notes last sheet.



GRANTSVILLE CITY FINAL SUBDIVISION PLAT SUBMITTAL CHECKLIST

A land surveyor licensed to practice in the State of Utah shall prepare the Final Plat. All engineering and/or survey documents submitted for City review shall be stamped by said engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration. The plat shall be of such size and material as is acceptable for filing in the office of the Tooele County Recorder but shall not be less than twenty-four by thirty-six (24 x 36) inches. If the plat contains more than one sheet, the sheets shall be numbered in sequence and clearly indicated on each sheet. The following information, at a minimum, shall be included with the application for Final Subdivision Plat Approval (*additional information may be required by the Staff, Planning Commission or City Council*). The lack of information under any item specified herein, or improper information supplied by the applicant, shall be cause of an incomplete application and disapproval of a Final Plat.

Meetings:

City Council meetings are held the 1st & 3rd Wednesday of each month at 7 p.m.

Planning Commission Meetings are held the 1st & 3rd Thursday of each month at 7 p.m.

Submit application online at:

<https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2>

(All submittal information can be obtained on this website.)

Information you will need to apply:

Project Information	Zoning:
Name:	Total Lots:
Address:	Lot Size:
Date of Preparation:	Acres:
Date of Submission:	Open Space:

Developer Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:

Engineer and/or Surveyor Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alt. Phone:
Email:	Fax:



Items to be shown on the Final Plat:

- ☐ A title block which contains the following:
 - ☐ Name of the subdivision.
 - ☐ Type of development (residential, commercial etc.).
 - ☐ Surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey.
 - ☐ A legal description of the subdivision boundaries that includes the quarter-quarter section, section, township, range, principal median and the County of its location.
 - ☐ The owner's dedication that includes the dedication of all public ways or spaces. The owner's dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized. It should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.
- ☐ Names of the owner or owners including beneficial owners of record under the signature lines in the owner's dedication and consent to record with notary signature block.
- ☐ Signature blocks prepared for the dated signatures of: The Mayor with an attest from the City Recorder, City Planning Commission Chair, City Engineer, Public Works Director, City Attorney, City Fire Department.
- ☐ Any improvement, service and special districts or areas where any part of the platted property is located. County Signature and Recorder blocks as required by the County.
- ☐ Written and graphic scale, not smaller than 1" - 100' or as recommended by the City Engineer.
- ☐ The basis of bearings used and a North arrow.
- ☐ A vicinity map locating the subdivision within the section identifying adjoining or nearby plats or certificates of survey and showing prominent landmarks.
- ☐ The exterior boundaries of the platted areas giving lengths and bearings of the boundary lines. All subdivisions must have proper closure and submitted with closure calculations.
- ☐ The State plane coordinates on the subdivision boundary (NAV 83).
- ☐ Survey monuments which are marked with a description, name and date.
- ☐ Location of existing easements or right-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.
- ☐ Location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a public utility easement shown on the front of each lot and any side or rear of a lot.



- ☐ All lots, blocks, rights-of-way and easements (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, cord bearing and distance, tangent and arc length shall be given.
- ☐ A list of the lot areas (square feet).
- ☐ Lots consecutively numbered.
- ☐ Proposed addresses shown on each lot (corner lots should include two addresses) as obtained from Grantsville Community and Economic Development Department.
- ☐ All proposed new streets named or numbered in accordance with the street naming and numbering system of the City.
- ☐ Location and names of adjacent properties/property owners and platted subdivisions.
- ☐ Location of zoning boundary lines within and adjacent to the proposed subdivision.
- ☐ Location of all existing homes or buildings within the proposed subdivision that are to remain.
- ☐ All existing monuments found during the course of the survey (including a physical description such as "brass cap").
- ☐ All monuments erected, corners, and other points established in the field. The monuments shall be made of brass and the legend shall indicate the diameter, length, and weight of the monuments.
- ☐ All exterior boundary angle points of the subdivision and lot corners including brass pins in the BOC for all front property lines.
- ☐ On each corner lot, add a label stating "front" to indicate which street frontage is considered the front of the lot (the front of the lot must be consistent with the location of the water and sewer service laterals).
- ☐ A detailed diagram showing typical setbacks for a corner and interior lot and a typical 35 foot clear view area (sight triangle) on the corner lot.

Required Notes on the Final Plat:

- ☐ 5/8" X 24" rebar & cap (survey company name) to be set at all lot corners. Nails or plugs to be set in top back of curb at extension of side lot lines, in lieu of rebar and caps at front lot corners.
- ☐ Property owners agree to maintain the storm drain retention area as approved by the City Engineer, and constructed by the developer/builder, and that they will not alter the grading, nor allow any drainage to discharge on the neighboring properties, or put any impervious surfaces in the area shown on the plat. This requirement will run with the property and apply to all future property owners. If at any time the property owner fails to properly maintain the basin to the reasonable



satisfaction of the City Engineer, the City may make all necessary improvements, corrections, repairs, or replacements and collect from the property owner all incurred costs, fees, and interest.

- ☐ Property owners and its successors and assigns hereby grant a perpetual privilege and easement to Grantsville City to access the storm drain retention area at any time for the purpose of maintenance, inspection, repair, or replacement of any storm water or other utility above or below the ground, including but not limited to the storm drain retention area.
- ☐ Typical building setbacks and easements.
- ☐ Note PID areas on the map and what the PID is for.
- ☐ A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision.
- ☐ A summary of total project acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road.
- ☐ A notation of any limited access restrictions on the lots that are affected.
- ☐ If a detention/retention pond is required, note the property owner will maintain the lot and provide an easement to Grantsville City. Note the capacity of the pond on the final plat.
- ☐ If there is no detention pond on the plat, provide a note explaining how detention is handled.
- ☐ If surface drainage is to be directed onto a privately-owned area for detention or retention as part of the storm drainage system, show an easement around the detention/retention area on the final plat with the following note on the easement area: "Permanent detention/retention (whichever is applicable) facility to be owned and maintained by the owners of this property not to be altered without approval by Grantsville City Council and City Engineer".
- ☐ If the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm must be added to the Final Plat: "This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."
- ☐ If a temporary turnaround is required, add the following note on the final plat with reference to the turnaround: "84' temporary asphalt turnaround with appropriate road base, 3 no parking signs installed, and no above ground utilities allowed in the turnaround area. A letter will be provided to the Building Division prior to issuance of a building permit for the affected lot stating that the homeowner/lot buyer is aware of the temporary turnaround on their property and that it is to remain unaltered and no parking allowed until the City approves removal of the turnaround."
- ☐ For PUD subdivisions, note any exceptions such as minimum home size requirements, setbacks or special improvements. Note that all homes are required to meet the architectural requirements contained in the Development Code including product mix on home elevations.



- ☐ For subdivisions with trails, a note stating that the trail location(s) must be staked and reviewed by the Parks and Planning Divisions prior to installation.
- ☐ For subdivisions with common areas where an HOA is involved, add the following note in the owner's dedication area of the title block: "Pursuant to Utah Code 10-9a-604 (D), the owner(s) hereby convey all common areas shown on this plat as indicated hereon to the (insert name of HOA and their mailing address). The HOA shall receive approval of the City Council prior to the removal of the HOA or property that impacts the City." (Confer with City Attorney for legality)

Construction Drawings:

- ☐ City General notes after the map.
- ☐ Final construction/plan & profile drawings of all required public improvements consistent with Grantsville City Design Standards.
- ☐ An engineer or land surveyor must stamp all construction drawings in accordance with the procedures of the Utah State Board for Professional Registration.
- ☐ An overall public improvement plan or index sheet that includes a summary of all improvement and utility information.
- ☐ If the placement of irrigation system improvements is required, show all irrigation improvements including piping, head gates, boxes, grates etc. (in conformance with letter issued by the irrigation company) and provide a signature block for the irrigation company on all applicable construction drawing sheets.
- ☐ Cross sections of all roads including pavement design, base and sub-base amounts and location of utilities within the street right of way (please note that base and sub-base should be shown and labeled extending 1 foot beyond the back of curb).
- ☐ The California Bearing Ratio (CBR) value (used to determine the amount of road sub-base required) must be noted on each road cross section. A CBR test is required for every 1,000 linear feet of road.
- ☐ Location of power line extensions, streetlights, domes and transformers.
- ☐ Location of existing power infrastructure and ownership.
- ☐ Location, type, and height of existing fencing and new fencing, berming or other buffering to be installed as part of the development, include any fencing required to comply with Section 18-010 - Right to Farm.
- ☐ Street signs and traffic control signs.
- ☐ Location of USPS gang box/mailbox locations (applicant must meet with a Post Office representative to determine locations).



- ☐ All other specifications, details, and references required by the Design Standards and Public improvements Specifications and Standard Drawings.
- ☐ Construction drawings are to include the following notes:
 - ☐ A note stating that one (1) color electronic copy of as-built drawings, formatted in accordance with the most current edition of the City Design Standards, shall be submitted to the City upon completion of the public improvements; including, water, sewer, storm drain and power.
 - ☐ A note stating that all construction is to be done as per the latest edition of the City Design Standards.
 - ☐ A note stating that all ADA accessible sidewalk ramps will be constructed in accordance with the latest edition of the City Design Standards and Public Improvements Specifications.
 - ☐ A note stating that prior to construction, an erosion and sedimentation control plan will be submitted to the Public Works Director for approval.
 - ☐ A note stating that prior to commencement of any work, a preconstruction meeting will be held with the Public Works Director, City Building Official, City inspectors, the contractor and the property owner.
- ☐ Landscaping plan for all park, open space, and common ownership areas including:
 - ☐ Planting areas with a list of the name, number and size of plants designated for each area.
 - ☐ Location, name and size of all existing and proposed trees and shrubs.
 - ☐ Location and sizes of proposed irrigation facilities adequate to maintain the planting areas.
 - ☐ Indication of proposed seed mix for grass areas and rate of application (previously accepted seed mixes have included: 18% "Bluestar" Kentucky Bluegrass, 19% "Marquis" Kentucky Bluegrass, 17% "Newport" Kentucky Bluegrass, 17% "Touchdown" Kentucky Bluegrass, 16% "APM" Perennial Ryegrass, 13% "Accent" Perennial Ryegrass at a rate of 220 lbs. per acre).
 - ☐ Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at points 30 feet in each direction from the intersection, and 12 feet for driveways) and an indication that no landscaping or other obstruction in excess of 3 feet above finished grade shall be allowed in the clear view area.

Other Required Items:

- ☐ Long Term Stormwater Maintenance Plan and Agreement for all privately-owned stormwater infrastructure
- ☐ Meet Grantsville City Flood Plain Management ordinance 2023-09 FLOOD PLAIN MANAGEMENT.



Required Items Prior to Recording of Plat:

- ☐ An engineer's estimate of costs for construction of all required public improvements.
- ☐ A final copy of any restrictive covenants (CC&Rs), reservations, or private easements.
- ☐ Evidence that all property taxes are current and that roll back taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.
- ☐ If the property has been in greenbelt, verification from the title company that all roll back taxes have been paid.
- ☐ A preliminary title report covering all the property located within the subdivision. The report shall be prepared or updated within thirty (30) days of the date of recording of the Final Plat.
- ☐ Warranty deed/title insurance on property dedicated to the City (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained.
- ☐ Prepared easements for any necessary offsite water, sewer, or drainage easements across privately owned land, or for temporary turnarounds.
- ☐ A copy of any necessary deeds or boundary line agreements necessary for recording of the Final Plat.
- ☐ Any required UDOT approvals for access, etc.
- ☐ Signed easement verification sheet (form attached).
- ☐ Letter from the Utah County Health Department regarding any proposed septic tanks or leach fields.
- ☐ An electronic (computer disc or email) copy of the proposed Final Plat and Construction Drawings in a format acceptable to the City.
- ☐ During the DRC review process, the proposed property lines along existing streets must be shown on both sides of the street, for review by staff.
- ☐ Prior to the pre-construction meeting, Grantsville City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Copies for the preconstruction meeting must be made by staff and paid by the developer prior to the preconstruction meeting being scheduled.

Submission Requirements:

- ☐ Completed Subdivision or Condominium Review Application – Final.
- ☐ Application fee per Grantsville City Fee Schedule, which covers a maximum of two reviews. Additional reviews may require additional fees, based on staff time required.



- ☐ Phasing plan, including construction of infrastructure, amenities and landscaping Preliminary.
- ☐ Title Report Tax history (will be verified by City staff).
 - **Note:** All taxes must be current prior to recordation of a development.
- ☐ Completed corrections from preliminary review(s) on all drawings.
- ☐ Four (4) 11" x 17" final copies of all Construction plans for review.
- ☐ One (1) 24" x 36" final copy of all Construction plans for review.
 - **Note:** Approved copies of all construction plans must be submitted after final approval and prior to construction.
- ☐ Electronic PDF files formatted for both 24" x 36" and 11" x 17".
- ☐ All plans must be prepared, stamped, dated and signed by a licensed surveyor and/or engineer.
- ☐ All text shall be 1/8" or greater in 24" x 36" format.
- ☐ All improvements and details shall comply with the Grantsville City Development Standards and Construction Details.
- ☐ The following text shall be provided on all sheets except Plat and Detail sheets:
 - **Note:** The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Grantsville City codes, ordinances and standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Grantsville City codes, ordinances and standards.
 - **Note:** All recommendations made in a pertinent geotechnical report/study shall be followed explicitly during construction of buildings and site improvements.
- ☐ Landscape and irrigation plans where required as part of a PUD or condominium plat.
- ☐ UDOT, Railroad, Irrigation Company and/or the Grantsville branch of USPS review and approval, if necessary.
- ☐ Final Covenants, Conditions and Restrictions (CC & R's), if necessary.
- ☐ Mylar Plat for recording, and check to Utah County Recorder's office for recording fees (due after final approval).

Plan Requirements:

- ☐ **Cover sheet**, drawn as required for preliminary submittal, including any and all corrections required as part of preliminary review.



- ☐ **Recording Plat**, drawn as required for preliminary submittal, including any and all corrections required as part of preliminary review.
- ☐ **Utility Plan Sheet**, drawn as required for preliminary submittal and including any and all corrections required as part of preliminary review, and:
 - ☐ Location of street signs, traffic regulatory signs, street lights and cluster mail boxes.
 - ☐ Location of all gas, power, telephone and cable television lines.
- ☐ **Storm Drain/Grading Plan**, drawn as required for preliminary submittal, including any and all corrections required as part of preliminary review, and:
 - ☐ Erosion and dust mitigation plan.
 - ☐ Engineered calculations for any retaining walls.
 - ☐ Vegetation re-establishment plans.
 - ☐ Show retaining walls, if any, providing engineering calculations for all retaining walls 4 feet or taller in height.
 - ☐ Details of retention basin(s) including:
 - ☐ Piping.
 - ☐ Overflow location.
 - ☐ A note stating that the bottom of the basin will be sloped towards the outlet.
 - ☐ Cross section of detention pond.
 - ☐ 100 year water level.
 - ☐ Capacity of detention pond in cubic feet.
 - ☐ Minimum 1 foot freeboard.
 - ☐ 3:1 slopes or flatter.
 - ☐ Grass covering and underground sprinkler system.
 - ☐ Time required for a 10 year storm volume in the basin to percolate (3 days max).

Plan & Profile Sheets, which include, but are not limited to:

- ☐ Title block as described for preliminary submittal.
- ☐ Designing engineer's stamp, signature & date on each sheet.
- ☐ Plan and profile for each street, sewer, and/or storm drain alignment at a vertical scale of 1" to 1', 2', 3' or 1' to 4' including:
 - ☐ Footings.
 - ☐ Location and slopes of existing utilities and topography.



- ☐ Proposed Centerline road grades and vertical curves.
- ☐ Slope and location of proposed sewer and storm drain system features.
- ☐ Invert elevations for proposed sewer, water and storm drain system features.
- ☐ Finished elevations of all sewer manholes and storm water inlets/manholes.
- ☐ Location, pipe type (pipe type may be noted in a utility legend), and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs (note where bends are required on water lines).
- ☐ Location, depth, pipe type (pipe type may be noted in a utility legend), and slope of all drainage, and sewer lines, including the location and proper spacing of all boxes, manholes and other improvements.
- ☐ A note stating that all mechanical joints require a mega lug or other approved equal joint restraint.
- ☐ Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals 10 feet downstream from the water laterals).
- ☐ On each corner lot, add a label stating “front” to indicate which street frontage is considered the front of the lot (the front of the lot must be consistent with the location of the water and sewer service laterals).

Detail Sheets, which include but are not limited to:

- ☐ Title block as described for preliminary submittal.
- ☐ Details for all proposed improvements and utilities.
- ☐ Designing engineer’s stamp, signature & date on each sheet.
- ☐ All details drawn in compliance with the Grantsville City Development Standards and Construction drawings.

Last Sheet

- ☐ City Pre-Con notes last sheet.



GRANTSVILLE CITY GENERAL PLAN AMENDMENT AND REZONE CHECKLIST

Note: Make an appointment with the Zoning Administrator to turn in application and checklist items at 435-884-4604 or email ceaton@grantsvilleut.gov.

A complete application must consist of the following:

- ☐ Submission online at - <https://grantsvilleut2.portal.iworq.net/portalhome/grantsvilleut2>
- ☐ A legal description of the entire property boundary or portion of the property for which the rezone is being requested.
- ☐ 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. A **plat map** from the recorder's office (this will be included with radius report from the County) showing the property and all adjoining properties around it. **DO NOT PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!** (This can be ordered online at <https://tooeleco.org/government/elected-officials/recorder-surveyor/>)
- ☐ Payment of \$500.00 non-refundable General Plan Amendment fee.
- ☐ Payment of \$500.00 non-refundable Rezone fee.

NOTE: A Rezone goes before both the Planning Commission and the City Council, with a public hearing being held before the Planning Commission on the first Thursday of the month. The Planning Commission will consider and recommend approval on the third Thursday of the same month. This application must be turned in to the Zoning Administrator 28 days before the meeting that you would like to be on.



GRANTSVILLE CITY

GEOLOGIC HAZARDS THAT MAY BE FOUND IN UTAH

Earthquake Hazards

- Ground Shaking
- Liquefaction
- Surface Fault Rupture
- Tectonic Subsidence

Landslide Hazards

- Debris Flows
- Landslide
- Rockfall

Problem Soil and Rock Hazards

- Caliche
- Collapsible Soil
- Corrosive Soil and Rock
- Expansive Soil and Rock
- Ground Subsidence and Earth Fissure
 - Groundwater Withdrawal
 - Underground Mining
- Radon Gas
- Karst and Sinkholes
- Piping and Erosion
- Salt Tectonics Deformation
- Shallow Bedrock
- Soluble Soil and Rock
- Wind Blown Sand

Flooding Hazards

- Alluvial Fan Flooding
- Debris Flows
- River, Lake and Sheet Flooding
- Shallow Groundwater
- Earthquake Generated
 - Seiche
 - Tsunami

Volcanic Hazards

- Airborne Volcanic Ash
- Eruptions and Lava Flows

AGENDA ITEM #8

Discussion of an amendment to the Grantsville
Land Use and Management Code - Chapter 16,
Table 16.1



Planning and Zoning

336 W. Main Street • Grantsville, UT 84029

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

Code Amendment

Amendment to the Grantsville Land Use and Management Code - Chapter 16, Table 16.1 Summary and Recommendation

Parcel ID: N/A Meeting Date: Jan. 04, 2024
Property Address: N/A Current Zone/Proposed Zone N/A

Applicant Name: Grantsville City Community and Economic Development
Request: Cavett Eaton / Mayor Critchlow
Prepared by: Cavett Eaton

PROPOSAL DESCRIPTION

Several commercial businesses have been in violation of our City Code regarding Storage of Flammable Liquids and Gas. This action would correct that violation and provide a CUP to the affected vendors without disrupting their business. There will be a Public Hearing and 10 Day noticing scheduled for this item in the next Planning Commission Meeting.

The Staff's recommendation is to add a Conditional option to Commercial Zones C-S, C-G, and M-D to allow the Distribution & Storage of Flammable Liquids or Gases, Heating Fuel in those zones with a Conditional Use Permit.

Currently this is allowed only in the M-G Zoning District in Grantsville city limits.

SITE & VICINITY DESCRIPTION

Grantsville Land Use and Management Code - Chapter 16, Table 16.1

MANUFACTURING	C-N	C-S	C-G	C-D	M-D	M-G	MD-EX
Chemical Manufacturing and Storage	-	-	-	-	-	C	-
Concrete Manufacturing	-	-	-	-	-	P	-
Drop-Forge Industry	-	-	-	-	-	P	-
Explosive Manufacturing and Storage	-	-	-	-	-	C	-
Flammable Liquids or Gases, Heating Fuel Distribution & Storage	-	C	C	-	C	P	-
Grain Elevator	-	-	-	-	-	P	-
Bottling Plant	-	-	-	C	P	P	-
Cabinet Making/Woodworking Mills	-	-	-	C	P	P	-
Heavy Manufacturing	-	-	-	-	-	P	-
Incinerator, Medical Waste/Hazardous Waste	-	-	-	-	-	C	-

Commercial Vendors of Flammable Liquids and Gas include South Fork Hardware, 54 West Main Street, and Ross Automotive, 6 E Main St.

AGENDA ITEM #9

Election of a new chairperson for the
Grantsville Planning Commission for 2024

AGENDA ITEM #10

Report from City Council liaison Mayor
Critchlow

AGENDA ITEM #11

Adjourn